

DESIGN AND ACCESS STATEMENT

INTRODUCTION

The Building is attached to the Old George and Dragon Hotel, 2 Hitchin Street, Baldock. This is a grade II listed building (No. 1102077 listed 15.8.1974) located in the Baldock Conservation Area. The building has an early C19 front of red brick with slightly projecting 5 storey centre, 2 storey wings and with a modern wing (Flats 1-6) to the left and the building forms a group with no's 1 to 16 Hitchin Street.

The modern LHS wing is the part of the building contained within this application and which is now Flats 1-6 Coach Yard. This building at first floor level has timber painted white windows with a 8 pane subdivision. These are side hung casement windows with the glazing bar profile of windows 1-4 slightly different from the approved windows 5 & 7.

USE

The existing Building will solely be for residential use only.

AMOUNT

The replacement window astragals (glazing bars) will not alter the window size.

LAYOUT

The building front elevation will reflect the consistency of glazing bars to the approved first floor windows.

SCALE

The building will not alter in size and scale. The windows will not alter in size or scale. The proposed glazing bead replacement will not alter the size but only the appearance of the timber windows to match the approved windows 5 & 7.

LANDSCAPING

The existing landscaping and all boundary fences will be retained.

APPEARANCE

The side hung casement windows will alter the window appearance to accord with approved windows 5 & 7.

The timber dividing beads will be the same section profile as windows 5 & 7.

The new casements & glazing will match the existing in appearance, with the street scene reflecting the conservation area requirements.

By doing all the above the proposed design will not affect the character of the existing building, but add to it.

ACCESS

Vehicular and pedestrian access to the site and building will not be altered. Access to the house entrance is off the Hitchin Street which is unaltered.

SITE PHOTOGRAPHS & LOCATION PLAN



Front elevation – openings 1-7



Existing Casement – openings 1-4



Existing internal window – openings 1-4



Existing external windows 1-4



Existing internal windows 5 & 7



Existing internal windows 5 & 7



Existing external windows 5 & 7



Existing internal elevation of Flat 3



Location Plan



Conservation map