

Design and Access Statement

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

Various maintenance and refurbishment to
26 Church St, Baldock, Herts

This is a Grade 2 listed home as follows;

C18, altered. Red brick, old tiled roof with 2 sash box dormers. C19 shop front with segmentally arched lights to windows. Half glazed door on right. Included for group value.

The works comprise changing a glazed flat roof to a rear single storey room to an insulated timber framed flat roof with polymeric single layer lead coloured finish with flat double glazed roof light and cast iron look upvc black guttering

Changing stained hardwood double glazed patio doors to the same area with side lights to a new aluminium framed double glazed doorset to better suit the fenestration on the rear

To change an internal window into a full height opening which is to be widened to connect the two spaces for improved use

Change the softwood single front door to a hardwood door of similar style but with two glazed top lights from solid to better match other doors in the vicinity and change the colour

To restore by decorating the existing timber former shopfront and change of colour and to replace the failing lead flashing over same shopfront into the brickwork like for like

To restore and decorate the two first floor windows by decorating in the same colour-white and change the lead flashing like for like

Reinstate original central lamp to shopfront

The building sits on the street with no vehicular access and pedestrian access is from the pavement through the single front door

The material changes are to an existing single storey rear extension and are to improve the use of the space as well as improving insulation. Opening up the existing now internal rear window to a full height breakthrough will allow better use of the current room by connecting it to the previous rear room as a family dining space where the existing extension blocks off said room

The existing roof is single glazed on a poor timber structure and the rear doors are probably 1980s and incongruous



Existing rear elevation with stained h/w framed glazing to be replaced

Existing s/w front door



Existing former shopfront/front elevation to be redecorated



Period image of shopfront showing central lamp to be reinstated



Proposed front door style and colour pot for all front fenestration at ground floor Farrow and Ball; Oval Room No85

