

AMENDMENT
- 4 FEB 2010
NO: 56/2010/93
56/2010/94

DESIGN AND ACCESS STATEMENT
FOR
INTERNAL ALTERATIONS
AT
7 FORE STREET HATFIELD

REVISED 02 FEBRUARY 2010

DESIGN AND ACCESS STATEMENT

7 FORE STREET HATFIELD

INTRODUCTION

This Design and Access Statement has been prepared in support of an application for listed building consent for internal alterations to re-fit an existing first floor bathroom, install a new second floor bathroom and to remove an internal partition.

The application building is No 7 Fore Street Hatfield AL9 5AN, a grade II listed building. The house was built in the late 18th Century by surgeon John Darby and features an Adam influenced doorcase to the front elevation with recessed sash windows and gauged brick arches. It is on three floors with a basement and a single storey rear wing containing the kitchen and ancillary accommodation.

The recent planning history relevant to this application comprises planning permission and listed building consent, (S6/2000/1370/FP and S6/2000/1371/LB) for part demolition and replacement of the rear single storey wing. The design included a new timber framed structure with a pitched tiled roof and new window joinery.

INTERNAL ALTERATIONS

The scope of the alterations comprises:

1. Formation of a new doorway from the Master bedroom on the first floor into the adjacent dressing room; removal of a modern partition and fittings and the installation of new fittings to create an en-suite bathroom.
2. Formation of a new doorway from Bedroom 2 on the second floor into bedroom 4 and the installation of new fittings to create an en-suite bathroom.

The objective of these alterations is to rationalise the accommodation commensurate with the status of the building and use as a family home.

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Items 1 & 2 will reuse existing doors and joinery as part of the reconfiguring of the respective accesses and will have no adverse effect upon the structure of the building being formed in non-loadbearing partitions. Disturbance of the historic fabric will be limited in extent and it is feasible to route services above or below floors without cutting into structural members or linings by utilising existing service connections in adjacent ducts serving current fittings.

The new door openings will be formed in timber stud and lath & Plaster partitions and making good will be in appropriate materials such as lime putty plaster and moulded pine where required.

SUMMARY

The re-use of doors, linings and architraves will maintain the integrity of the historic fabric and the extension of services to the new and repositioned fittings can be carried out without harm to any structural members or significant features.

The proposed alterations are of limited scale and will therefore have no adverse impact on the character of the listed building or the conservation area in accordance with national guidance PPG 15 and local planning policy R25.

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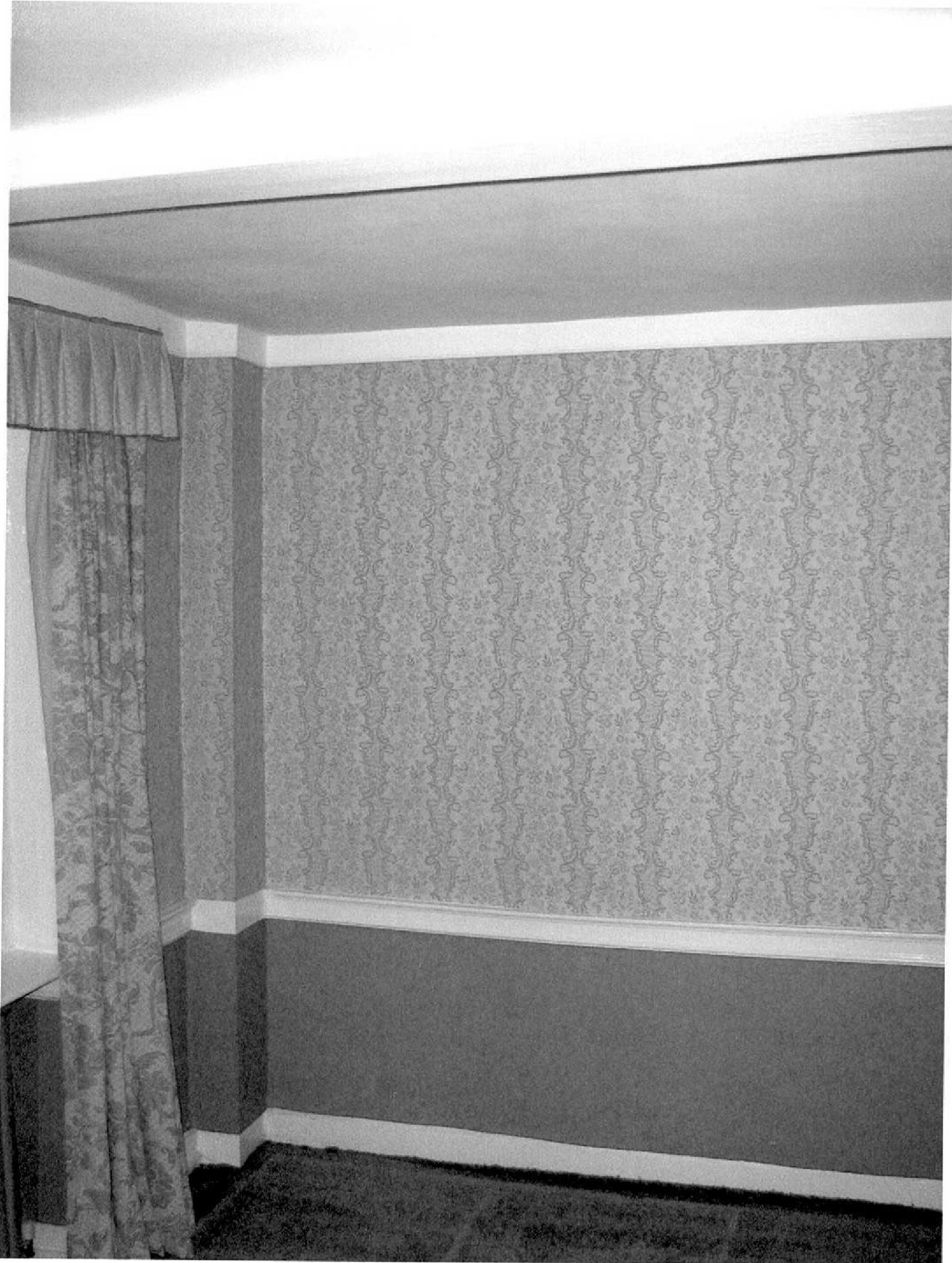
PHOTOGRAPH 1



Position of doorway from Master Bedroom into Bathroom 1. The panels are formed by planted timber mouldings and are thought to be recent. The opening will be positioned to minimise loss of studs and will be framed in pine re-using the existing door frame, architraves and panel door.

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PHOTOGRAPH 2



Position of doorway from Bedroom 2 into Bathroom 3. The opening will be positioned to minimise loss of studs and will be framed in pine re-using the existing door frame, architraves and panel door.