



June 2024

195 Whitehill Road

Design and Access Statement

[Michael Collins Architects LLP](#)

This statement, in accordance with the guidance, will:

- 1. Demonstrate how the proposals relate to the site context and the impacts upon it.
- 2. Explain the design principles and concepts and how they are applied to the proposals, including taking into account the local planning guidance and mitigating measures to minimise effects upon neighbouring amenity and heritage assets.

The content of this statement is proportionate to the scale, complexity and nature of the application. It will tell the story by explaining the design thinking behind the proposal and how issues relating to access have been addressed using images, plans and diagrams to supplement the text.

Note to be read in conjunction with the planning statement.

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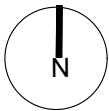
1.0 Summary

The following is the description of the proposals:

Demolition of the existing two storey side and single storey rear extension. The erection of a new side double storey extension, and single storey rear extension. Replacement windows and a new air source heat pump.

1.1 Building description & land use

An existing mid 1950s semi detached dwelling which has been subject to a number of alterations in the 1980s and 1990s. Prior to the erection of these dwellings cartographic analysis indicates that the site was formerly open land south of the historic Chalk Pit which influenced the name ‘Whitehill Road’.



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Note: This drawing is copyright

Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance
with the British Standards.

Michael Collins Architect LLP

Whitehill Road
Site Plan as Existing

Stage: Stage 3
Status: Preliminary Planning

001

REVISION: Scale
1:1250@:A3

1.2 Existing Building - External

Front (south) Elevation



View to the Rear (North) Boundary



View of the side (West) Elevation



1.2 Existing Building - Internal



View of the Existing Living Room



1.2 The condition of the existing building externally

Western (Side) Elevation:

- High-level masonry - In variable condition, areas of repointing required.
- Roof - The existing concrete tiles are in poor condition, some evidence of moss growth and damage, loose and cracked mortar junctions at ridge level.
- The existing extension has been constructed with a number of external retaining wall portions to the slope which are failing.
- The existing conservatory has blown units and is beyond its design life.

Northern (Rear) Elevation:

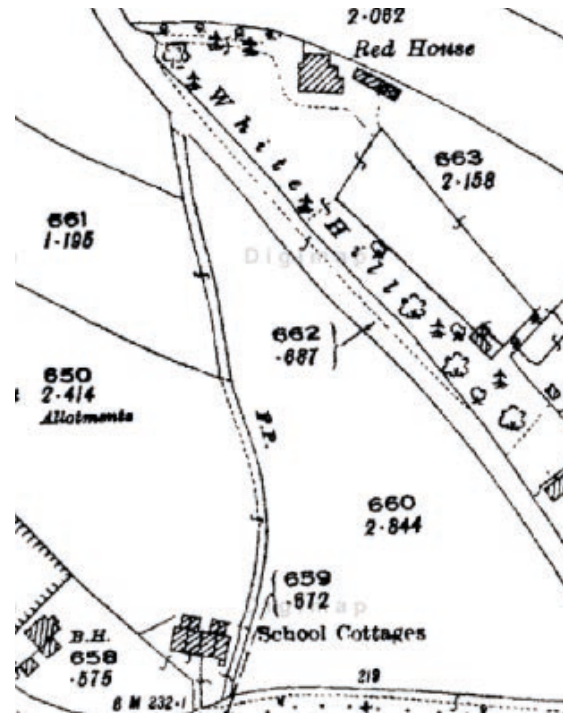
- High-level masonry - In variable condition, areas of repointing required.
- Roof - The existing concrete tiles are in poor condition, some evidence of moss growth and damage, loose and cracked mortar junctions at ridge level.
- Windows - The existing first floor windows have been renewed with UPVC and are in fair condition.
- Ground floor extension - the existing roof and exterior walls are in poor condition, not adequately insulated with evidence of damp ingress the construction is generally substandard.

Southern (Front) Elevation:

- Windows - in fair condition.non original
- Walls - The existing masonry facade is generally in fair condition, some evidence of low level brick damage.
- Roof - The existing concrete tiles are in variable condition, some evidence of moss growth and damage, loose and cracked mortar junctions at ridge level.
- The existing conservatory has blown units and is beyond its design life.

Historic Maps/Plans

1890 Map



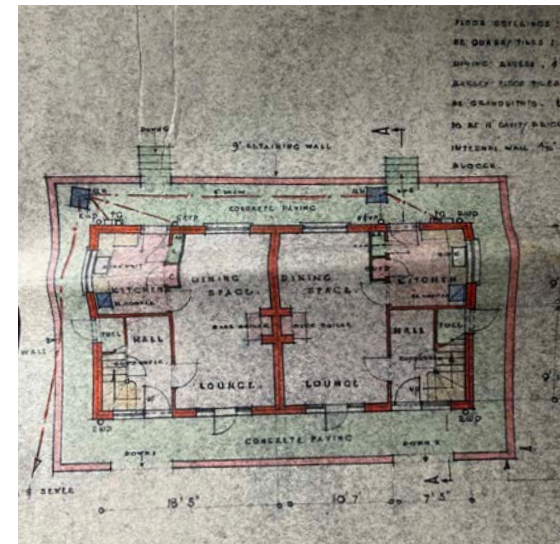
1954 Plan



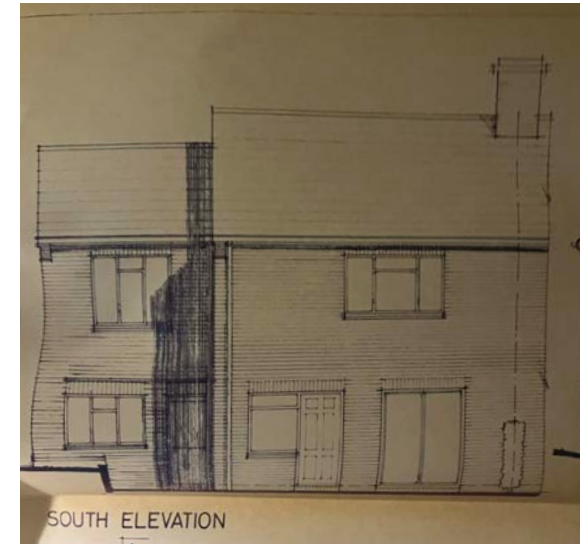
1960 Map



1953 Elevations



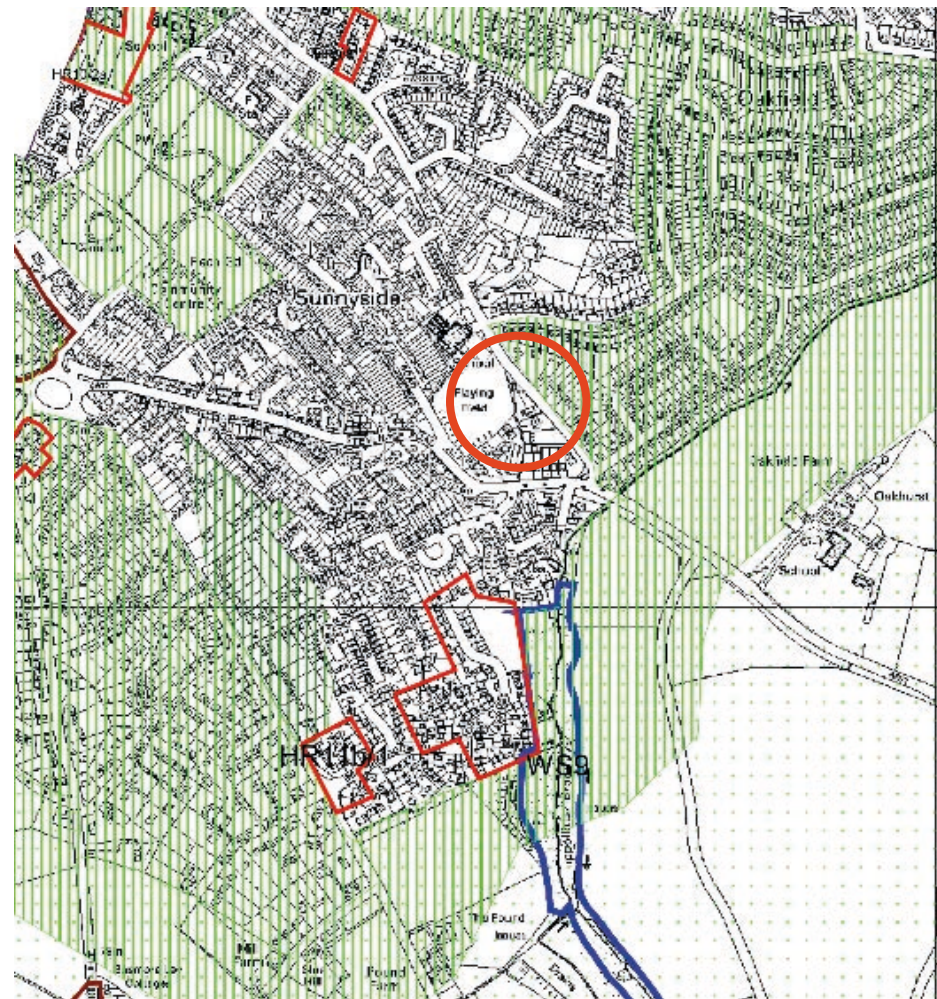
1953 Plans



1987 Extension Elevations

3.1 Relevant planning policy considered as part of developing these proposals

- The site falls outwith a designated Archaeological Area
- The host dwelling is not a building of local interest
- The relevant sections of NPF4 and the current North Hertfordshire Council Local Plan.



3.2 Design strategy

As will be described in this document these proposals are informed by the need to adapt the house to accommodate 21st Century living conditions for a young family where light living spaces, larger kitchen and dining facilities and an enhanced connection to the garden area are desirable. The proposals aim to replace the poor quality extensions currently at the rear and side and improve access and connectivity to the garden.

- The substantial remodelling of the attached dwelling in the last decade removes the legibility of the existing symmetrical semi-detached pair. Furthermore the landlocked aspect and shape of the site and its loss of relationship to the street warrants a more unique approach. These proposals aim to form an innovative environmentally sustainable remodelling of the dwelling unique to the setting.
- The design of the side extension aims to create a simple contemporary element which relates itself to the woodland setting and the level change across the site.

3.3 Amenity & Neighbouring Buildings

Careful consideration has been given to ensure that the proposed works would not cause any impact on the living conditions of neighbouring properties in terms of a) the scale of the additions, and b) the location and number of any new window openings.

- The proposed rear ground floor extension is flat roofed and embedded within the garden area. There are no impacts on the living conditions of neighbouring properties when considered against the BRE 45 degree test.
- Light into the eastern neighbouring property windows will not be materially affected as there is an existing fence and level change, and on the basis of existing window positions, this also should mean that our proposed elevation should not significantly impact any light entering into this property.
- The new side extension is located away from the adjacent properties
- Views from the new extension windows are primarily at at ground floor level but also at the side and rear to the first floor level. The upper first floor level faces south but is located at the corner. This arguably results in less overlooking than the current arrangement. .

3.4 Scale and massing

- The existing building presents a simple formal presence at the rear. The extension aims to enhance this as an additional volume that connects it to the garden.
- The remodelling aims to create a more architecturally interesting elevation over-all and aims to improve the character of the original building, in a contemporary but respectful manner to the host dwelling.

3.5 Design quality and materiality

- The proposals seek to avoid a pastiche approach which would arguably be out of place in the context of the substantially altered neighbor.
- Slimline aluminium frames concealed by oak framing will be used for new windows.
- The new roof will incorporate new concealed solar panels.
- The cladding will be crisply detailed and colored to match the hue and tone of the existing brickwork

3.6 Access

- The proposals enhance the accessibility of the site and the property by allowing level access between the house and garden areas.

3.7 Waste

- The proposals do not alter the current waste storage strategy. Bin storage will be incorporated sensitively into the existing front garden area.

3.8 Environment

- The proposals involve the upgrade of the existing building, and improved thermal performance of the roof and walls, in addition to the highly insulated new extension.

3.9 Habitat

- The local authority is to advise if further habitat studies are required as part of the attic/roof refurbishment works.

3.10 Contamination

- The local authority is to advise if further contamination surveys are required based on council land datasets. Historic cartographic analysis does not indicate that the existing land did not have a former industrial or extraction use, or the storage of fuels.

3.11 Flood risk

- The site is located within flood risk zone 1 from rivers and waterways.
- The site is in a medium area for surface flooding. risk. The local authority is to advise if further flood risk assessments are required.

The area around 195, Whitehill Road, Hitchin, SG4 9HY has a

- medium risk of surface water flooding
- very low risk of flooding from rivers and the sea

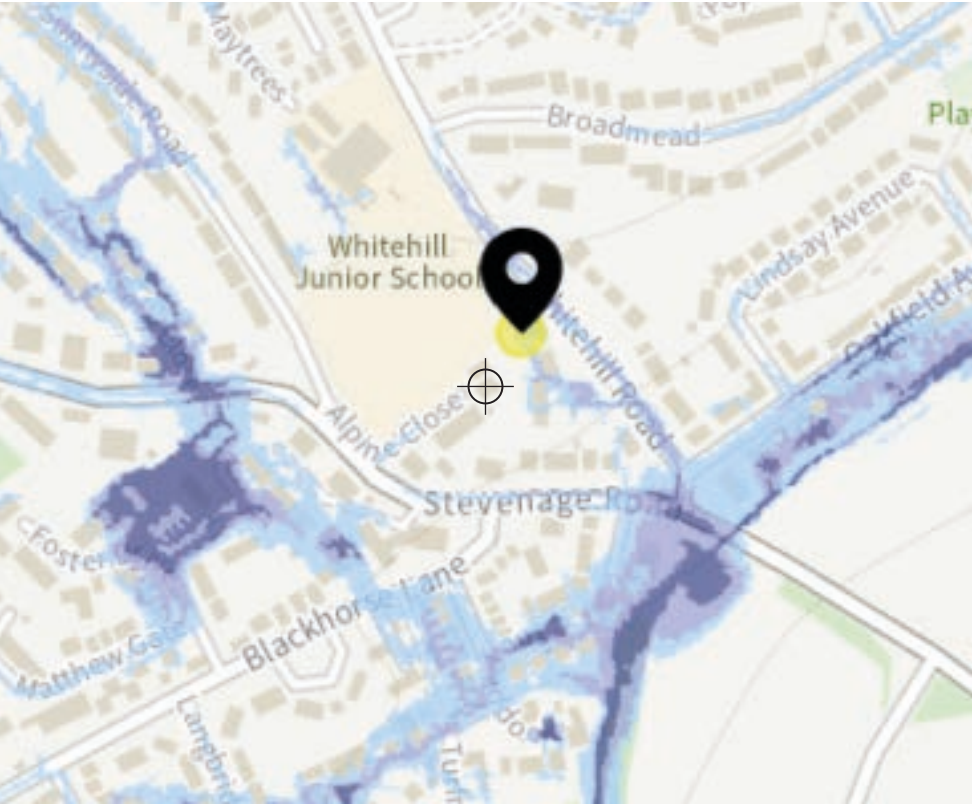
This information is not specific to a property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

Surface water Medium risk of flooding	
How likely a flood is	Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year. ▶ What makes an area more likely to flood from surface water
Manage your flood risk from surface water	An area can still be at risk of flooding even if it has not flooded in the past. You should check your long term flood risk regularly because the information may change. Find out how to prepare for flooding. Lead local flood authorities (LLFAs) are responsible for managing the flood risk from surface water. They may hold more detailed information. Your LFA is Hertfordshire council.
What this information covers	This information tells you the highest chance of flooding on the land 15 metres around a property. It is not specific to a property. ▶ What you can use this information for
See surface water flood risk on a map	View a map of surface water flood risk for information on: • where any flood water might spread to (extent) • how deep any flood water could be (depth) • the speed and direction of any flood water (velocity)

Rivers and the sea Very low risk of flooding	
How likely a flood is	Very low risk means that this area has a chance of flooding of less than 0.1% each year.
Manage your flood risk from rivers and the sea	An area can still be at risk of flooding even if it has not flooded in the past. You should check your long term flood risk regularly because the information may change. You can also find out how to prepare for flooding .

Surface Water Flood Risk Map



Summary of design development and planning negotiation



The box:
Planning application ref 24/01521/FPH

Refused, and subsequent discussion identified that the main concerns were:

- The bulk and massing of the proposal
- Whilst it was acknowledged that similar sized forms are possible using PD and are visible locally, the boxy nature of the extension in relation to the existing roof was a concern.
- The materials were noted as a concern



Chamfered box
Discussed with Tom Rea March 2025

Still concerns remained

- The Bulk was still considered an issue
- The interface with the roof was noted as a concern and the form overly complex

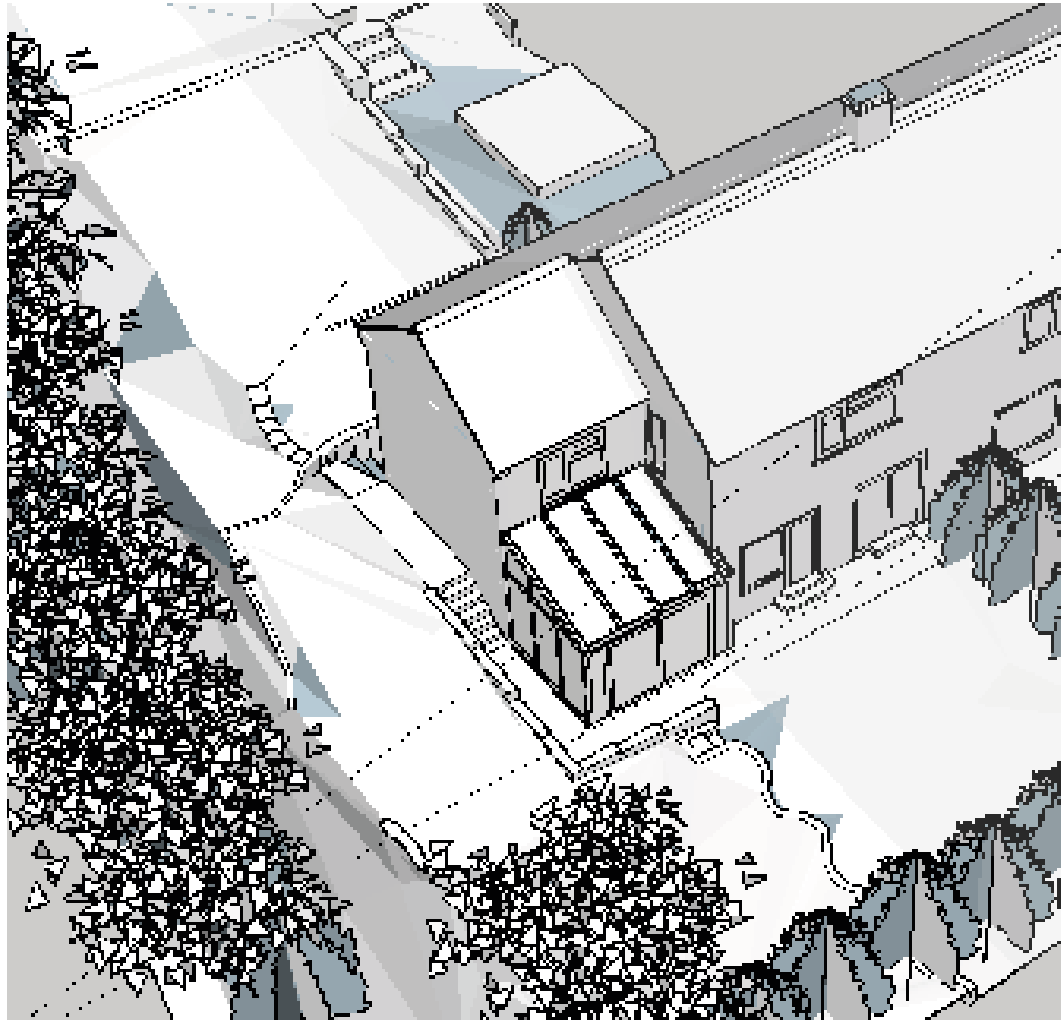


The Catslide
Discussed with Tom Rea May 2025

- Agreed that the new roof form represented a substantial change from the planning scheme toward reducing the massing
- The catslide roof works positively with the views from the road and at the rear and provides a more gentle transition when approaching the property.
- The taller elevation along the raised embankment to the west was not noted as being of concern.
- The incorporation of timber onto the facade along with standing seam zinc cladding did not raise concerns.

4.1 Existing issues and proposed design principles

As Existing



- Substandard single storey side/rear wrap around extension with poor thermal performance
- Existing living space is dark and has a poor connection to the back garden
- Existing step up into back garden reduces accessibility

As Proposed



- Rear roof dormer extension creates more living space
- New single storey side/rear wrap around extension provides open-plan kitchen/living/dining space
- Lantern and glazing maximise natural light and improve connection to back garden
- Roof lights bring light into the centre of the property



Views from above (left) on approach (middle) and from Whitehill road (right)



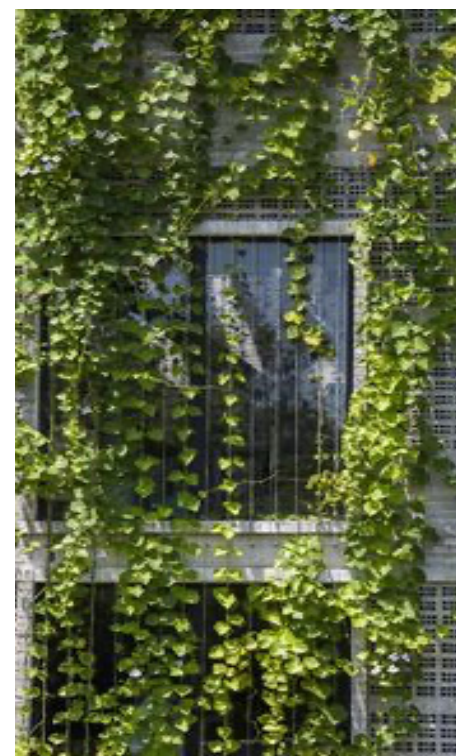
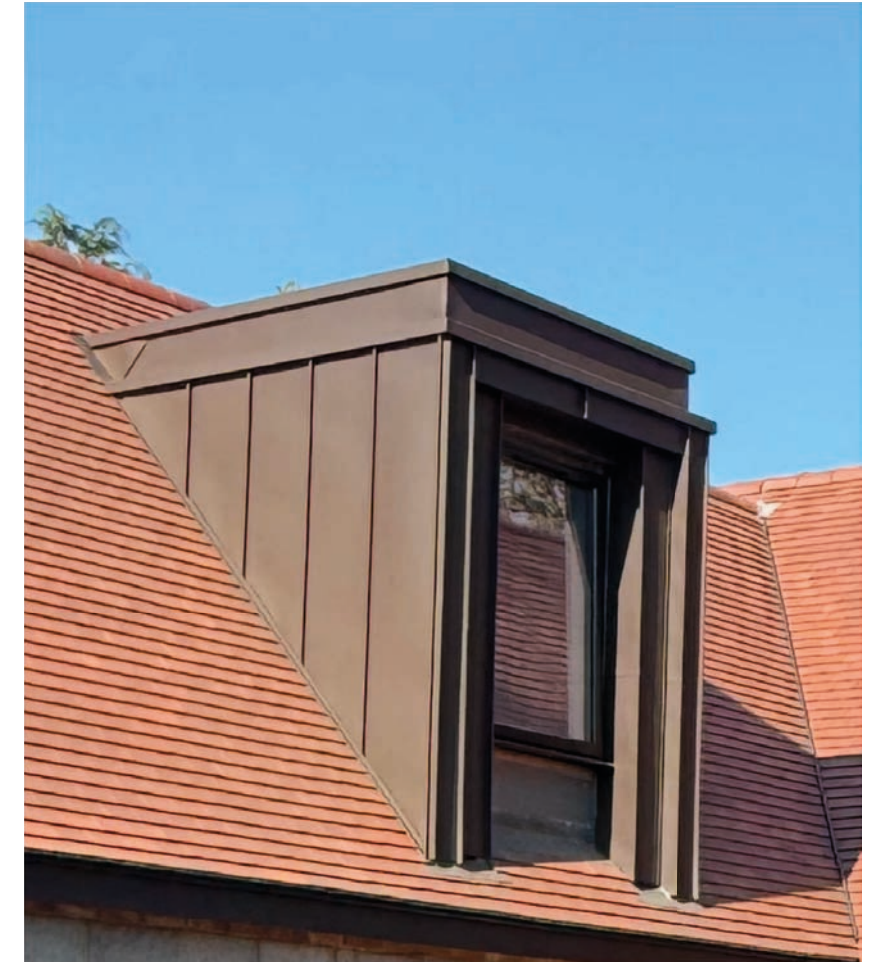
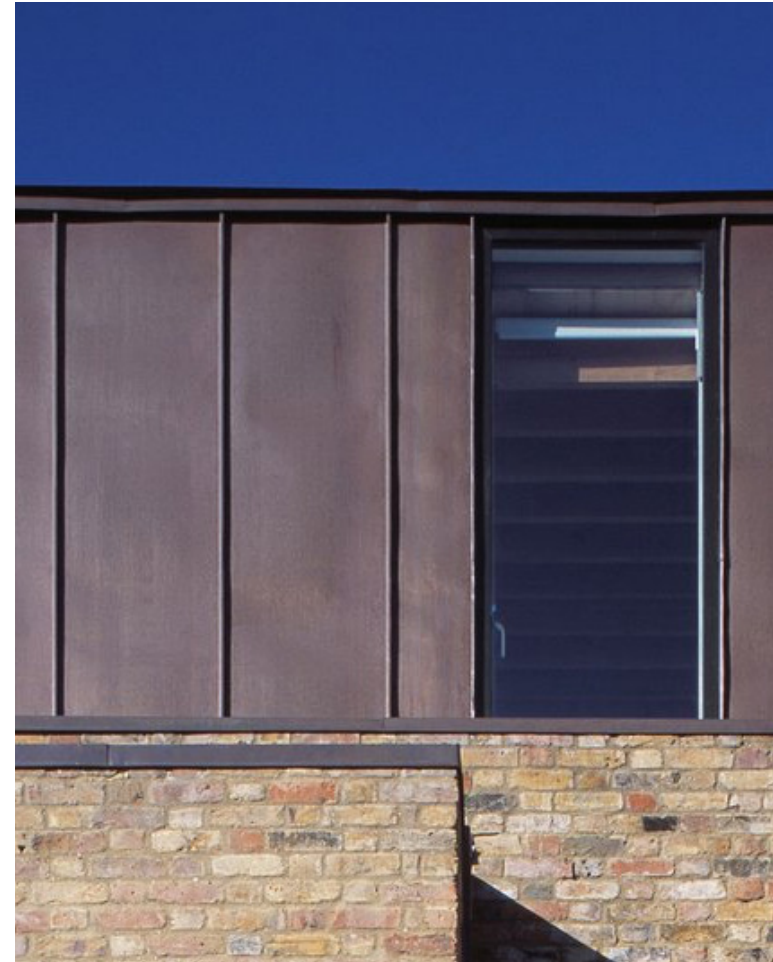


Precedent Images



Materials

- Terracotta colored metal cladding
- Mesh planted facade system
- Petersen handmade linear bricks to match existing



Above: Hitchin Road, catslide pitch
Below: Sunnyside Road Hitchin, decorated asymmetrical gable with large asymmetric openings

+78.69 ab.

aa.

y.

ag.

Pitched Clay Tiles

+76.03

ah.
ai.

ad.

u.

ah. ai.

j.

w.

+78.69

k.

W.

j.

ai.

Brick Faci

Window
(Approx)

Ground Profile @ building line

Datum : 70.00ADD

