

Design And Access Statement

Peascod Hall

London Road

St Ippolyts

Hertfordshire

Rev A 18.06.24

Contents

- 1. Site Assesement**
- 2. Design**
- 3. Use**
- 4. Amount**
- 5. Access**

Site Assesement

The Property is situated on the outskirts of St Ippolyts on the B656 between Gosmore and Rush green. The B656 links the towns of Welwyn and Hitchin and runs through Codicote, Rush Green and other smaller villages, and therefore has good links to the A1 and beyond. The property sits on a large plot with the majority of the land to the rear. The house is situated close to the main road and is accessed via an established driveway off of the main road.

Design

The main issues when considering the design of the proposed extension was to try and make it fit in with the existing building whilst not damaging or disturbing the fabric of the main structure. By careful reduction of the existing ground level it is possible to fit a 2 storey extension within the height restrictions of the existing building and achieving a roof slope that is satisfactory for plain tiles to match the existing. By positioning the extension where it is we can also remove the existing Poorly built lean-to extensions that we feel currently are detrimental to the existing building.

Use

The current use is a single residential dwelling and will remain as such after the proposed works

Amount

The current property sits on a plot of 10600sqm and benefits from the following existing floor areas. Ground Floor 108sqm. First Floor 82sqm
The existing ground floor lean-to extensions that currently cover 25sqm will be demolished and a new 2 storey extension will be sited over this demolished area and will measure 23sqm on the ground floor and 22sqm on the first floor

Access

The main pedestrian entrance to the premises will be via the new front door in the new entrance porch.