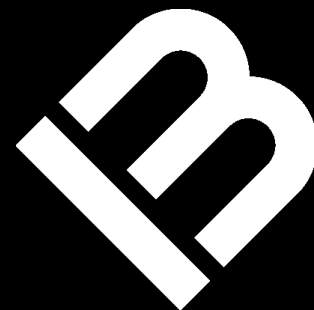




Design and Access Statement

**Section 96a Application for Planning Application 23/01446/FP
Residential development comprising of 9 flats (1 x 1-
bed and 8 x 2-bed) together with vehicular and
pedestrian access following demolition of existing
dwelling and outbuildings.
(Amended plans received 30/01/24 and 11/03/24).**

Contents

Overview3

Introduction3

Scope of Supporting Information3

The Site4

The Proposal4

Proposed drawing replacement7

Conclusion7

Overview

Applicant: Oak Developments, 960 Capability Green, Luton, LU1 3PE

Application Site: 1 Pirton Road, Hitchin, Hertfordshire, SG5 2BD

Architect/ Agent: Mark Bell Architects, Bloxham Mill, Barford Road, Bloxham, Oxfordshire, OX15 4FF.

Introduction

This design and access statement is submitted on behalf of Oak Developments 'the Applicant'. A Section 96a Application has been submitted to North Hertfordshire District Council 'the Council' in relation to the proposed residential development, 1 Pirton Road, Hitchin, Hertfordshire, SG5 2BD 'the Application Site' from the Approval of the Residential development comprising of 9 flats (1 x 1-bed and 8 x 2-bed) together with vehicular and pedestrian access following demolition of existing dwelling and outbuildings 23/01446/FP.

The purpose of this document provides written support for a non-material amendment in connection with the approved application referenced as 23/01446/FP.

Scope of Supporting Information

This application is accompanied by the following drawings and supporting documents:

Planning Application Form

Design and Access Statement

TDC.2055A.LP01-A - Location Plan

Planning Approved Drawings [Ref: 23/01446/FP]

TDC.2055A.P101-1 - Ground Floor Plan

TDC.2055- P102-1 - First Floor Plan

TDC.2055A.P103-1 - Second Floor Plan

2055-P107-1 - Roof Plan

TDC.2055A.P104-1 – Elevations

TDC.2055A.P105-1 – Elevations

2055-P06 -1 - Street Scene

Planning Application Drawings:

AA199_1.1.100-Ground Floor Plan -RevA_

AA199_4.1.101-First Floor Plan -RevA

AA199_4.1.102-Second Floor Plan -RevA

AA199_4.1.103-Roof Plan -RevA

AA199_4.1.200-Elevations -RevA

AA199_4.1.201-Elevations -RevA

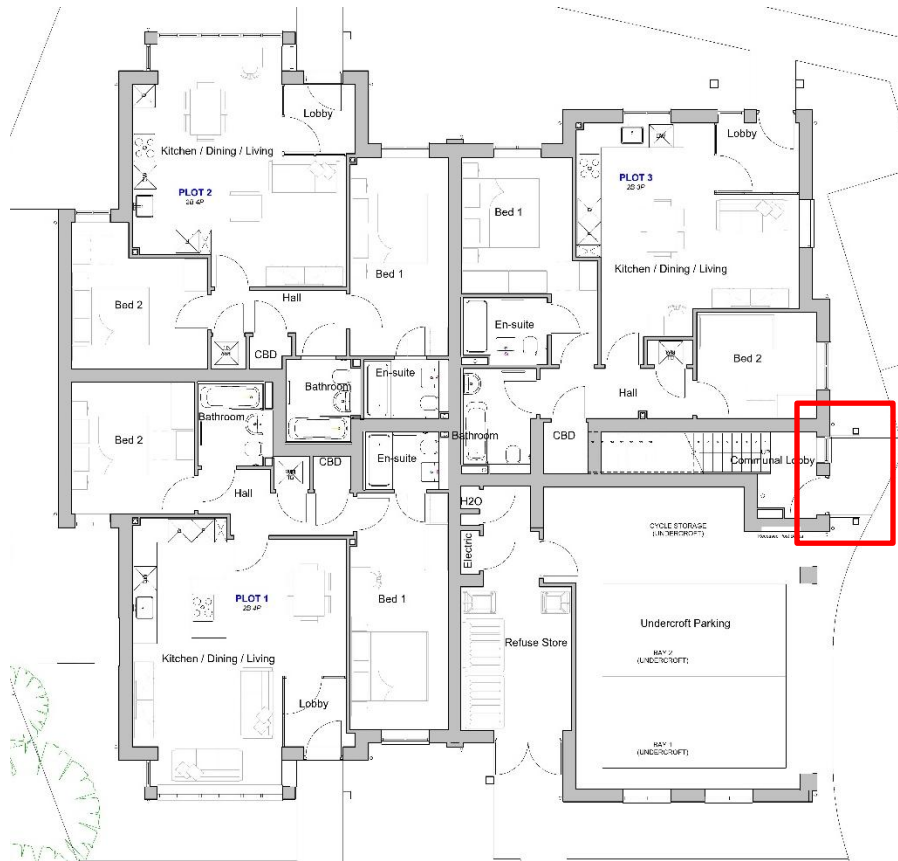
AA199_4.1.210-Proposed Street Scene -RevA

The Site covers an area of approximately 0.11 hectares and is situated on a triangular plot roughly 450m to the west of Hitchin Town Centre and at the junction of Pirton Road and Offley Road.



Following the Approval of the Residential development comprising of 9 flats (1 x 1-bed and 8 x 2-bed) together with vehicular and pedestrian access following demolition of existing dwelling and outbuildings. (Amended plans received 30/01/24 and 11/03/24). Our client wishes to add an additional window to Plot 4's kitchen/ dining area, change the main entrance canopy to an oak framed gable canopy and propose new roof lights to provide natural light to the second-floor flats.

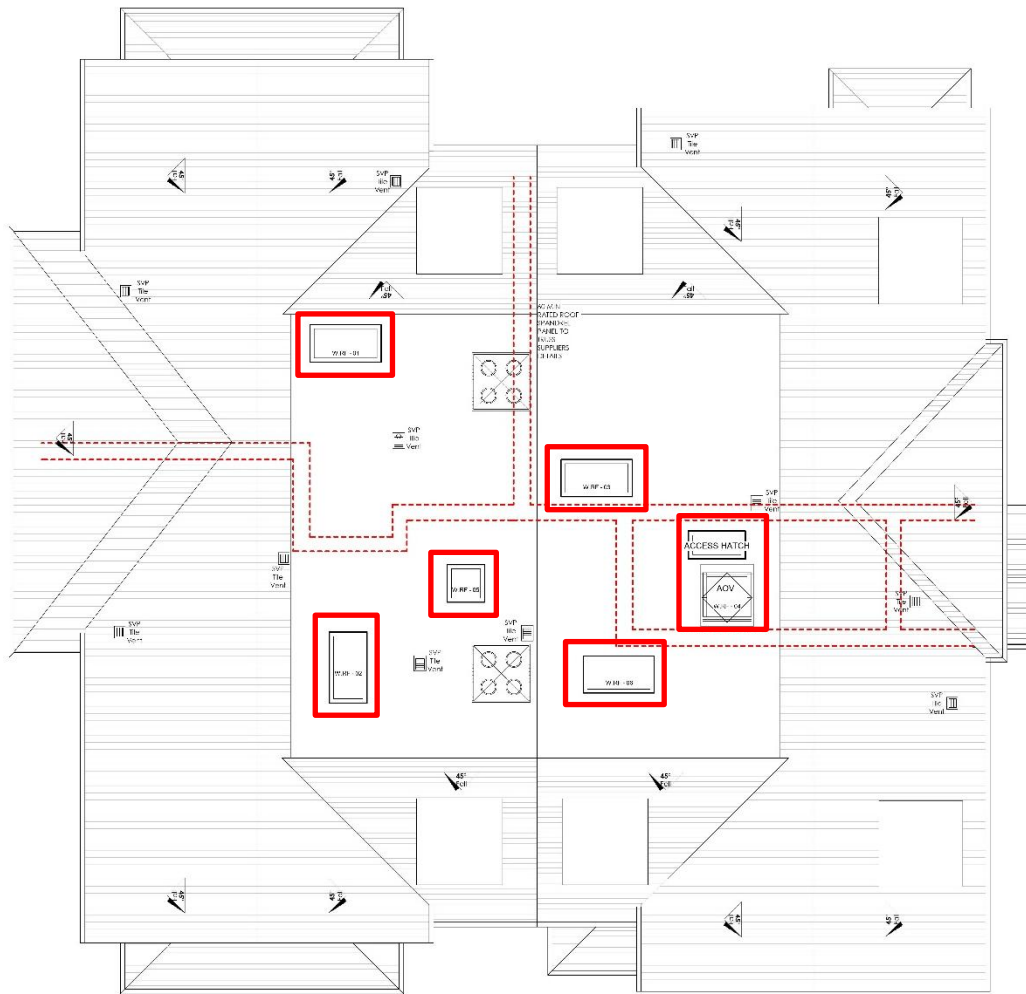
This Section 96a application seeks to vary the approved drawings for this development.



Proposed Ground Floor Plan- illustrating footprint of new canopy entrance.

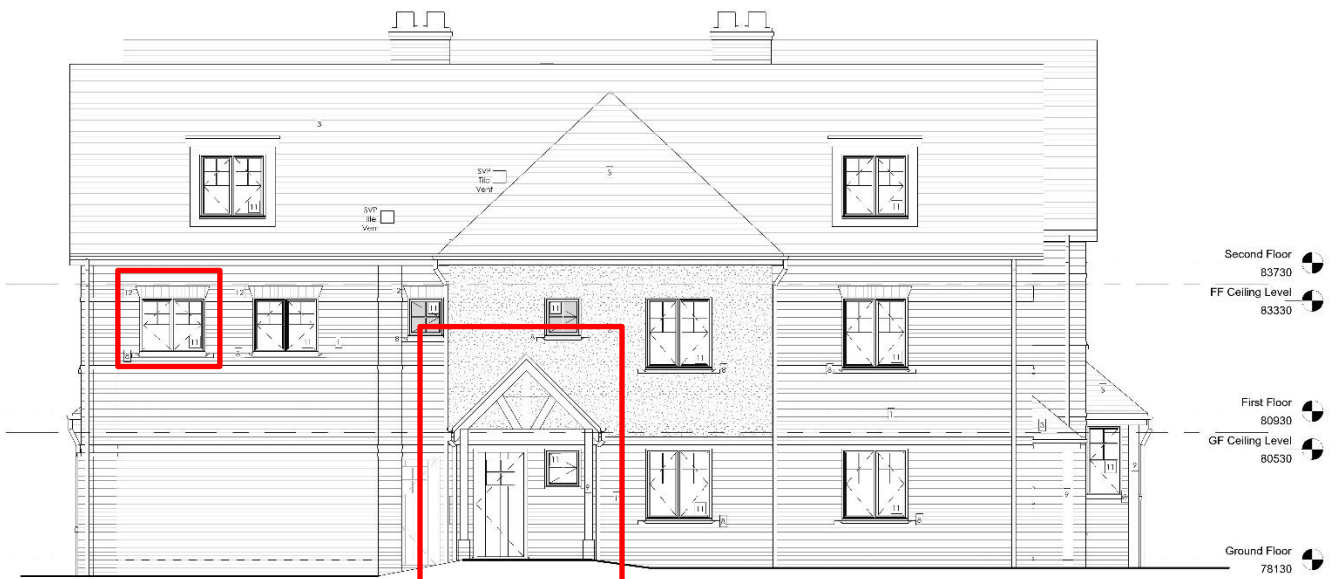


Proposed First Floor Plan- Additional window to Plot 4



Proposed
Roof Lights

Proposed Roof Plan- illustrating Roof Light Locations



Proposed East Elevation – New front entrance canopy & additional window

Proposed drawing replacement

TDC.2055A.P101-1 - Ground Floor Plan

replaced with drawing [AA199_1.1.100-Ground Floor Plan-RevA](#)

TDC.2055- P102-1 - First Floor Plan

replaced with drawing [AA199_4.1.101-First Floor Plan-RevA](#)

TDC.2055A.P103-1 - Second Floor Plan

replaced with drawing [AA199_4.1.102-Second Floor Plan-RevA](#)

2055-P107-1 - Roof Plan

replaced with drawing [AA199_4.1.103-Roof Plan-RevA](#)

TDC.2055A.P104-1 – Elevations

replaced with drawing [AA199_4.1.200-Elevations-RevA](#)

TDC.2055A.P105-1 – Elevations

replaced with drawing [AA199_4.1.201-Elevations-RevA](#)

2055-P06 -1 - Street Scene

replaced with drawing [AA199_4.1.210-Proposed Street Scene-RevA](#)

Conclusion

This section 96a planning application seeks to provide an additional window to Plot 4, change the front gable entrance to an oak framed gable entrance canopy and propose new roof lights to provide natural light to the second-floor flats.

End.