



GRAVITY DESIGN

DESIGN AND ACCESS STATEMENT

PREPARED FOR NORTH HERTFORDSHIRE DISTRICT COUNCIL

663 | 4 & 4A KNEESWORTH ST, SG8 5AA, ROYSTON

OCTOBER 2024

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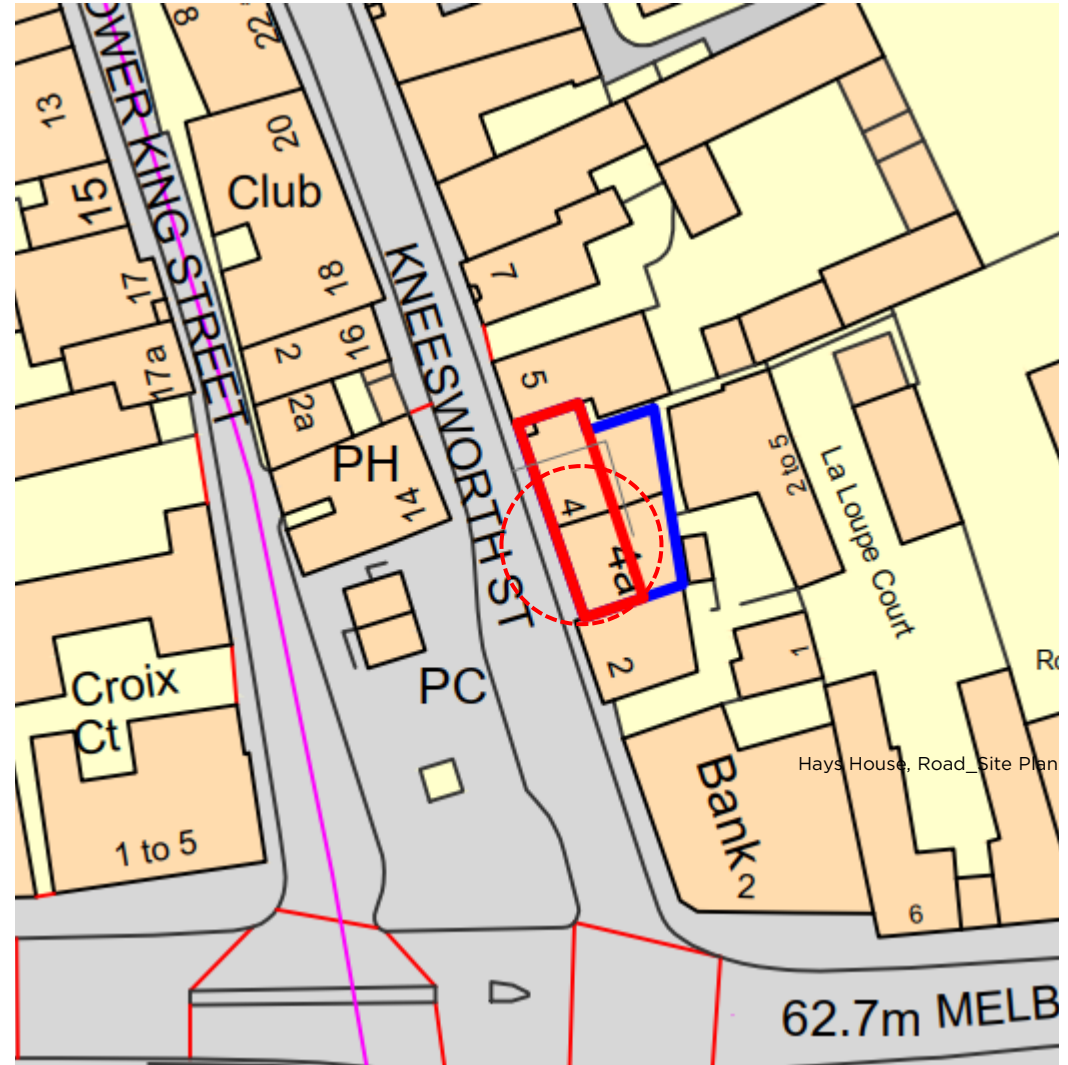
1.0 Introduction and Site Location

This statement was prepared to support a Full Planning Application in respect to a proposal to change the use of the first floor of 4 and 4A Kneesworth SG8 5AA into two studio flats, use class C3 dwellinghouses. This floor is currently vacant.

The proposal entails the change of use and erection of internal walls to that effect as well as creating a separate entrance for the residential units in the ground floor leading up to the first floor flats.

Given the fact that these units are vacant and their central location of the property, these would be attractive properties for young professionals.

The properties are not listed but lies inside the main Royston conservation area.



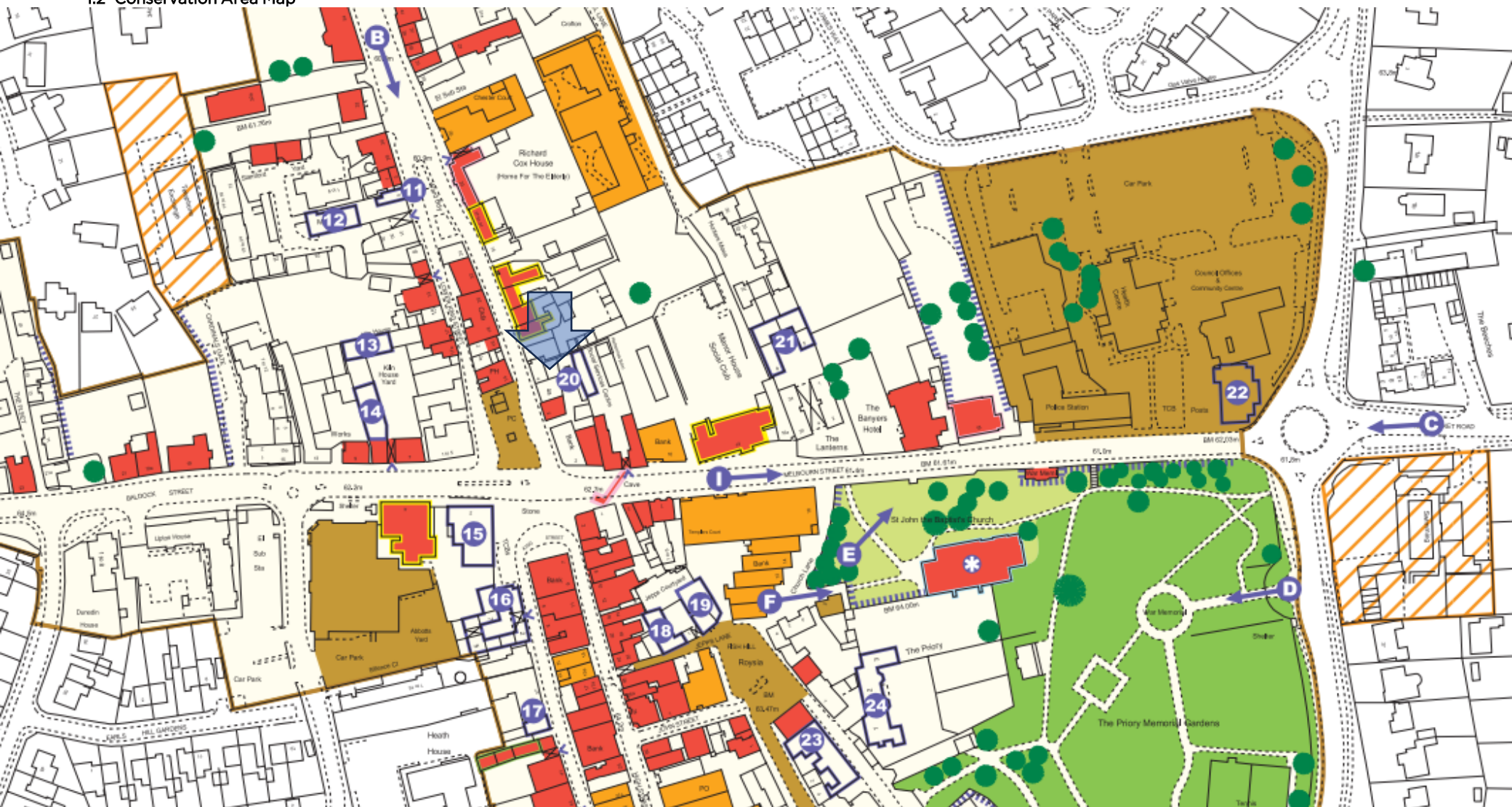
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1.1 Aerial Views



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1.2 Conservation Area Map



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2.1 Street Views



4 Kneesworth



4a Kneesworth

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3.0 Summary of Proposal

The proposal will have little effect on the front façade of the two properties as the only proposed change is the establishment of a front door accessing the upper flats.

As for the rear, there are no proposed external changes as the design has been carried out with the intention of retaining as much as possible externally and structurally.



Existing Front Elevation



Proposed Front Elevation

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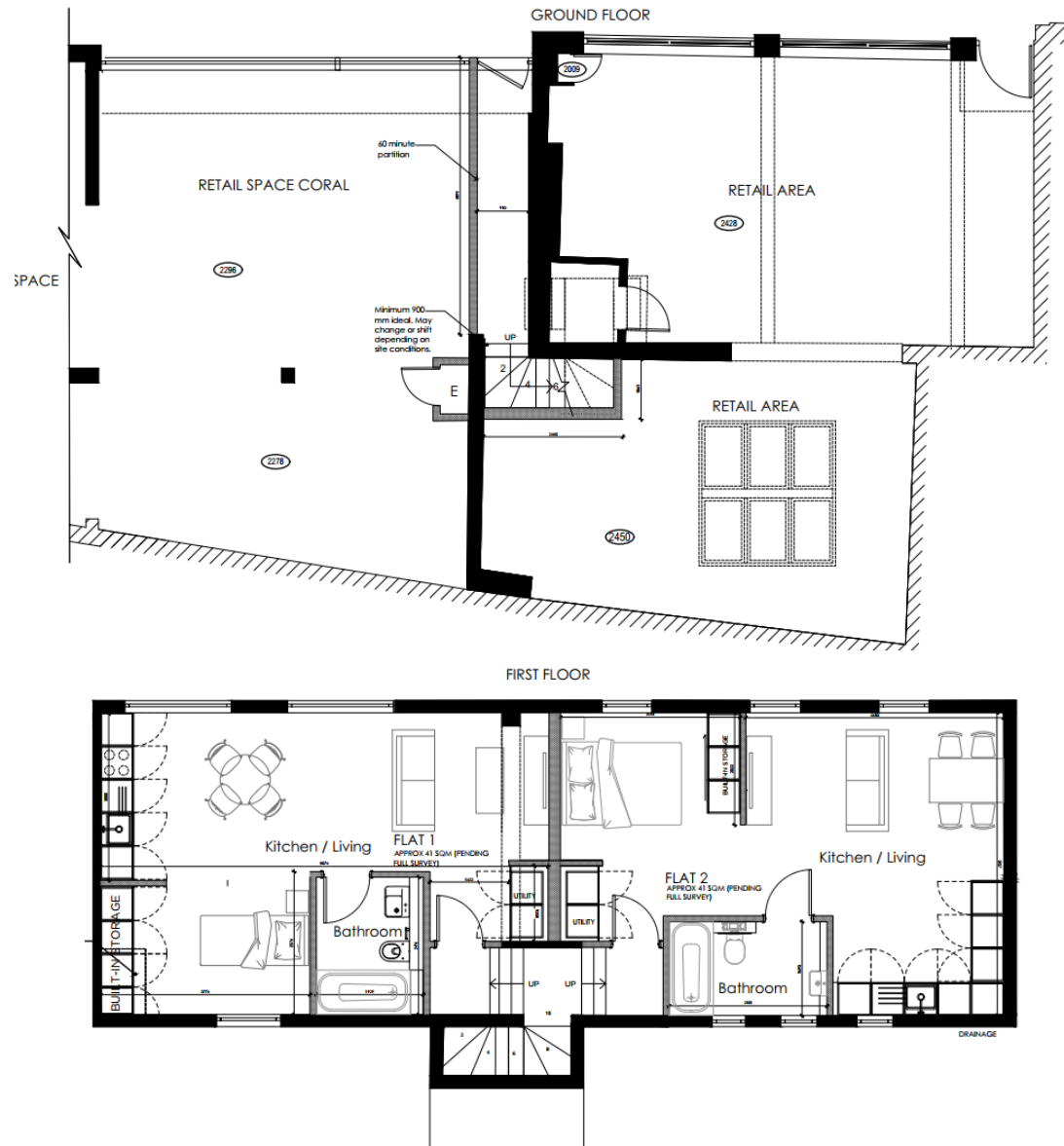


3.0 Summary of Proposal

The hallway leading up to the staircase will take some space from Coral on 4a to provide access as the rear is no a valid option due to restricted access.

An intercom will be placed in the recess connected to the two flats.

The two studio flats will be of ample size of 41 sqm each with plenty of natural light keeping the existing windows intact.



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4.0 Conclusion

The proposed changes are will have minimal external influence and it aims to better use the space that is currently vacant and provide two new flats.

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5.0 List of drawings

1. 01201 Site & Block Plan
2. 01200 Existing Ground Floor Plan
3. 01201 Existing First Floor Plan
4. 01303 Proposed Ground Floor Plan
5. 01315 Proposed First Floor Plan
6. 02200 Existing and Proposed Front Elevation
7. 02201 Existing and Proposed Rear Elevation

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