

## DESIGN AND ACCESS STATEMENT

### 1.0 Background.

1.1 This Planning, Design and Access Statement is submitted on behalf of [REDACTED] to meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2010 as they relate to the proposed alterations at 30 Windhill, Bishops Stortford. The proposal is fully detailed on drawings nos. NH/163/01, NH/163/02, NH/163/03, NH/163/05, NH/163/06 and is additionally supported by a 1/1250 OS extract to illustrate the site in its context

1.2 The statement explains the design principles and concepts that have been applied by reference to the following:-

- Historical, Physical and Policy Context
- Amount of development
- Layout
- Landscaping and
- Appearance

### 2.0 Context.

#### 2.1 Physical and Historical Context<sup>1</sup>.

5253 TL 4821 SW 2/90

WINDHILL (North Side) No 30

II GV

2. Early C19 facing of C16/C17 timber frame. Yellow stock brick with white brick lintels, old red tile roof. Two and a half storeys. Symmetrical south elevation to street, 3 sash windows, central door under deep plain hood, dormers to sides. West elevation has 2-storey, canted sash window bay on south. French window on north. Part weatherboarded, part stuccoed east gable end. Exposed timber frame beams inside.

Listing NGR: TL4842421313

### **3.0 Design Principles.**

#### 3.1 Amount and Layout of Development.

The proposed works are to replace a modern fire surround in the family room with a reclaimed oak mantel beam and make good the original brickwork with lime mortar. New sanitaryware is to be fitted in the first floor bathroom against a new independent stud wall constructed in front of the existing wall structure. New iron railings approx. 900mm high are proposed for the front elevation.

#### 3.3 Appearance.

3.3.1 The proposed internal works will not be seen from outside and the new railings will compliment the front elevation.

#### 3.4 Landscaping.

3.4 .1 No landscaping is proposed.

### **4.0 Access.**

4.1 Access to the property will be unaltered.

### **5.0 Conclusion**

5.1 It is submitted that the scheme has satisfactorily addressed all relevant planning policies and therefore listed building approval should be granted. We accordingly look forward to the approval in due course.

**Nick Hankins**

**November 2023**