

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/173/01, NH/173/02, NH/173/03, NH/173/05, NH/173/06 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 Context¹.

5253 TL 4821 SW 2/90

WINDHILL (North Side) No 30

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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 design is to remove the modern existing garage and the existing single storey store room and construct a new single storey kitchen / dining area. The existing kitchen is to be subdivided to provide a new WC and utility room.

New doorways will be formed from the existing lobby into the new kitchen and WC. The existing roof to the kitchen and store room will be retained and discharge onto a new flat roof which will be hidden behind a new parapet wall constructed using reclaimed bricks to match the existing house.

New timber bifold doors are to be fitted to the front elevation of the new kitchen.

3.3 Appearance.

3.3.1 The proposed extension and demolition of the modern garage will greatly improve the appearance of the existing property

3.4 Landscaping.

3.4 .1 The area outside the proposed kitchen / Dining room will be paved.

4.0 Access.

4.1 Access to the rear of the property will be through the new bi fold doors

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

January 2024