

Design and Access Statement

Town & Country Planning (General Development Procedure)
 (Amendments) England Order 2006

Date :	07 July 2025	File Ref No.	0306
Site Address :	30 Turnpike Lane Ickleford Hitchin SG5 3XB		
Application Reference :	TBC		
Agent Contact :	Mr A J Ford BSc(Hons) MCIAT		
Agent Address :	AJF Project Design Baldock Herts		
DESIGN			
Use :	The site comprises a two-storey detached dwellinghouse within the village of Ickleford, nr Hitchin, Herts (see Fig.1). 		

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The property is of traditional masonry construction with pitched tiled roof over. Originally a single storey bungalow, the property has been extended into the roof space to provide first floor accommodation in conjunction with a rear part two / part single storey addition. The property has also been extended over single storey to the front (see Fig.2 & 3).

There is a large driveway to the front of the property serving the subject premises, capable to accommodating at least 4no. cars.



Fig. 2. Front image of property



Fig. 3. Rear image of property

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	The property is bordered on both sides by detached properties of similar age, character and appearance.
Amount :	The proposal comprises extension to the rear areas of the premises to provide enlarged habitable accommodation. Works will consist of squaring off the rear ground floor area with a small infill extension and widening of the existing first floor rear addition to extend across the entire width of the footprint. The roof over the widened first floor accommodation will be pitched and then crowned to keep the height below the existing ridge level (see Fig.4, 5 & 6). The proposals are very similar to the scheme which has been implemented to the neighbouring property at 29 Turnpike Lane, Ickleford, approved in 2007 (App. Ref. 07/01184/1HH). The proposed windows serving Bedrooms 3 and 4 are located within dormers on the western elevation, which faces the aforementioned neighbouring property at No.29. These windows look out onto the flank elevation of No.29 which comprises a solid brick wall / gable end built on the boundary line and tiled roof slopes with only a single small rooflight located within. In justification for first floor windows on this flank elevation therefore, it is considered there is no future development potential for No.29 and no overlooking issues relating to the proposals (see Fig.7).  Ground Floor Plan First Floor Plan Fig. 4. Proposed ground and first floor plans

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Fig. 5. Proposed rear (north) elevation



Fig. 6. Proposed flank (west) elevation



Fig. 7. Existing extension at 29 Turnpike Lane.

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Layout :	See Application Drawings 0306-101, 201 rev A, 202, 301 rev A and 302 Rev A
Scale :	The proposed rear extensions, whilst fairly substantial in size, are sympathetic to the host dwelling in terms of both scale and appearance. These proposals are a relatively small addition to what is already existing construction on the site, therefore not making a significant massing impact over what is already there. The pitched / crowned roof keeps the new roof levels below the ridge line of the original dwelling. In terms of impact on the street scene, the proposals will not be clearly visible from the highway, with exception of an acute angled view of the western flank elevation. The impact of the street scene therefore will be minimal. Proposals will also have a minimal impact on the neighbouring properties, particularly given the aforementioned existing arrangements of 29 Turnpike Lane.
Landscaping :	No hard landscaping is proposed in addition to the existing, with only re-finishing works likely. No changes are proposed to parking areas. Soft landscaping will generally remain unchanged.
Appearance :	Careful consideration has been given to the design and appearance of the proposed extension with a view to maintaining the character of the host dwelling. The extensions have been designed to be both in keeping with and complimentary to the existing property and those of the surrounding area. Materials proposed will comprise:- Plain concrete tiles to new main pitched roof, all to match existing. Face brickwork to new external walls to match existing. White upvc double glazed window / door units to match existing
ACCESS	
Vehicular and transport links :	The main vehicle entrance to the dwelling remains unchanged Parking arrangements at the site remain as existing.
Inclusive Access	Existing dwelling, therefore no changes are proposed in respect to inclusive access.

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APPRAISAL	
Assessed :	AJF Project Design has carried out a full measured survey of the premises prior to production of proposals.
Involved :	AJF Project Design is employed as Architectural Consultants directly by the Applicant. No formal external consultation has been undertaken at this stage.
Evaluated :	The site comprises a two-storey detached dwellinghouse within the village of Ickleford, nr Hitchin, Herts. The proposal comprises extension to the rear areas of the premises to provide enlarged habitable accommodation. Works will consist of squaring off the rear ground floor area with a small infill extension and widening of the existing first floor rear addition to extend across the entire width of the footprint. The roof over the widened first floor accommodation will be pitched and then crowned to keep the height below the existing ridge level New windows to Bedrooms 3 and 4 look out onto the flank elevation of No.29 which comprises a solid brick wall / gable end built on the boundary line and tiled roof slopes with only a single small rooflight located within. In justification for first floor windows on this flank elevation therefore, it is considered there is no future development potential for No.29 and no overlooking issues relating to the proposals Careful consideration has been given to the design and appearance of the proposed extension with a view to maintaining the character of the host dwelling. The extensions have been designed to be both in keeping with and complimentary to the existing property and those of the surrounding area. We feel the development has been designed sympathetically in both terms of scale and appearance, and will provide greatly improved accommodation for the benefit and enjoyment of the occupants.