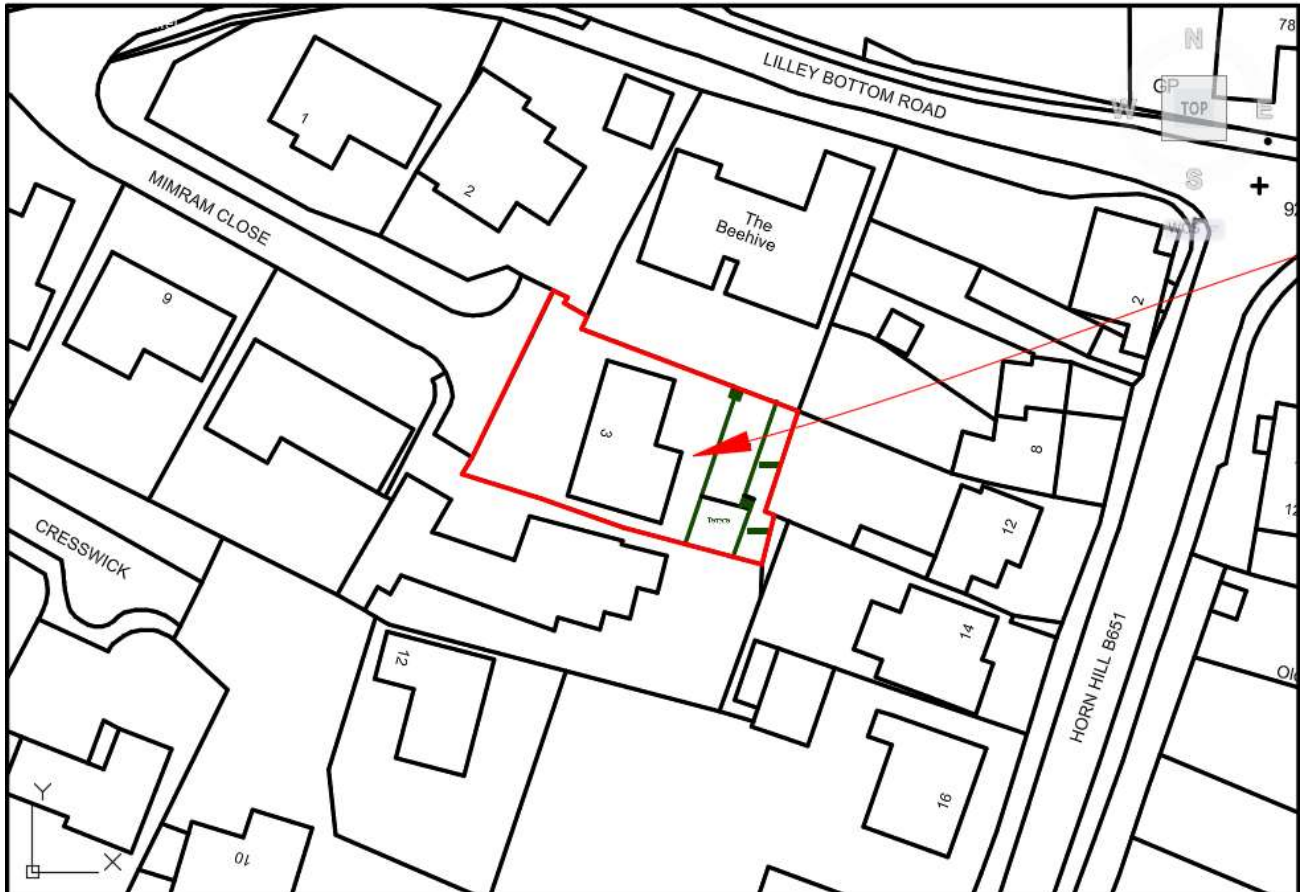




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Design and access statement

3 Mimram Cl., Whitwell, Hitchin, SG4 8HR



The property is a detached bungalow of traditional construction. It is located on a mature residential site of some 70 year since development, it is immediately at the end of a close, extending the width of the hammerhead, accessed via dropped curb from the main road.

The previous application 26/01476/FPH, was for loft conversion and extension of property which was granted. The client would like the dormer to go almost to the end of the roof, that would gain 7m² in each bedroom of full height room, which the client considers to be valuable especially by comparison of sloping areas of the bedrooms.

The client is a contractor and also has priced the works and due to the steels, the construction of the dormer closer to the eaves will also be considerably cheaper.



Nr 4 Mimram Cl, extensions, loft conversions, carport and (non-permeable)hard-standing.



Nr 2 Mimram Clo.

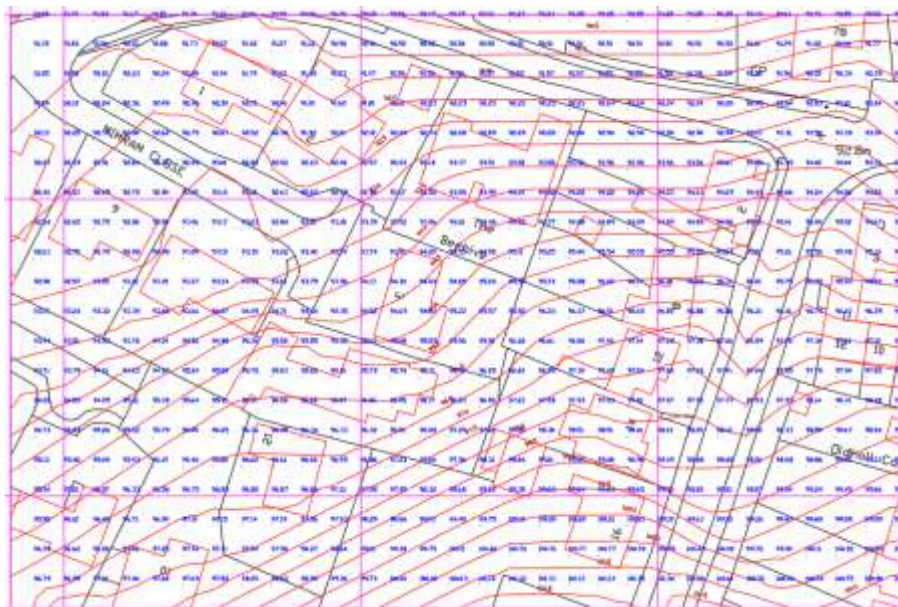


Nrs 1 & 2 Mimram Clo.with extensions and loft conversions.



Nrs 5/6 Mimram Clo. Extensions, (non-permeable for nr 5) hard standing.

Many properties (as previous) in the area have been extensively altered and extended, some more than doubling from original, not only through extensions, but loft conversions and conservatories.



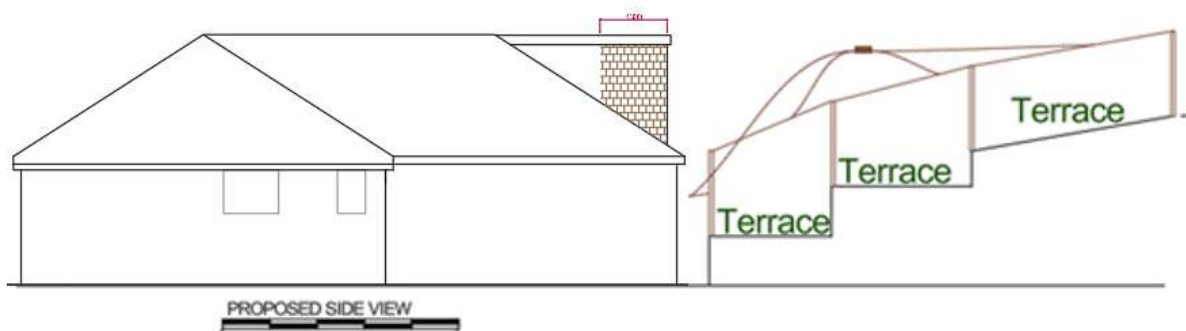
Note (previous) steeply rising contours of the site, as can be seen from the plans of the original Ordnance Survey map, the contour is 500mm levels. The land steeply rises towards the South-East.



As shown on aerial photo above the rear mature garden has been terraced at three levels, with fruit trees at upper level, it is enclosed by fences on all sides from adjoining properties, plan as below showing terraces and steps. It also shows the flat roof dormer of 14 Horn Hill, to almost the eaves as well as higher than the ridge of the main roof.



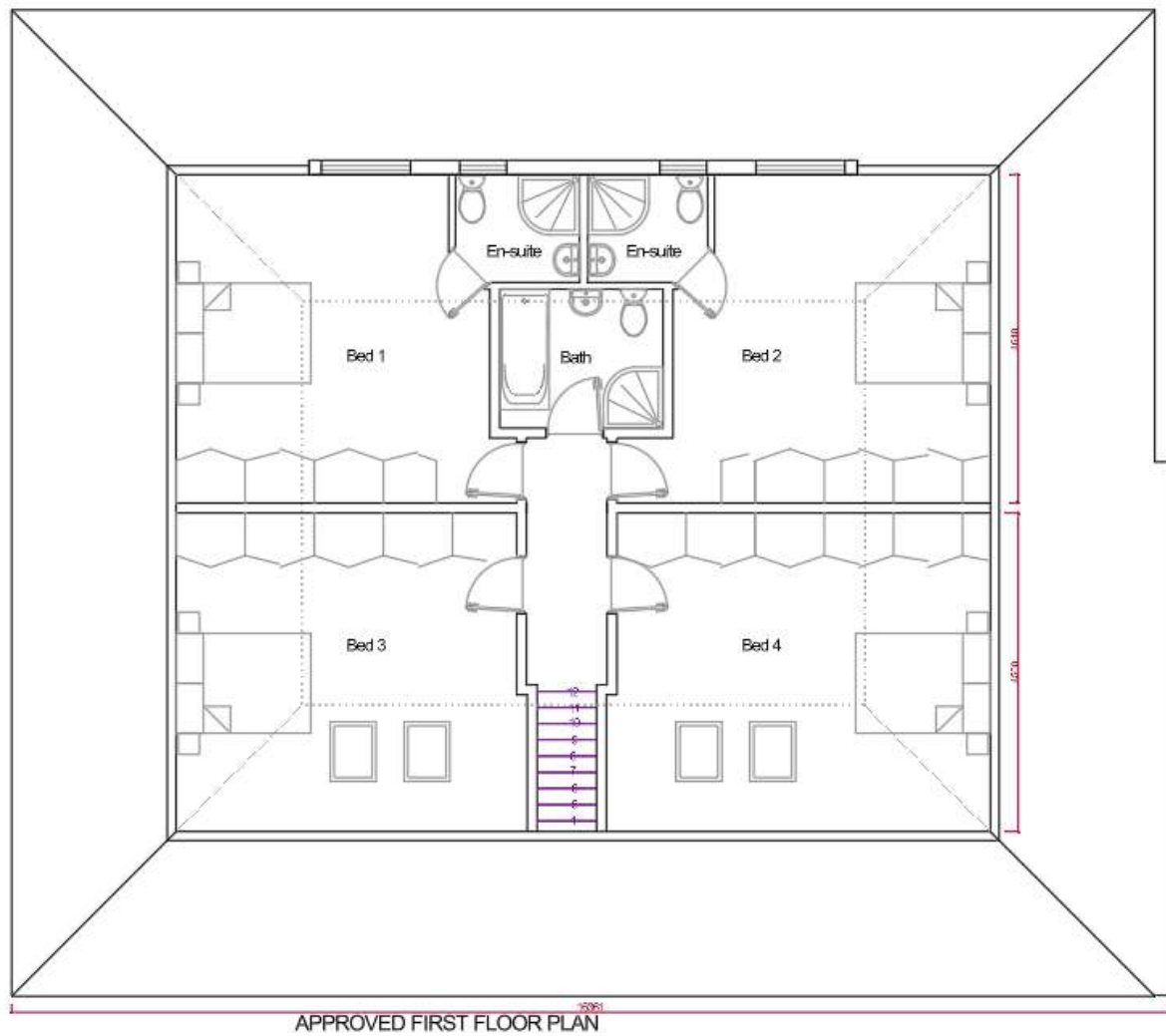
The first terrace is some 3.7m starting from the rear elevation of the existing sitting room as shown below.



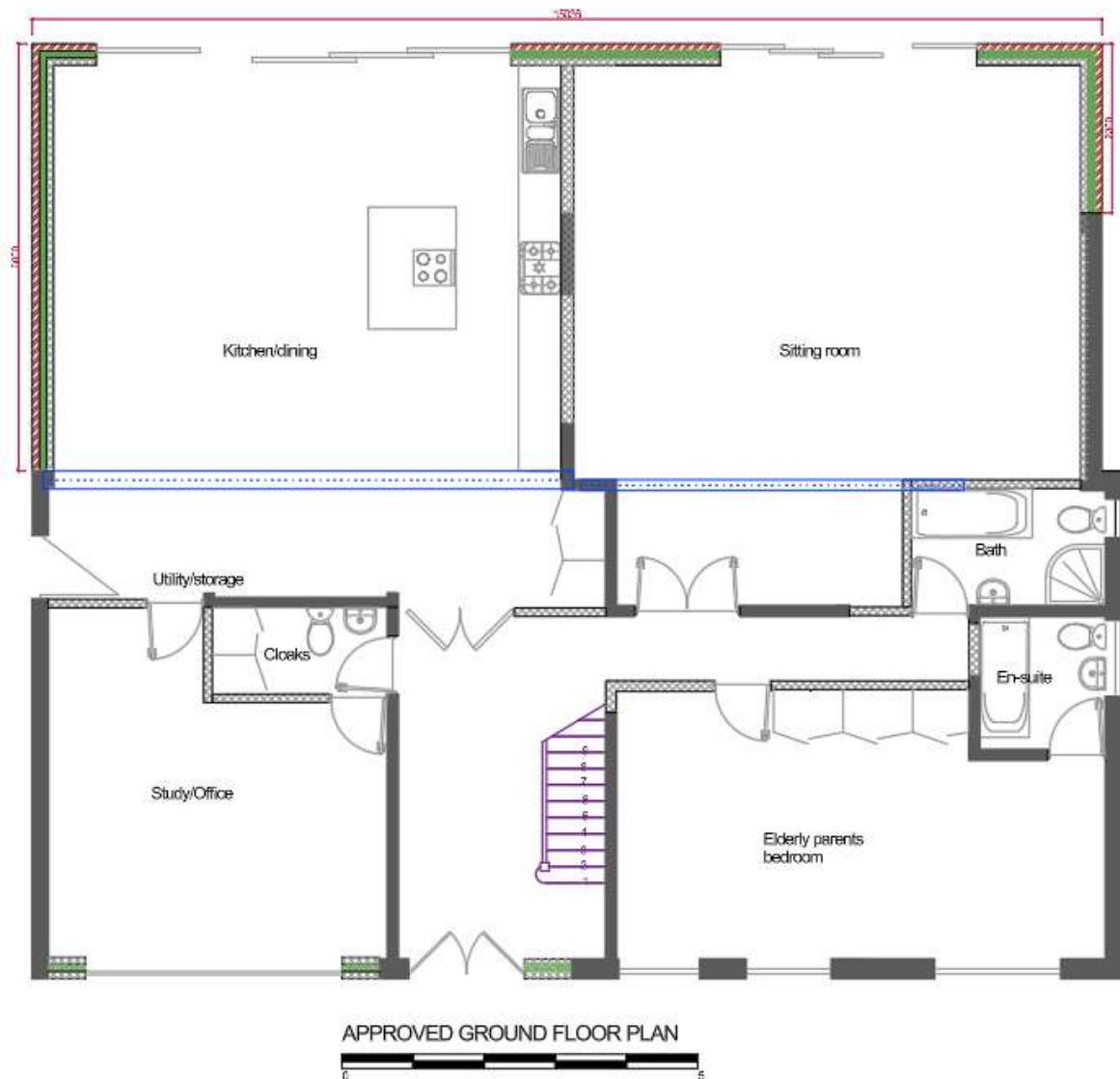
Rear garden section showing terraces of the rear garden.



Note the rear dormer of 14 Horn Hill overlooking the rear garden, and the line of the dormer near the eaves.



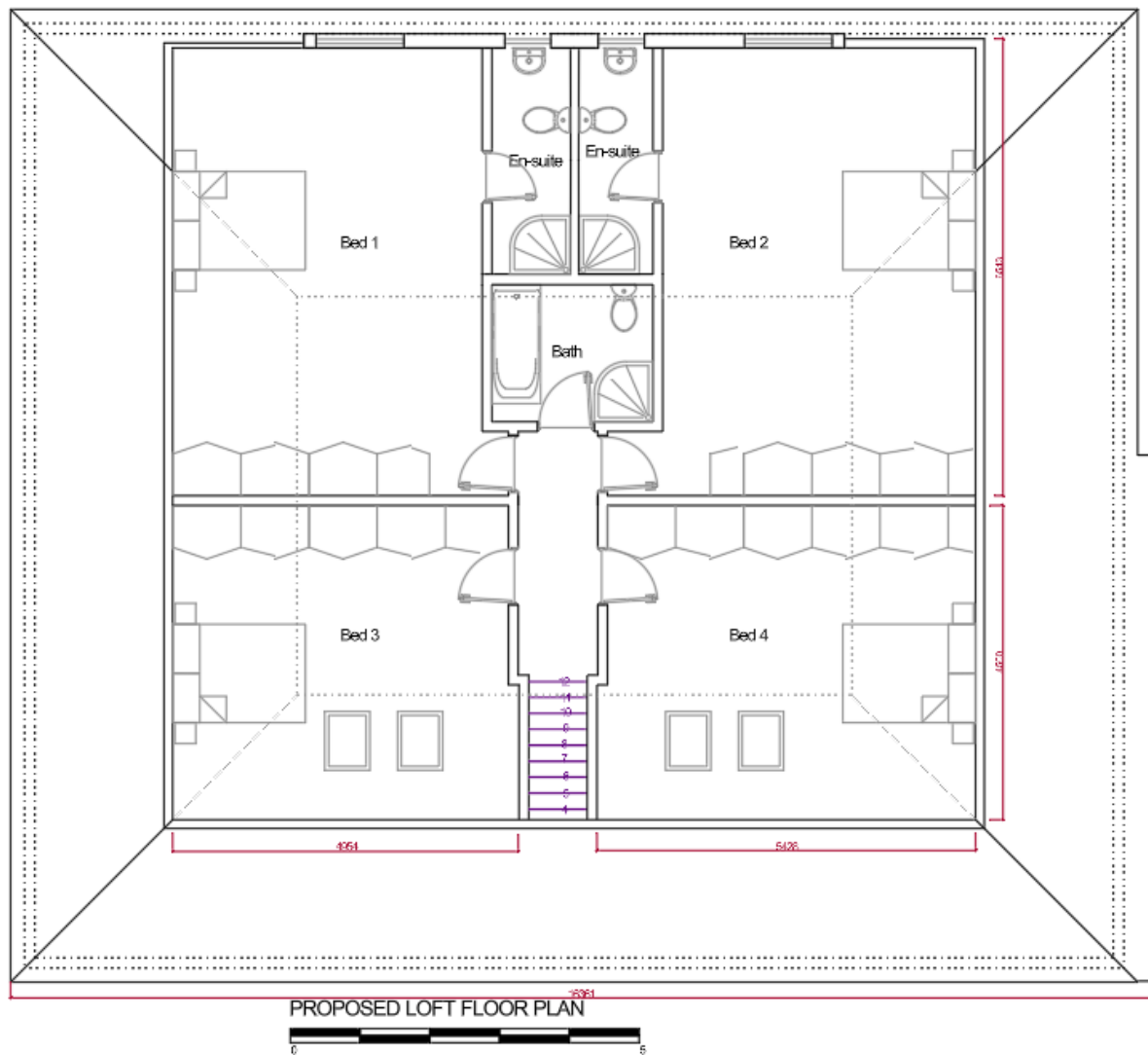
Current layout is a 5 bedroom bungalow, with double garage, extending over 137m².



Elevations as approved following.

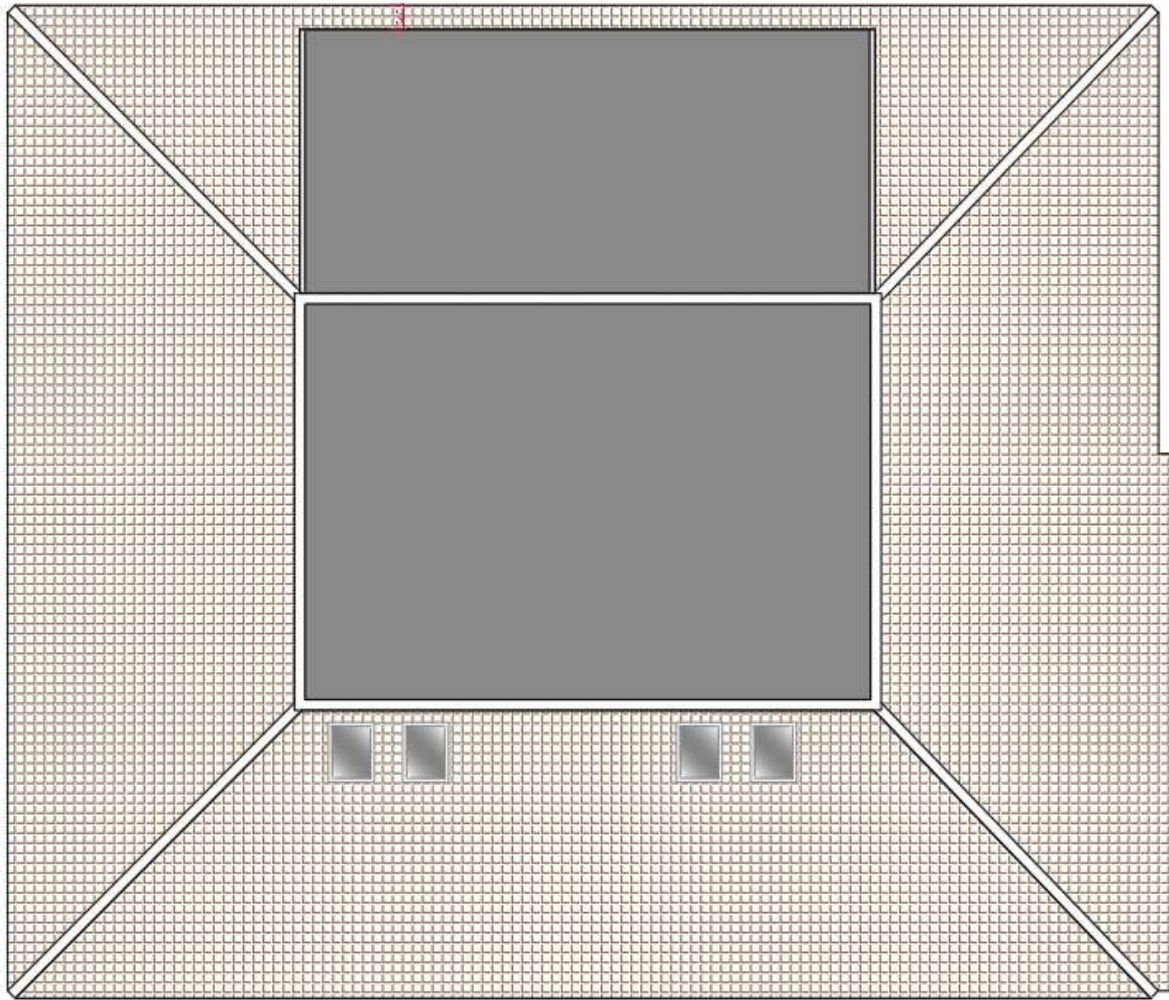


The client has considered the approved layout, and feels that if the dormer can be mode more towards the eaves it would gain higher headroom areas in each bedroom and increase the footprint of the bedrooms by 13m².



This also allows for larger areas for bedrooms 3 and 4.

Part of the roof as shown will be GRP roof (as shown), whilst the main tiled roof will maintain tiled roof to keep to the traditional appearance of the profile from the front.



The proposed elevations as shown below.

