

Our Ref: 15506E

23 July 2024



UNIT 20 CAM CENTRE, WILBURY WAY, HITCHIN, SG4 0TW

DESIGN & ACCESS STATEMENT

The building is constructed out of steel and masonry. The property is a commercial mid-terrace with the only access to the front elevation.

The walls are a mixture of masonry and profiled steel cladding. The facing bricks are yellow stock brickwork laid in a running bond. The cladding incorporates a drip cill and perimeter capping's.

The building is covered with a north facing pitched roof.

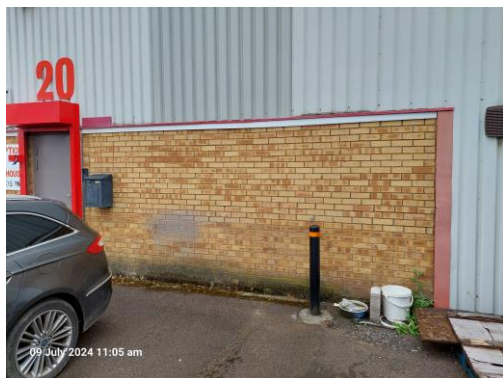
The external door is of timber construction and the first-floor window is double glazed, uPVC construction.

The property is located in the Cam Centre accessed via Wilbury Way. The wider site incorporates car parking spaces.

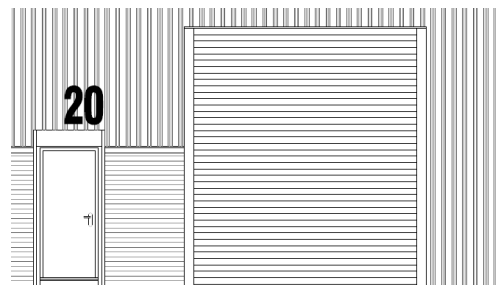
The building is currently vacant and was previously used for retail storage.

The proposed works entail the removal of masonry and cladding to the front elevation and installing a roller shutter door to match several surrounding units.

The proposed new access is located to the front elevation which overlooks the yard. The masonry and part of the cladding will be removed. The following picture shows the existing elevation and the drawing shows the proposed alteration.



Existing front elevation of the building



Proposed new doorway