

Design and access statement.

Address

21 West Street, Hertford



Site Context

The property is sited on West Street, Hertford.

Application description

This application seeks planning and listed building consent for an extension to an existing outbuilding within the rear garden of 21 West Street, Hertford.

Please refer to the supporting documents as listed below.

- 1732_YPUK_P001 - Site Location Plan
- 1732_YPUK_P002 - Existing Block Plan
- 1732_YPUK_P003 - Proposed Block Plan
- 1732_YPUK_P004 - Existing Ground Floor Plan In Situ
- 1732_YPUK_P005 - Existing Elevations
- 1732_YPUK_P006 - Proposed Ground Floor Plan In Situ
- 1732_YPUK_P007 - Proposed Elevations

The new outbuilding will facilitate a new wet room for the occupier of 21 West Street, accessed via new timber barn style door from an existing storage area. A new door is proposed from the existing hardstanding at the rear of 21 West Street.

The proposed extension will enlarge the existing outbuilding but in a proportionate manner, the setting of 21 West Street will be preserved. The proposal seeks to clad the outbuilding with a dark, timber weatherboard laid horizontally. This choice of external material is considered sympathetic to the character and appearance of the listed building and will represent an enhancement compared to the existing shed which is in poor condition.

The proposed timber frame is to be supported on a new brick plinth approximately 2 courses deep, built from reclaimed stocks and pointed with a lime cement mortar. The wall will be constructed off of a new adequate strip foundation or ground bearing slab, designed by a structural engineer.

The new pitched roof will be surfaced with old, reclaimed tiles, to match those of the existing shed/outbuilding, laid and bedded and verges pointed to match the existing.

The windows will be a sash style window, in keeping with those of 21 West Street.

The proposal includes the positioning of one conservation style rooflight made by Velux or similar.

