

DESIGN AND ACCESS STATEMENT

7 FORE STREET HATFIELD

**REPLACEMENT OF CORRUGATED ASBESTOS CEMENT ROOFING WITH
LEAD EFFECT SHEET**

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INTRODUCTION

This Design and Access Statement has been prepared in support of an application for listed building consent for the insertion of new sliding-folding doors and French door to the rear kitchen wing and replacement of an asbestos cement roof over the same area.

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.

KITCHEN ALTERATIONS

The scope of these proposals comprises:

1. Removal of internal walls to the larder and WC to incorporate these areas into a large open plan space.
2. Raising of the lower floor level up to the upper floor level to complete the single open plan design. At the same time to replace the corrugated asbestos cement roofing and structure above this area and to raise the internal ceiling height.
3. Insertion of purpose made sliding-folding doors into the rear wall.
4. Insertion of purpose made French doors into the sidewall of the kitchen.

The objective of these alterations is to improve the spatial and functional layout of the kitchen area, to create a facility appropriate to the quality to the main part of the building, and to allow greater integration of the enclosed garden into the living accommodation by the use of glazing.

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Items 1 & 2 will result in the loss of some fabric although this will include sub-standard modern material, such as asbestos cement roofing, and some low quality masonry and modern partitioning. The use of lead effect sheet roofing in place of the corrugated asbestos cement will enhance the listed building. Two small mono-pitch lantern type rooflights will be inserted to improve natural lighting and create an impression of height in an otherwise low flat ceiling. The rooflights will not be visible from ground level, due to the brick parapet, and seen from upper level windows of the main house will compliment the existing Velux type roof windows to the recent pitched roof section.

Item 3, the insertion of sliding-folding doors into the rear wall of the recent extension, will replace an indifferent modern window and panel door that are not sympathetic to the building in general. The use of contemporary glazing will sit comfortably between the latest and earlier sections of the rear wing whilst allowing the various phases to be easily differentiated.

Item 4 will replace a more recent opening and window frame whilst maintaining the general style and character of the rear elevation of the main house. Single glazing will allow the use of suitable glazing bar and frame sections.

SUMMARY

Because the proposed alterations are of limited scale they will have no adverse impact on the form and character of the listed building and the intended materials are consistent with maintaining the integrity of the historic fabric.

In the case of the roof covering to part of the kitchen there will be a net enhancement both in quality of construction and in performance meeting The Council's sustainability objectives.

The scale and design of the scheme takes into account PPS 5 (previously PPG 15) and respects the setting of the listed building with no adverse impact on the Conservation Area and therefore complies with national guidance and local planning policies R22 and R25.