Wastell
&Porter
Architects, Planning and
Development Consultants

Design & Access Statement

For

Proposed alterations and extension to 12 and 12a Highbury Rd, Hitchin, SG4 9RW to alter two existing dwellings into two semi-detached dwellings.

The existing property was originally a detached house, long ago separated into two horizontally separate dwellings with separate access points. The ground floor level (majority) and under croft form No.12 and the first floor and loft rooms form 12a. The house is set back behind a low brick boundary wall and soft landscaping to the rear of the tarmac pavement, with a single parking space and access to No.12 to the left and pedestrian access to No.12a to the right (as viewed from the front).

The ground levels slope down from front to back (East to West) and from South to North, which is the natural gradient of the surrounding area. To the rear of the house the ground level has been terraced immediately behind the building and this will be retained.

The proposals involve the re-arrangement of the internal accommodation, reintroducing the part removed two staircases to allow the two dwellings to be separated vertically rather than horizontally. At the same time as upgrading the building fabric and failing details and leaking roofing, the loft space will be converted into a bedroom with a nominal increase in the ridge line to that of the existing east-west ridge. A crown flat roof, removing problematic valleys, will be created and rooflights introduced to provide natural lighting. All hidden behind the refurbished slate roofs the total additional space created is 33 cubic metres combined for the two units.

The existing entrance to No12a is retained as an external store and the current front central door is now used to provide access to No12a. The existing stepped side access to No12 is removed together with a small projecting element and the entrance relocated to the front.

To the rear of No.12 a small extension will be provided to open up the rear of the house to bring in natural light. The levels follow the principle of the existing terrace and 1.8m high screening will be provided to either side to further increase screening of the neighbouring properties.



Rear of No12

Alterations to fenestration is limited and all new or altered openings will match those of the existing building.

Replacement and adjusted roof finishes will be in natural slate to match those removed with the exception of the flat roof which will be with a nominal fall and constructed with fire retardant EPDM in slate grey.

The existing highways crossover access is retained. The existing access point is widened by 450mm to improve visibility and a new drive provided to the rear to allow onsite parking for both dwellings and allows turning within the site and therefore forward exit. The existing boundary wall is retained.



Proposed side access showing steps and corner to be removed

Refuse will be stored within the boundaries of each unit in positions shown on the site plan.

There is no increase in dwellings numbers proposed and no noise impact on neighbouring properties.

The alterations and extensions to the building will have no daylight or sunlight effect on neighbouring properties.

The proposals are in keeping with the scale, design and details of the house, they maintain and enhance building and the character of the area, improve the access into the dwellings and improve the parking and access into the site.

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