1 – 12 Old Park Road, Hitchin

Design Statement

Prepared for

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Prepared by

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Introduction

This application is an amendment to a previously approved application, reference 17/04189/FP. The approved application is for 'Installation of 4 conservation roofslopes (as amended by drawings received 1st February 2018)'

The building subject to the application is 1 – 12 Old Park Road, in Hitchin. Constructed in the late 1980's, the building sits beside a roundabout that forms a junction between the A602 and the A505. It is a part-two, part-three-storey brick building with lead cladding at second floor level.

The building originally obtained planning permission in 1984 (Ref: 83/01392/1), with a further permission in 2012 (Ref: 12/01917/1), which added a front entrance porch and replacement steps. It sits in one of Hitchin's conservation areas – 'Character Area 2c - The Market Place, Bridge Street, Tilehouse Street and Upper Tilehouse Street'. It is not a listed building, nor is it designated as a 'Building of Local Interest', or a 'Positive Building'.

The building is partially obscured from Upper Tilehouse Street and the roundabout by several mature trees, with the main façade of the building facing onto Old Park Road.

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Proposed Alterations

The proposed amendment to the approved application is the addition of one new rooflight on the rear elevation of the building. This rooflight will serve as an extract vent in the event of a fire, which is a requirement under the Building Regulations Part B. This ensures the safety of the occupants in the event of a fire by removing smoke from the building.

The rooflight is required to provide 1.5m² of free area for effective smoke ventilation and is therefore larger than the other rooflights. It has been positioned sensitively at the rear elevation so as to not detract from the main elevations of the building and sits between two of the previously approved rooflights.

Materials



The proposed rooflight is a Velux Conservation style rooflight. These are designed specifically for conservation areas, to complement and enhance existing buildings. These have minimal protrusion from the existing roofline, allowing them to blend seamlessly into the tiles.

This will match the rooflights previously approved.