

Design and Access Statement

3A & 5 Bearton Avenue, Hitchin, SG5 1NZ.

Conversion of 4 flats to 2 houses, single storey rear & side extensions, loft conversions, demolition of 2 garages, new boundary fences to 3A, alterations to car parking areas, new dropped kerbs.

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This Design and Access Statement has been prepared in
Accordance with the Department for Communities and Local Government
(DCLG) Circular 01/2006

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A. Design Statement

1. Appraising the Context

Assessment of the sites immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies.

Physical:

What is physically on the site?

A pair of two storey semi-detached houses that have been previously converted to 4 flats. The ground floor flat in no. 5 has a rear garden attached. There is a communal car parking area serving all 4 flats behind no. 3A and a further car parking area with 2 garages at the rear of the site.

Social:

Who uses the site at the moment?

The occupants of the 4 flats.

Economic:

What economic implications of the site are there?

4 council taxes.

Relevant Planning Policies:

What is the site zoned as in the councils local plan?

Unzoned.

What are the current parking provisions?

2 parking spaces per flat.

What are the current amenity space/garden provisions?

Private garden to the ground floor flat at no. 5. No amenity space for the other 3 flats.

Involvement of both community members and professionals undertaken or planned. This may include: consultations with local authorities or local community groups.

Consultations:

What consultations have been had with local authorities?

None.

What other consultations have been had regarding the site?

None.

What were the outcomes of these consultations?

n/a

Evaluation of the information collected on the site's immediate and wider context, identifying opportunities and constraints and formulating design and access principles of the development.

Constraints:

What constraints are there in the surrounding area?

Adjoining house that shares the vehicular driveway, namely High Trees..

What aspects could constrain the overall design of the proposal?

Overdevelopment.

Opportunities:

What opportunities/good points does the site have?

Large site surrounded by other family dwellings.

Will it maximise the potential of the site?

Yes

Design of the scheme using the assessment, involvement and evaluation information collected.

The basic elements of the proposed design:

Retain the 2 front doors. Block up the side door to no. 3A. Extend both houses to the rear and side. Provide a double width dropped kerb to enable car parking on the front garden areas. Demolish the 2 garages at the rear. Provide a new fence to allow an enclosed rear garden for no. 3A. Provide 6 car parking spaces at the rear. Convert the loft spaces and provide 2 rear dormers.

2. Amount

What are the sites uses?

Residential

If residential how many flats or dwellings are there?

Currently 4 flats, proposal is 2 houses.

If commercial how much floor area is there?

n/a

What is the total floor area of the proposal?

Currently 289 sq metres, proposed 408.8 sq metres.

3. Uses

What is the existing use of the site?

Residential

What is the proposed use of the site?

Residential

4. Layout

The proposed buildings in relation to the existing buildings:

The current single storey roofs will be removed and a new hipped roof will be added over the current single storey rear extensions and the proposed single storey side extensions.

5. Scale

What is the width of the proposal?

Side extension 1790mm each side.

What is the height of the proposal?

Top of roof 3565mm.

What is the length of the proposal?

8845mm

6. Appearance

What materials are to be used for the external look of the building?

White render to walls, natural slate to roofs, grey aluminium windows and doors.

Number of storeys:

3.

Type of roof:

Pitched tiled to extension, flat roof to dormers.

Predominant features:

Existing front bays, hipped roof to rear/side extension, dormers.

7. Landscaping

What are we doing to protect the amenities of the site?

Retaining existing trees.

What screening are we proposing on the site?

New 1.8 m high close board fence to provide private garden for no. 3A.

What planting are we proposing on the site?

None additional.

B. Access Statement

It is important to note that the DCLG requirements for the access components of the statement relates only to “access to the development” and therefore does not extend to internal aspects of the individual buildings.

Assessment of the sites immediate and wider context in terms of physical, social and economic characteristics and relevant planning policies.

Physical:

What accesses are already on the site?

Vehicular access to the side, shared with High Trees. Pedestrian access to both front doors.

How far away is the site from the nearest bus stop?

100 metres

How far away is the site from the nearest train station?

1.5 miles

What is the current width of the access?

3100mm

What are the parking requirements?

3 car parking spaces per house.

What is the construction of the current access?

Tarmac

Social:

Who uses the accesses at the moment?

The occupants of 3A and 5 Bearton Avenue, and the occupants of High Trees.

Economic:

What economic implications of the existing access are there?

None.

Relevant Planning Policies:

What policies have been taken into account?

Residential car parking policies.

Involvement of both community members and professionals undertaken or planned. This may include: consultations with local authorities or local community groups.

Consultations:

What consultations have been had with local authorities?

None.

What other consultations have been had regarding the site?

None.

What were the outcomes of these consultations?

n/a

The applicants' policies and approach to access:

To ensure that all users will have equal and convenient access to buildings and spaces and the public transport network.

Evaluation of the information collected on the site's immediate and wider context, identifying opportunities and constraints and formulating design and access principles of the development.

Constraints:

What constraints are there in the surrounding area regarding access?

None

What aspects of the access could constrain the overall design of the proposal?

None

How have the emergency services been considered in the proposed site?

As existing direct from Bearton Avenue for 3A & 5 Bearton Avenue, and via the side access driveway for High Trees.

Opportunities:

What opportunities/good points does the access have?

Low traffic speeds on Bearton Avenue, low traffic volume.

Will it maximise the potential of the site?

Yes

Design of the access using the assessment, involvement and evaluation information collected.

The basic elements of the proposed design:

Retain the current access points.