

DESIGN AND ACCESS STATEMENT FOR DUAL PLANNING APPLICATION AND LISTED BUILDING CONSENT

Name and address of proposed development site –

2 Tilehouse Street, Hitchin, Hertfordshire, SG5 2DW

List Description

Grade II

Proposed Development –

Residential Development. Rear single storey extension to the kitchen. Minor amendments to the internal layout. Erection of boundary wall to garden.

Assessment of the surroundings of the proposed development –

Proposed development will sit to the rear of our property which is located on Tilehouse Street. The proposed will not be visible from the road. The property is a Georgian cottage with a small backyard and outbuilding.

Evaluation –

The proposed design is a glazed infill between the house and outbuilding. We have reason to believe there was once a similar structure in the proposed location by looking at the rear elevation. You will clearly see and be able to differentiate the old/new structures once completed. We plan on using reclaimed bricks for the proposed boundary wall as to be in keeping with the character of the building.

DESIGN COMPONENTS

Proposed Use -

The proposal provides a larger kitchen/diner area, thus making the lounge area larger. The new boundary wall will provide more security and privacy from the town centre traffic for our family.

Amount of development –

10m2 max added to the existing property.

Layout –

The layout we have proposed logically connects two existing structures together to make a more spacious, family home. On the rear elevation where we plan to do the extension, there is a visible outline of a structure that used to stand in the exact same place.

Scale –

The scale of the proposed matches the elevation and pitch of the existing outbuilding – single storey – and connects to the main house.

Landscaping –

There is currently no wall or fencing separating our back garden and next door's back garden. We have proposed a brick wall to be erected on the boundary line between Number 1 Tilehouse Street and our property, Number 2 Tilehouse Street. This will provide better security for our home and will also give more privacy. We also have indicated a gate within the proposed boundary wall for our neighbour to gain access to their outbuilding which sits adjacent to ours.

Appearance –

The proposal is forgiving, inoffensive and clearly shows and highlights the character of the existing building. It won't take away - only add - more interest.

It will be a glazed, Crittall style infill between the existing brick structures.

HISTORIC BUILDING CONSERVATION ISSUES

It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.

Historic and special architectural importance of the building –

Historic England listing description: '1. 5255 TILEHOUSE STREET (South Side) Nos 1 & 2 TL 1828 NW 2/302 GV II

2. C18. Chequered red and grey brick, Welsh slated roof with corbelled cornice. 2 storeys, 4 flush 3 light lattice casement windows under cambered relieving arches. 6 flush panel doors under cut bracketed hoods.'

Our proposal will not impact the features included in the listing description in any way. We respect the building's character, and so wish to only conserve the importance of its history.

Setting –

The building is located on a residential street near Hitchin town centre. The street is full of beautiful buildings – including ours – and boasts centuries of character. The front elevation of our property will remain the same, keeping the beautiful street façade and look. The rear elevation is only to be changed slightly to evolve with modern day security and family life. The proposed development will be harmless to it's surroundings and it is in our best interests to retain why we fell in love with the property in the first place – it's character.

ACCESS COMPONENTS

Degree of access

All users will be able to access the building as there will be a level and clear pathway from the parking space to the rear of the property.

Emergency access

The building is located on a residential street and so there is sufficient access for any emergency services from the rear of the property.

Please feel free to add any further design and access information that you feel may be relevant to your application.

Please refer to drawings and planning application for more information.