

Design and Access Statement

Jubilee House, 13 Fishponds Road, Hitchin SG5 1NR

DESIGN:

This Design and Access Statement has been prepared in support of the proposed works at Jubilee House, 13 Fishponds Road, Hitchin SG5 1NR. The application seeks consent for the replacement of all existing white uPVC windows with new white uPVC windows of matching appearance and the replacement of one existing rear door.

The proposals are modest in nature and are intended to improve the thermal performance, security, and overall condition of the property while maintaining the existing character and appearance of the building.

Site and Surroundings

The property is located on Fishponds Road within the urban area of Hitchin. The surrounding area is predominantly residential and commercial in character, containing a mix of traditional and modern buildings with a variety of window and door styles and materials.

The proposed works are limited to replacement elements only and will not alter the overall scale, footprint, or use of the building.

Design Principles

The proposal consists of:

Replacement of all existing white uPVC windows with new white uPVC double-glazed windows.

Replacement of one existing rear door with a new door with mid rails added with similar proportions. This will provide additional strength and stability, helping to prevent the doors from warping or bending over time.

The existing front elevation windows feature leaded glazing (refer the images below), which has been removed in the proposed window design.



Existing front elevation windows with lead glazing

Appearance

The replacement windows will be finished in white uPVC, matching the existing appearance of the property. The proposal is considered visually appropriate and sympathetic to the host building and surrounding area.

As the replacements are like-for-like in design and colour, the works will not result in any harmful visual impact on the street scene or neighbouring properties.

Access

The property at Jubilee House, Hitchin SG5 1NR is located within an accessible location close to local amenities and public transport links.

The nearest railway station is Hitchin railway station, which is approximately a 10–15 minute walk from the site. The station provides regular rail services to London and surrounding areas.

Parking is available to the front of the property, with access available to the rear via the narrow side passage adjoining the building.

The proposal relates only to the replacement of existing windows and rear door and does not alter the existing access arrangements. No separate or additional access provisions are required as part of the proposed works.

Impact on Neighbouring Properties

The proposed replacement windows and rear door are minor external alterations that will not result in overlooking, loss of privacy, overshadowing, or loss of amenity to neighbouring occupiers.

As the proposal involves direct replacement only, there will be no material impact on the surrounding properties or wider area.

Sustainability

The replacement windows and door will improve the thermal efficiency and energy performance of the property through modern double-glazing and improved insulation standards. This will contribute to reduced heat loss and improved energy efficiency.