



July 2024

3D The Avenue

The Avenue, Hitchin
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:

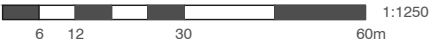
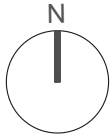
The conversion of the existing ground floor garage into a new living space, the creation of a new bay window on the front facade, the creation of a rear single-storey extension on the first floor, internal alterations, and the creation of a new garden studio at the rear of the garden.

1.1 Building description & land use

3D The Avenue, Hitchin is a four-bedroom, semi-detached three-storey residential dwelling. The ground floor incorporates a single garage, office, bathroom/utility, and kitchen/dining space. The primary living space is located on the first floor with the master bedroom, the second floor comprises three bedrooms and a family bathroom.



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3D The Avenue
Job No. 212 Location Plan
Stage: Stage 2
Status: Preliminary

001

REVISION: Scale 1:1250 @:A3

1.1 Building description & land use

The existing facade of the property is composed of red common multi bricks with dark red hanging tiles. The existing windows are a mixture of white-painted timber windows and white UPVC windows, the existing roof is composed of tiles. This simple material palette provides a precedent for the materiality of the new proposals.

In 2007, permission for the single-storey rear extension and roof terrace area was granted. In the same application, a single-storey front extension that incorporated a bay window and pitched canopy was granted - incorporating the conversion of the existing double garage to living accommodation (now used as an office) and single garage.

Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



1.2 The condition of the existing building externally

Front (Southwest) Elevation:

- Existing brickwork in moderate condition
- Existing timber windows in need of replacement
- Existing roof tiles in moderate condition
- Existing hanging tiles in moderate condition

Rear (Northeast) Elevation:

- Existing brickwork in moderate condition
- Existing timber windows in need of replacement
- Existing sliding doors in good condition
- Existing roof tiles in moderate condition
- Existing hanging tiles in moderate condition

Side (Southeast) Elevation:

- Existing brickwork in moderate condition
- Existing roof tiles in moderate condition
- Existing UPVC windows in good condition

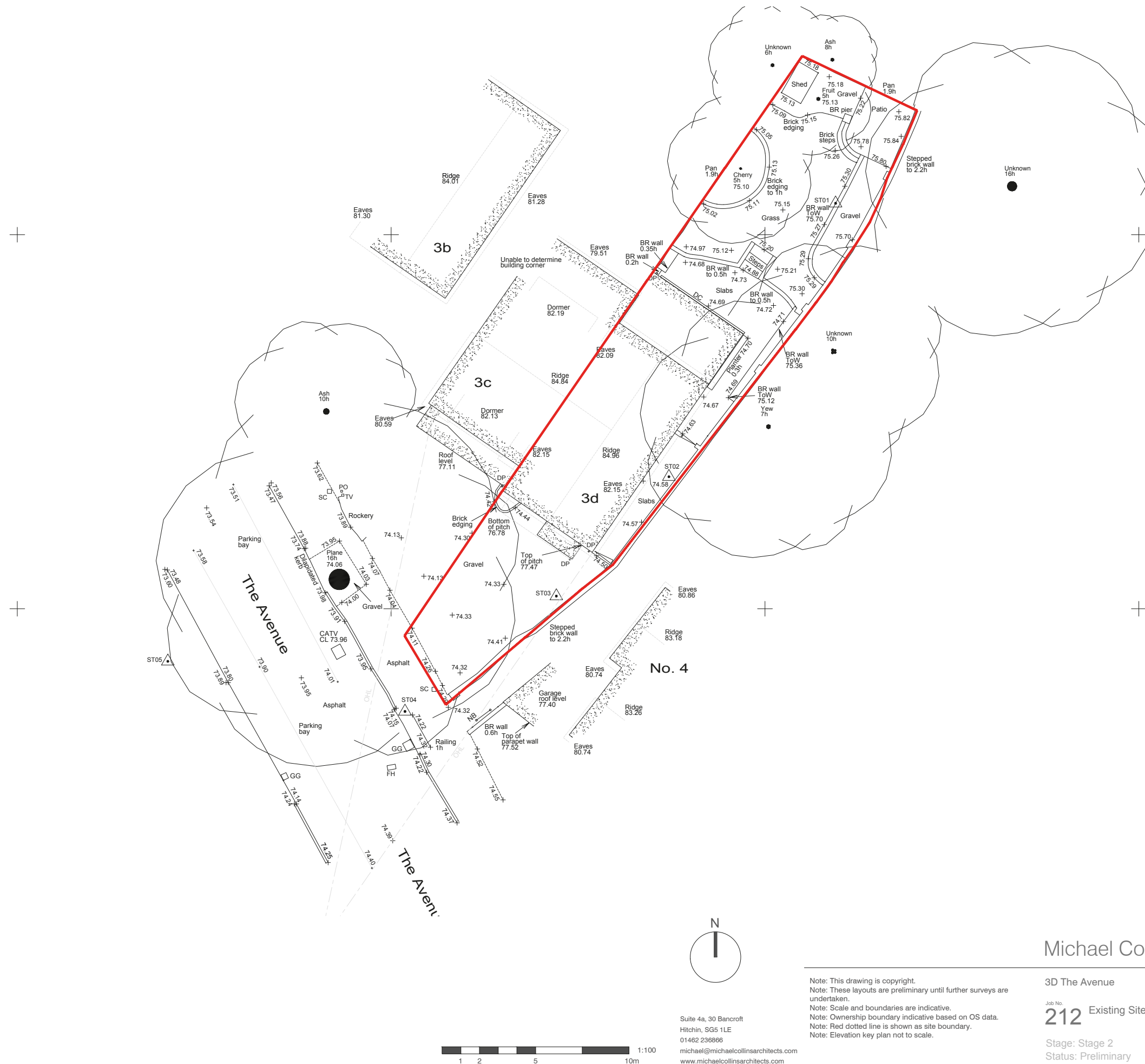
Existing Side Elevation



Existing Garden



2.1 Existing Site Plan



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3D The Avenue

Job No. **212** Existing Site Plan

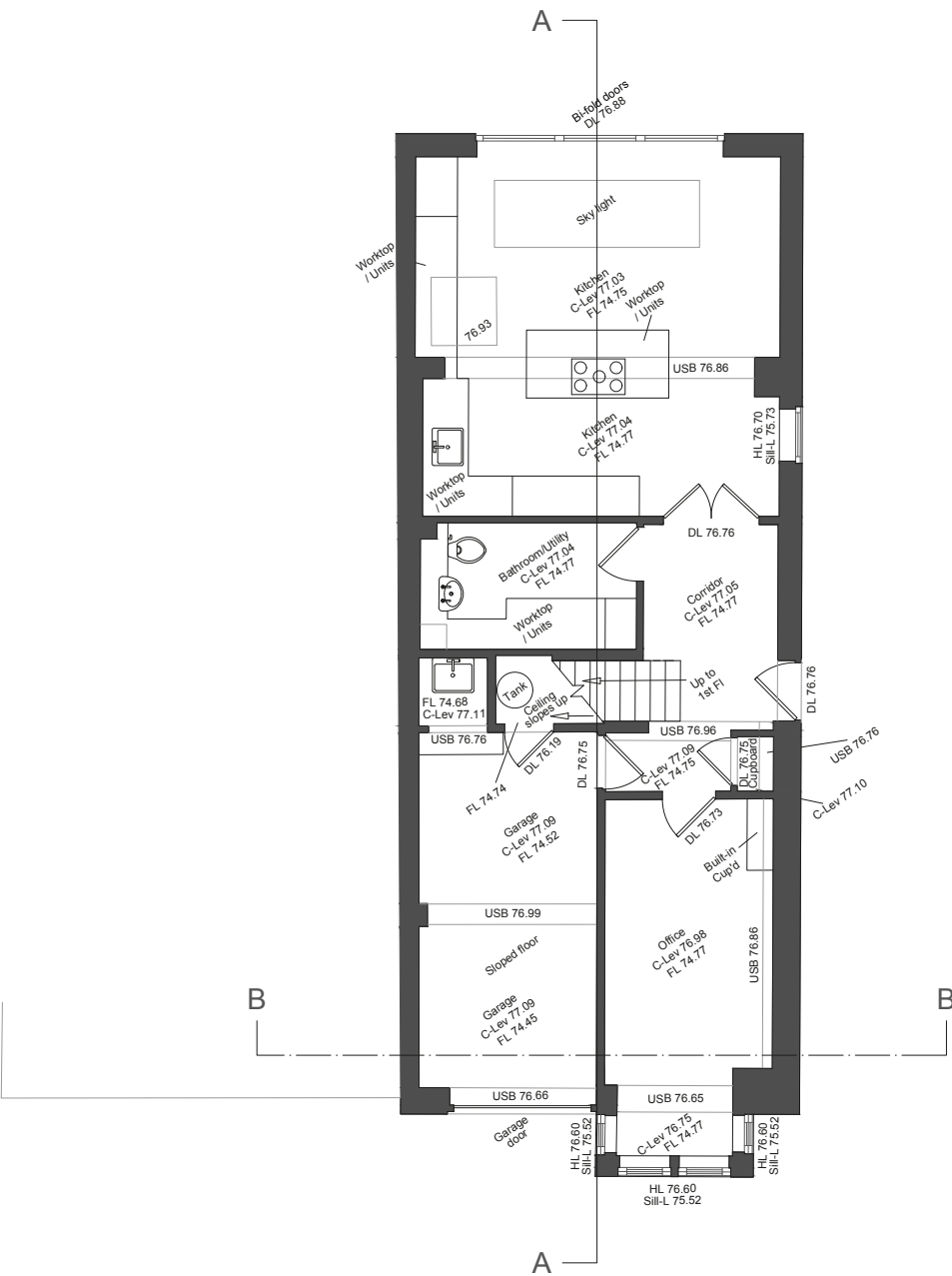
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Status: Preliminary

002

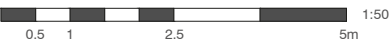
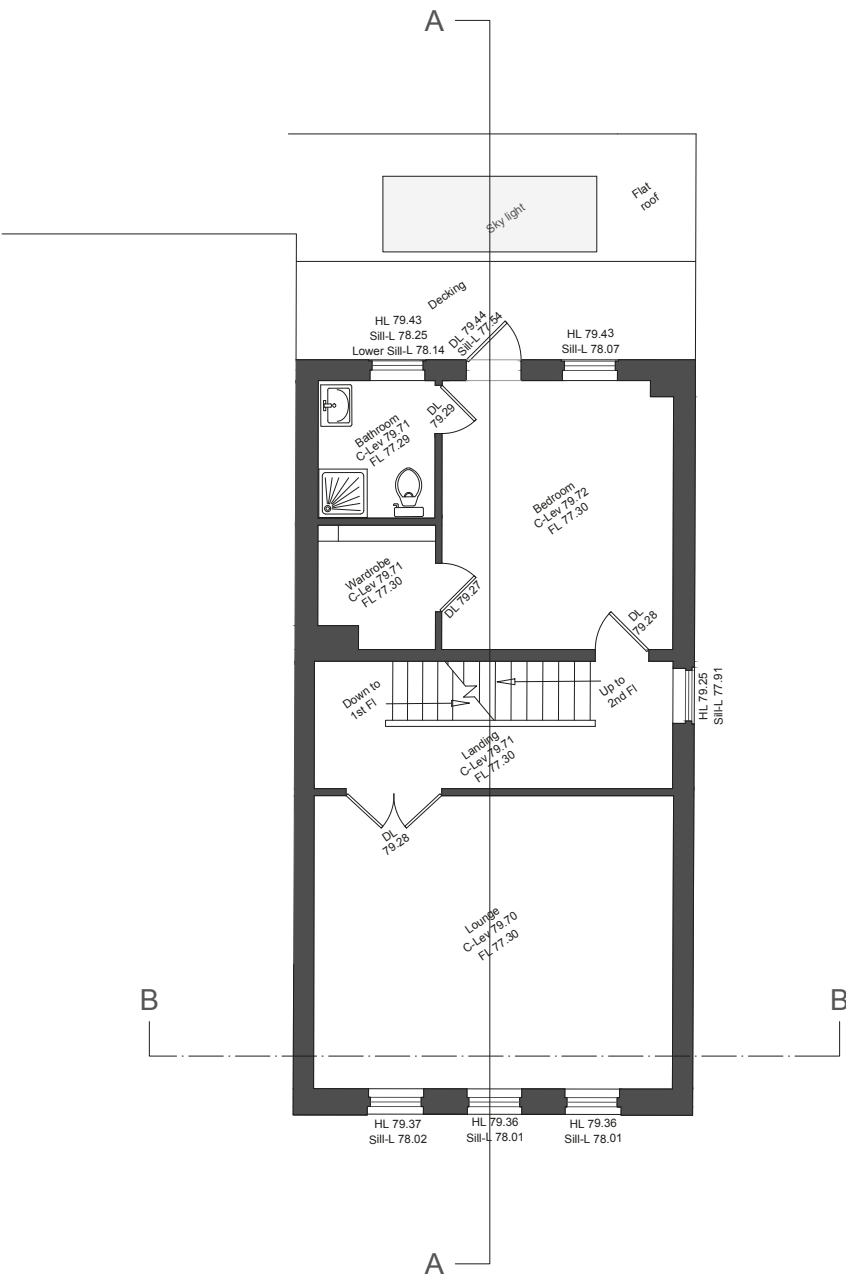
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2.1 Existing Ground Floor and First Floor Plan

Existing Ground Floor Plan



Existing First Floor Plan



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3D The Avenue

Job No.
212 Existing Ground Floor
& First Floor Plan

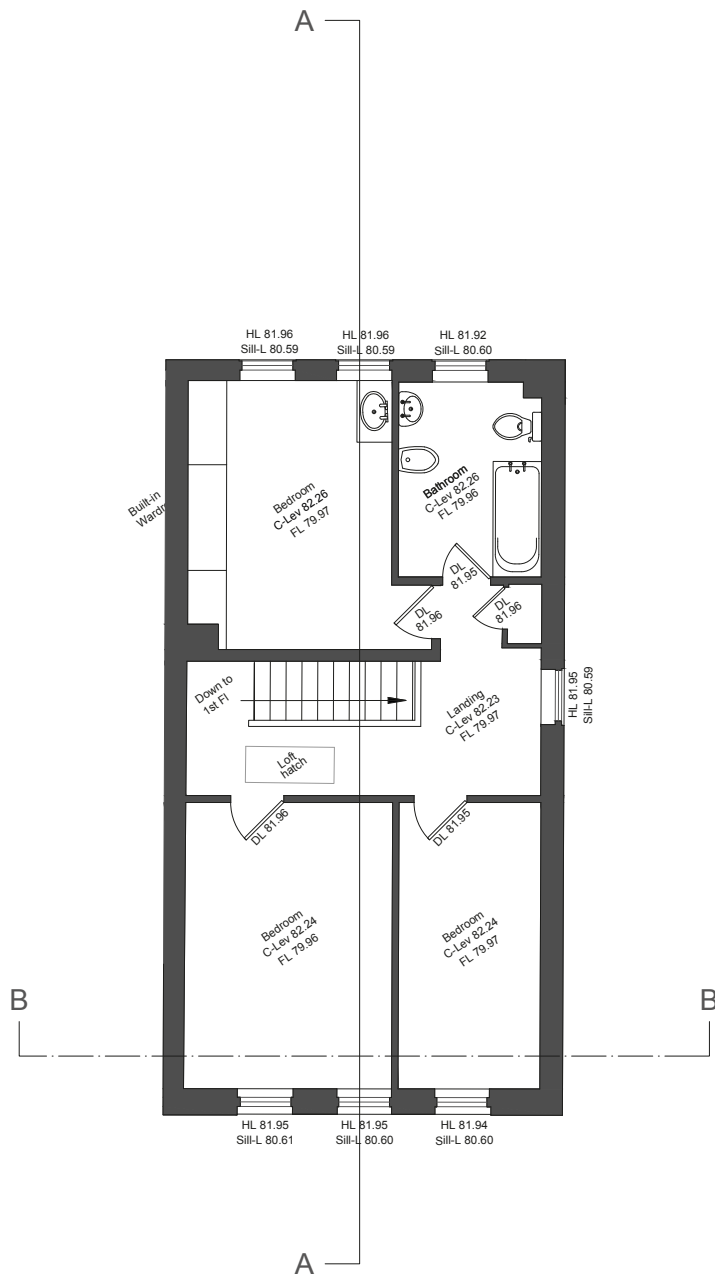
Stage: Stage 2
Status: Preliminary

003

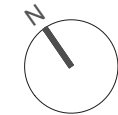
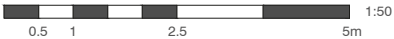
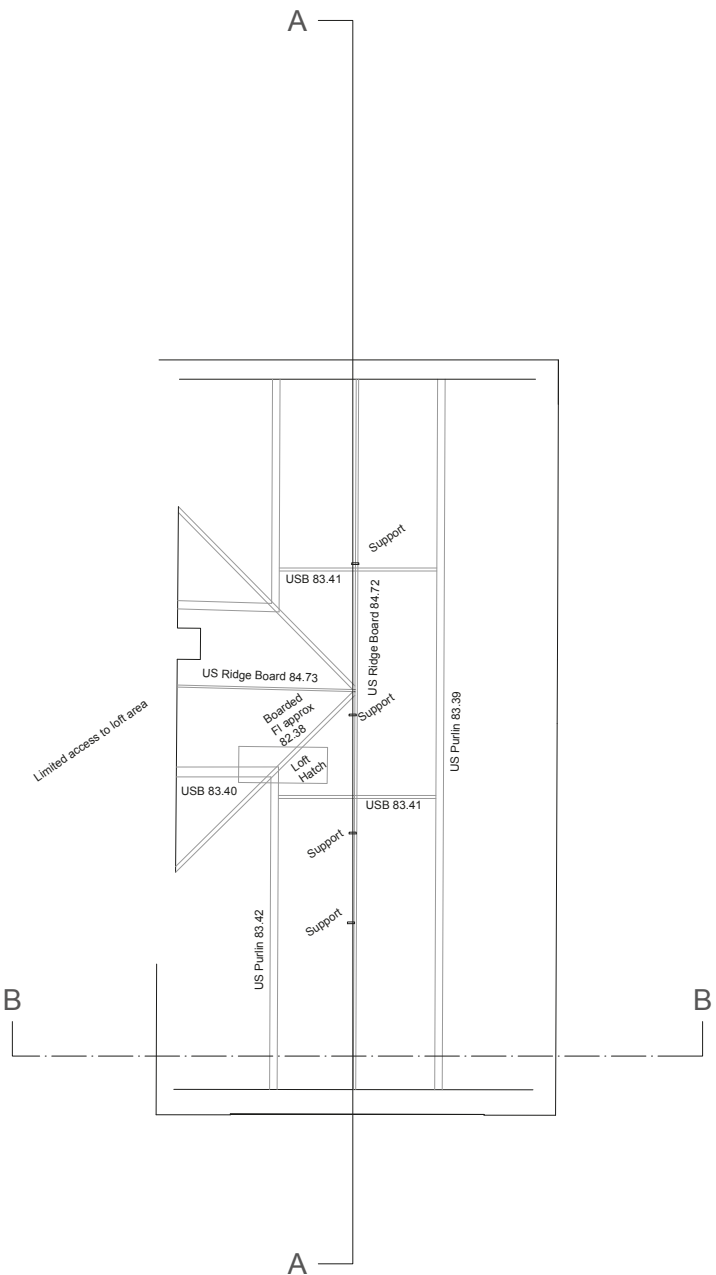
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2.1 Existing Second Floor and Loft Plan

Existing Second Floor Plan



Existing Loft Plan



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3D The Avenue
Job No. 212 Existing Second Floor & Loft Plan
Stage: Stage 2
Status: Preliminary

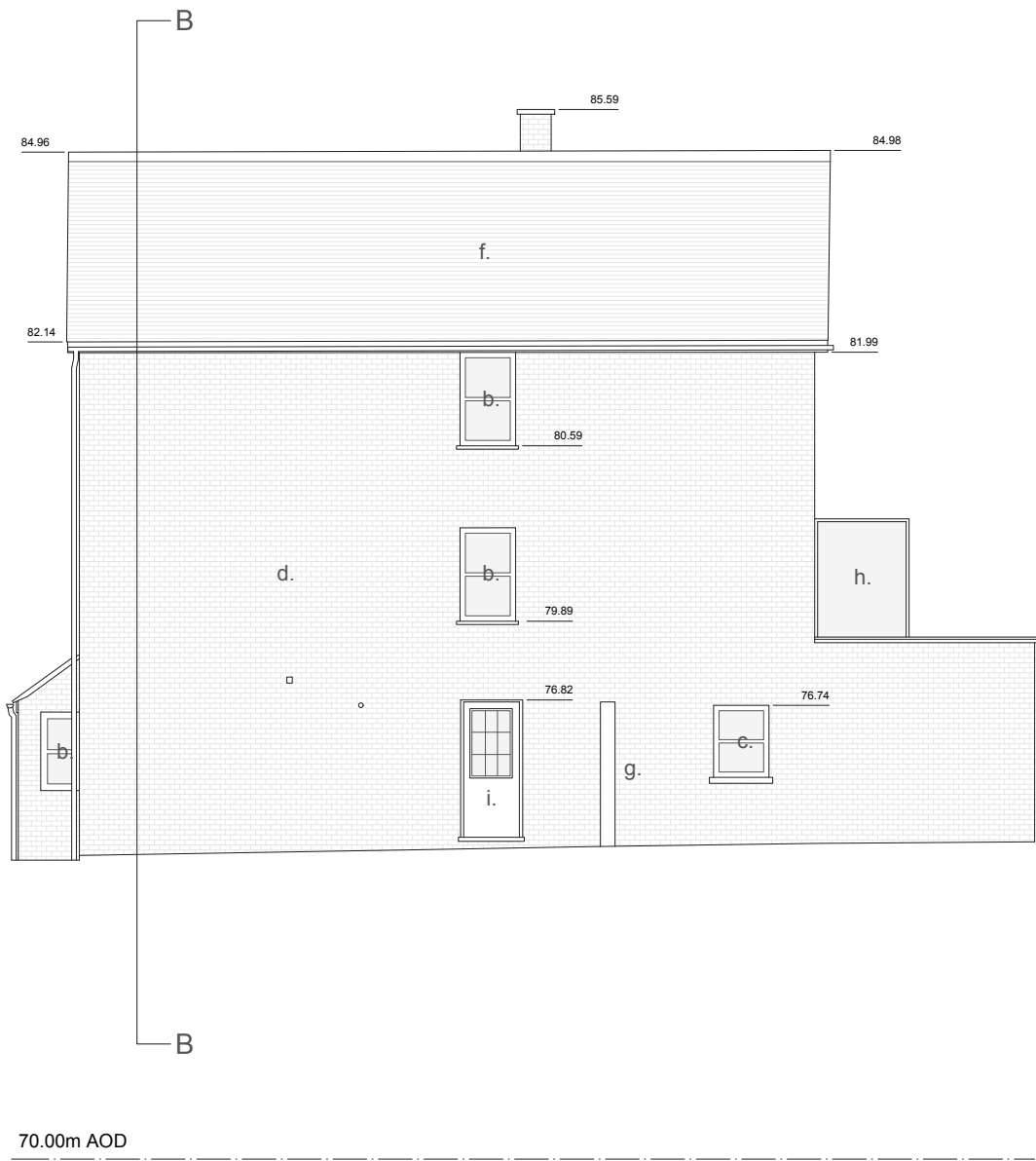
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2.2 Existing Elevations

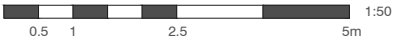
Existing Front Elevation



Existing Side Elevation



- Notes:
- a. Existing garage door
 - b. Existing white painted timber windows
 - c. Existing white UPVC windows
 - d. Existing brick facade
 - e. Existing hanging tile facade
 - f. Existing tile roof
 - g. Existing brick wall
 - h. Existing glass screen/roof terrace
 - i. Existing door



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3D The Avenue
Job No. 212 Existing Elevations (1 of 2)
Stage: Stage 2
Status: Preliminary

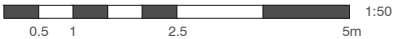
005
REVISION: Scale 1:50 @A1

2.2 Existing Elevations



Notes:

- a. Existing white painted timber windows
- b. Existing UPVC glazed door
- c. Existing brick facade
- d. Existing hanging tile facade
- e. Existing tile roof
- f. Existing glass balustrade
- g. Existing glazed sliding doors



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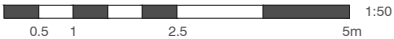
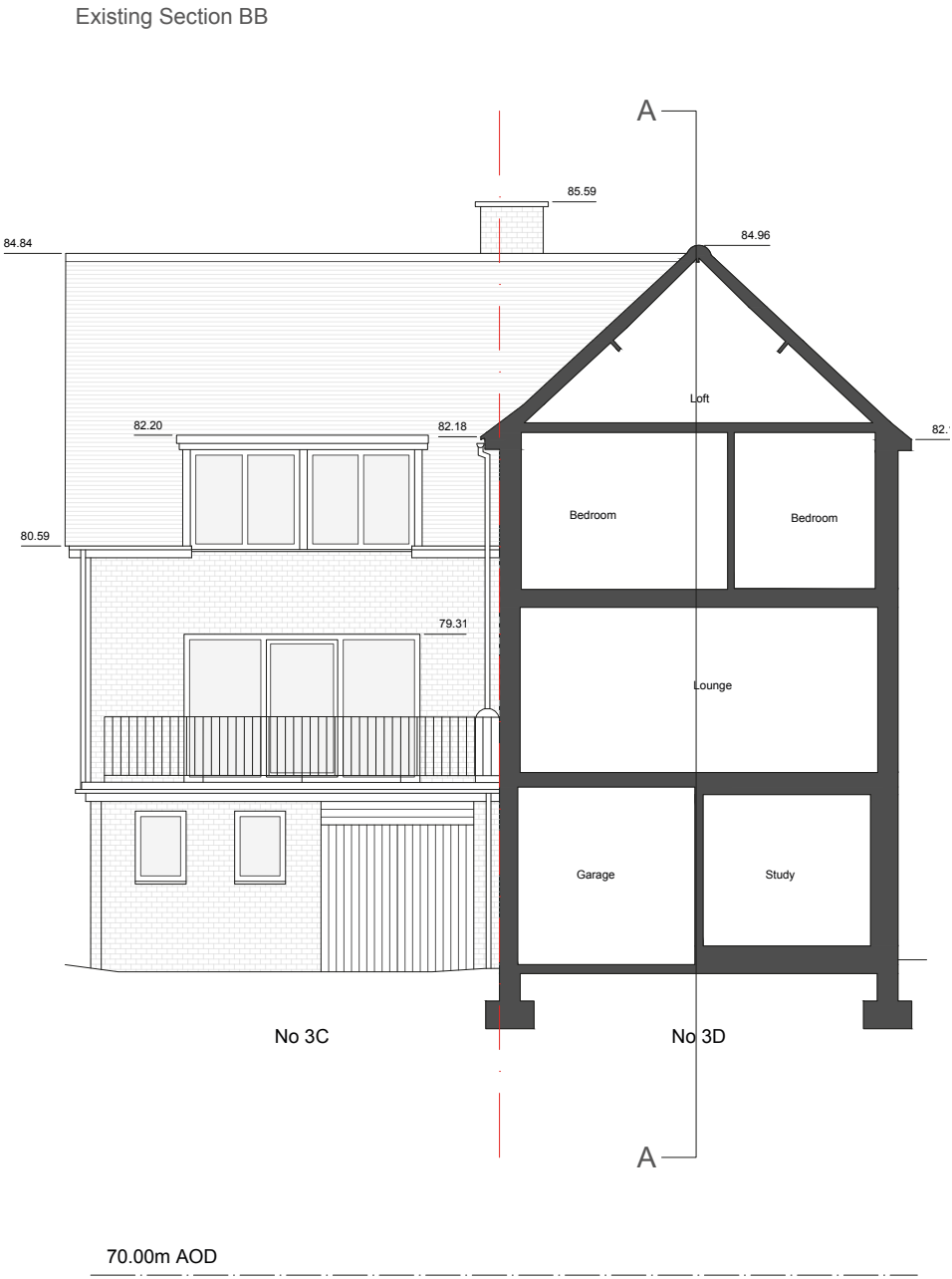
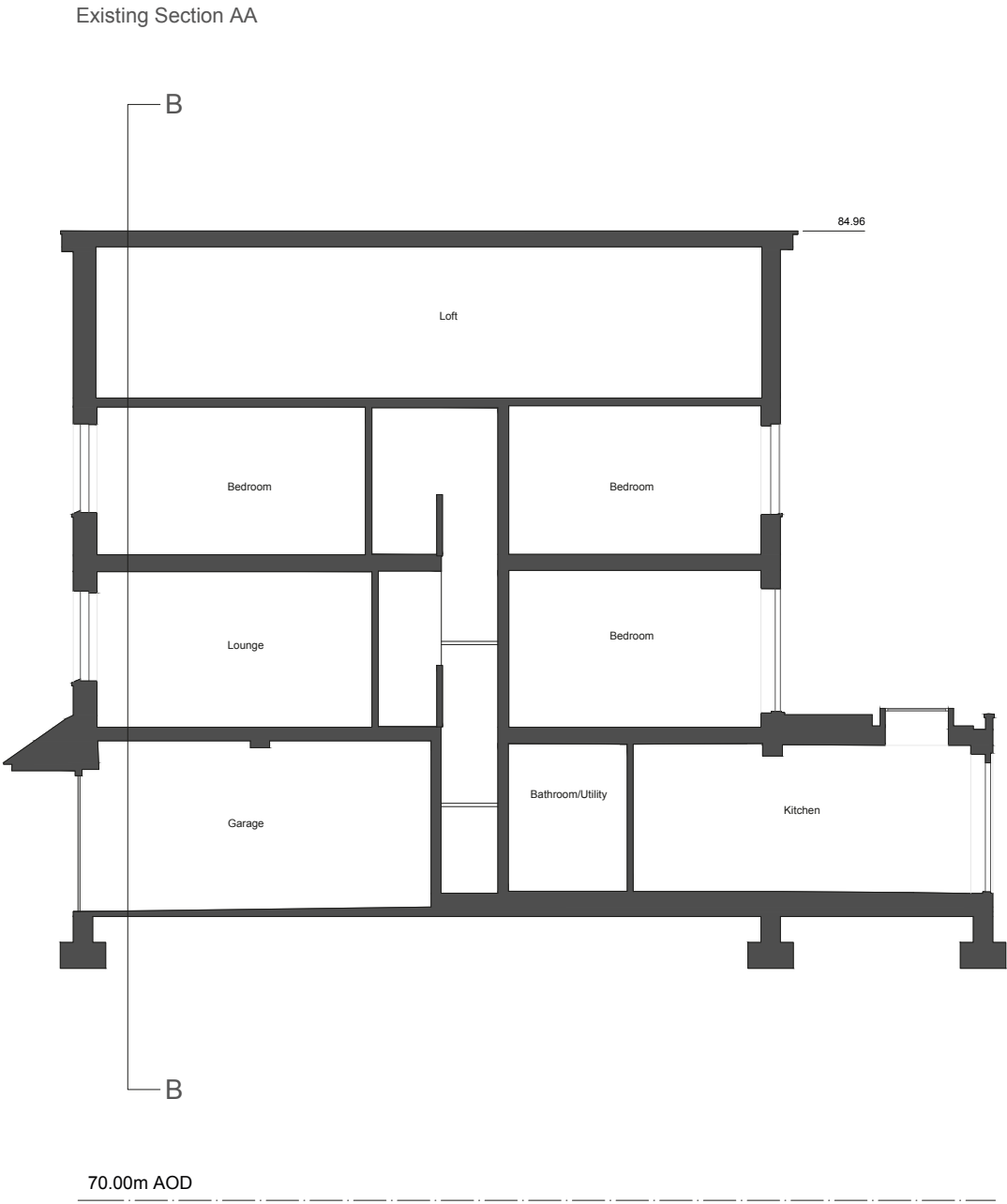
Job No.
212 Existing Elevations
(2 of 2)

Stage: Stage 2
Status: Preliminary

REVISION: Scale
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006

2.3 Existing Section



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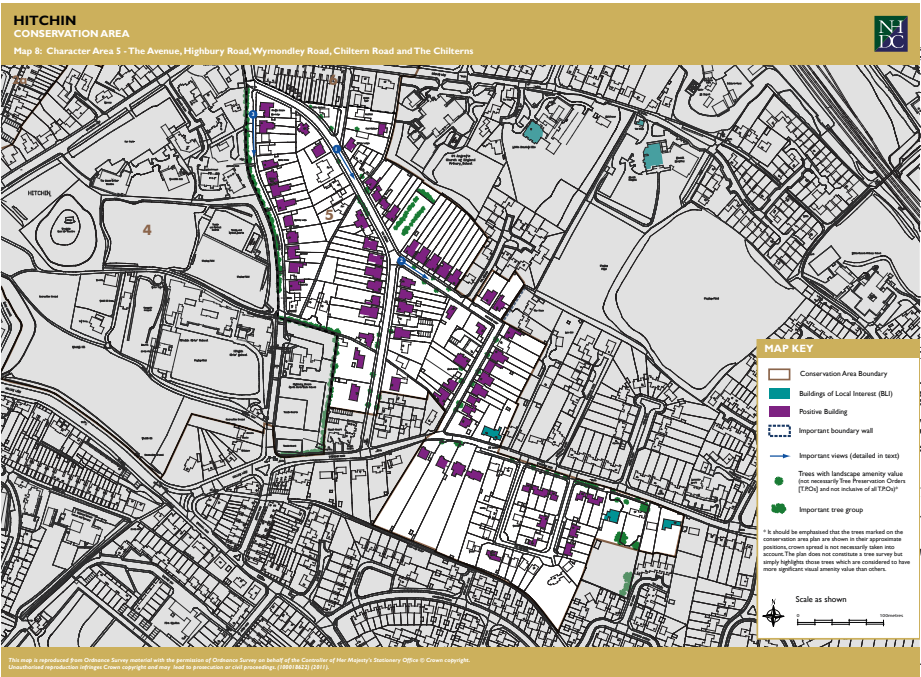
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3D The Avenue
Job No. 212 Existing Sections
Stage: Stage 2
Status: Preliminary

007
REVISION: Scale 1:50 @A1

3.1 Relevant planning policy considered as part of developing these proposals

- The site falls outwith a designated Archaeological Area
- The site is located within Character Area 5 of the Hitchin Conservation Area. However, it is not noted as a positive building - along with a number of others constructed recently along The Avenue.



Hitchin Conservation Area, Map 8: Character Area 5

3.2 Design strategy

As will be described in this document, these proposals are informed by the need to adapt the house to provide accessible living accommodation on the ground floor, and a larger and more accessible bathroom and bedroom on the first floor.

- The alterations aim to create subtle, well-detailed contemporary improvements to the exterior that relate to the craft, quality, and materiality of buildings along The Avenue.
- The new garden studio aims to nestle itself at the rear of the site with a new biodiverse roof and soft timber cladding visible.

3.3 Amenity & Neighbouring Buildings

Careful consideration has been given to ensure that the proposed extension 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 ground floor extension is flat roofed and is proportionate in conjunction with the existing extensions to the scale of the existing building and reads visually as a bay window.
- As illustrated by the character appraisal of the street, there is a range of styles with no one prevailing stylistic approach. As such, these proposals instead seek to enhance the existing property in its own terms and aim to make it worthy of a ‘positive’ classification and contribution to the street within future policy.
- Light into the neighbouring property windows will not be materially affected by the proposals, this also should mean that our proposed elevation should not significantly impact any light entering into this property.
- Views from the new extension at the rear are an improvement on the existing terrace from an overlooking perspective. Views from the garden studio are angled away from the existing rear elevation of the neighbouring property.

3.4 Scale and massing

- The existing building presents a simple formal presence at the rear. The extensions proposed will remain subservient in scale, and echo the current stepped form in section.
- The additions are proportionate and aim 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 damage the legibility of the relationship to the host building and within the context of The Avenue.
- Slimline aluminium frames concealed by iroko framing will be used for new windows.
- A wildflower roof will be used to soften the roof impact visually of the garden studio.
- The new roof will be dark red zinc, in reference to the brick and terracotta palette of The Avenue.

3.6 Access

- The proposals enhance the accessibility of the site and the property by allowing level access from the living areas to the house and garden areas. This also safeguards the house for future accessible bedroom accommodation on the ground floor.

3.7 Waste

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

3.8 Parking

- The proposals will remove a garage space but retain two car parking spaces at the front.

3.9 Environment

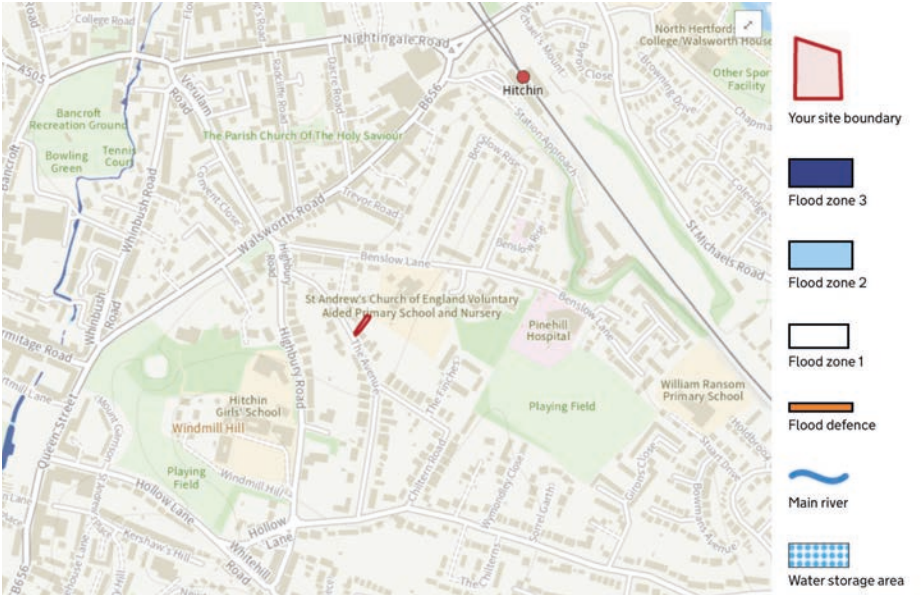
- The proposals involve the upgrade of the existing building, and improved thermal performance of the roof and walls, in addition to the highly insulated new extension.

3.10 Habitat

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

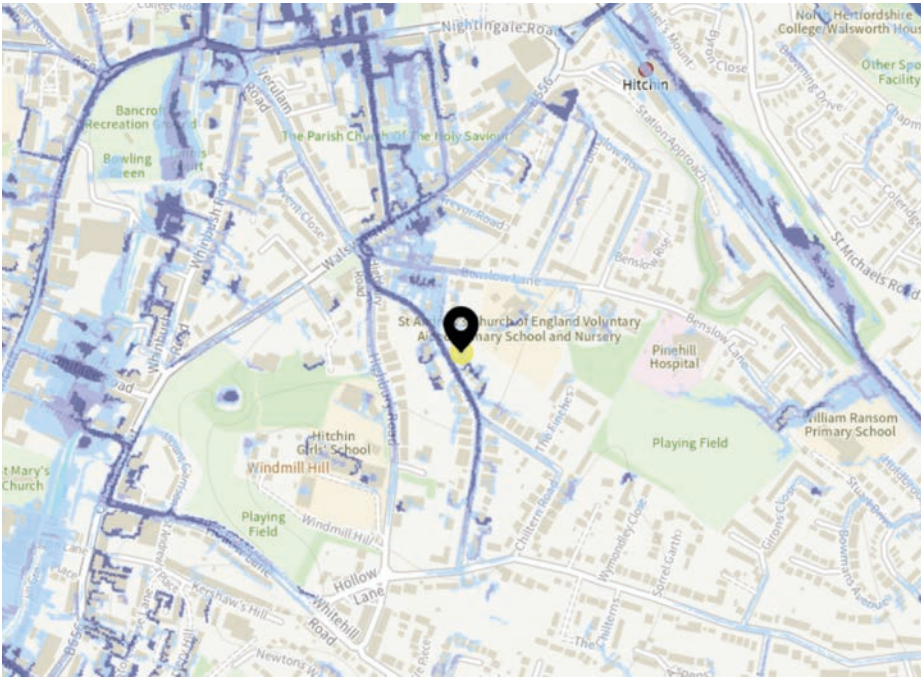
3.11 Contamination

- 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 had a former industrial or extraction use, or the storage of fuels.



3.12 Flood Risk - Rivers and the sea

The site falls within flood zone 1, therefore there is a very low risk of flooding from rivers and the sea.

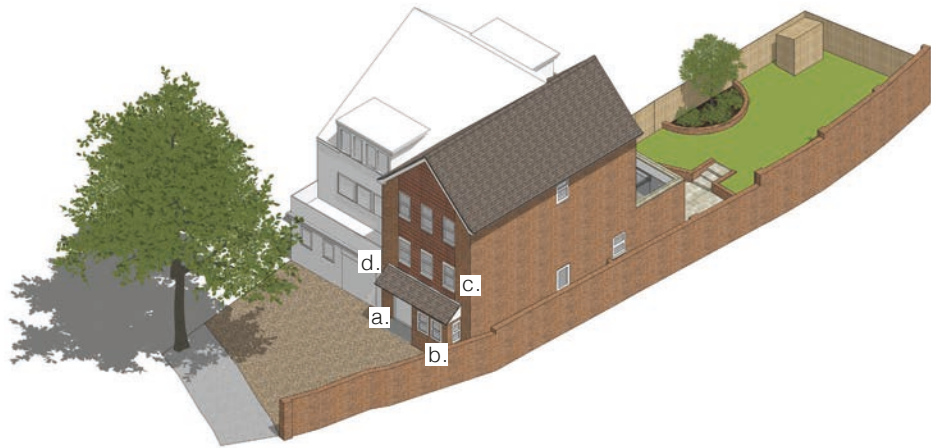


3.12 Flood Risk - Surface water

The site has a medium risk of flooding from surface water. This area has a chance of flooding of between 1% and 3.3% each year.

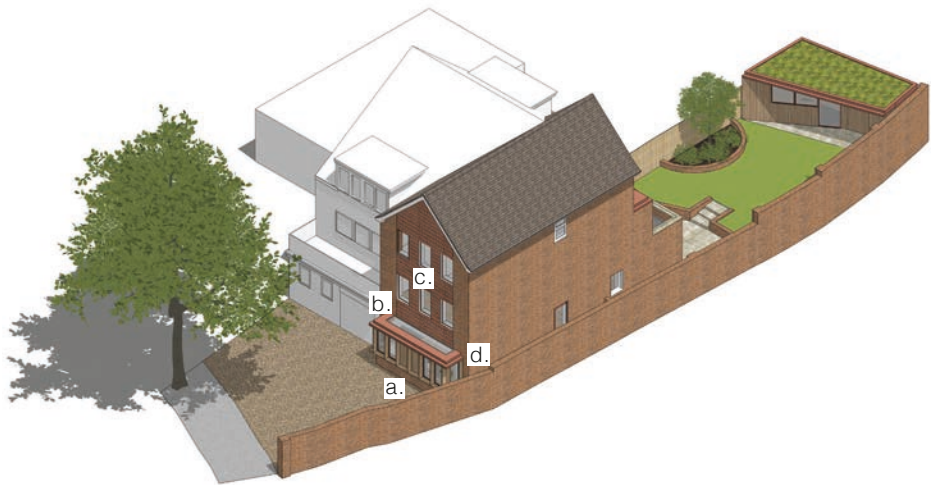
4.1 Existing issues and proposed design principles

As Existing



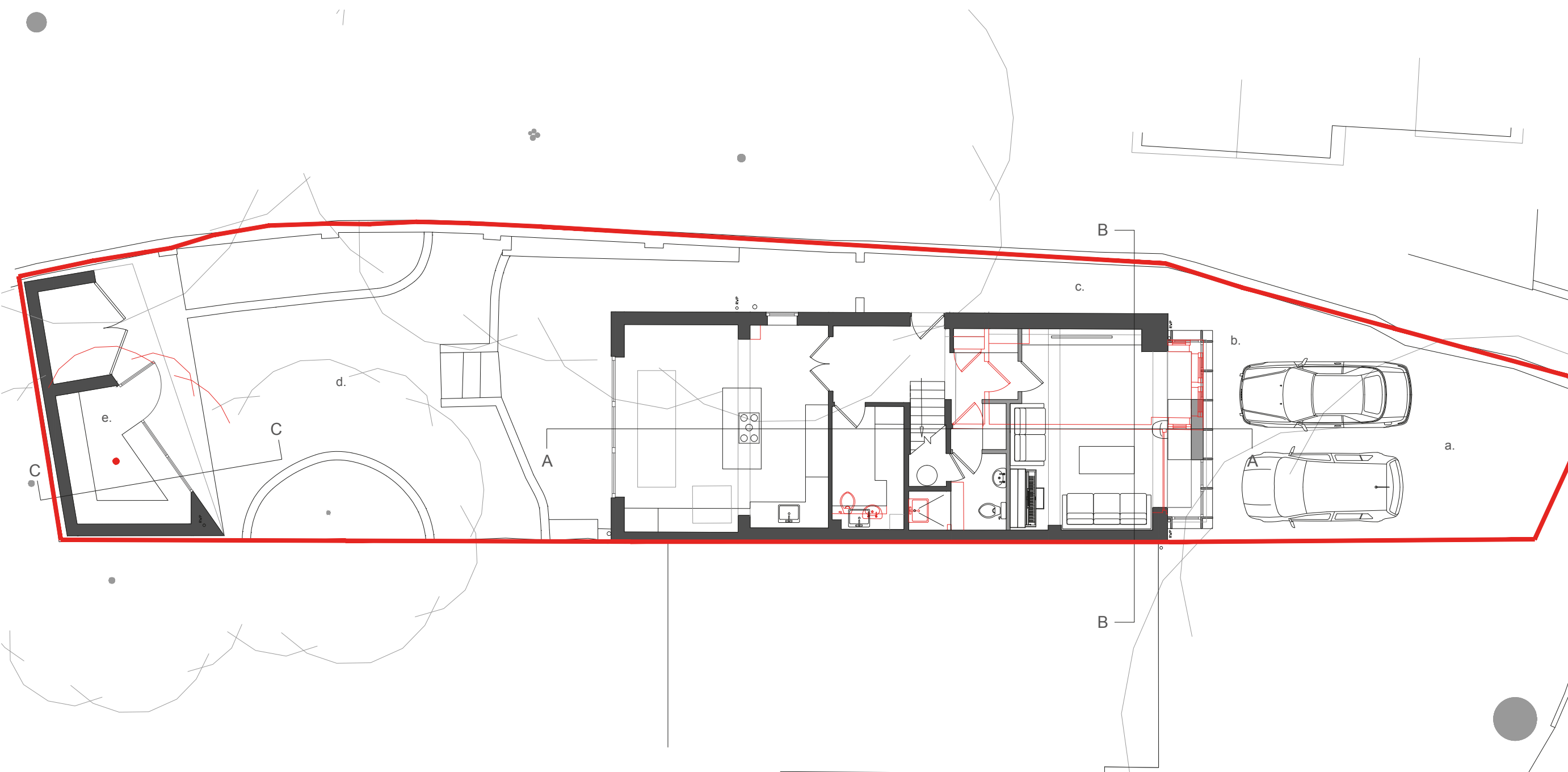
- a. The existing garage door is a poor addition to the street.
- b. The existing front room is dark and cramped, unsuitable for accessible accommodation.
- c. The existing sash and case windows are incongruous with the style of the house.
- d. The existing pitched roof does not relate to the current articulation of the front facade.
- e. The rear balcony creates overlooking and security issues for the existing property.
- f. The existing patio and outbuilding creates a cluttered and undefined edge to the rear of the site.
- g. The existing first floor master is cramped and inaccessible.

As Proposed



- a. New bay to elevation with high-quality detailing.
- b. Rooflight and windows draw light directly into the property.
- c. New low-energy replacement timber/aluminium windows.
- d. New zinc roof set nominally flat to enable the hierarchy (3 vertical bays) to be read.
- e. New deep set windows and stepped section with biodiversity features.
- f. New garden studio and rationalised storage.
- g. Accessible bedroom and bathroom.
- h. Subtle decorative brick/terracotta panels.

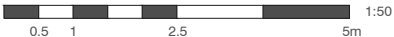
5.1 Proposed Site Plan



Notes:

- a. Existing driveway
- b. Existing side access
- c. Existing back garden
- d. Proposed garden studio
- e. New living room
- f. New bay window
- g. New walk-through cloakroom/store room
- h. New shower room
- i. New sink
- j. Boiler position as existing
- k. Boxed in soil pipe relocated outside
- l. New iroko fins
- m. Slimline aluminium/timber windows with dark red RAL colour
- n. Modified timber cladding

- o. Zinc finishes and cappings
- p. New skylight above ground floor bay window
- q. Walk-in wardrobe
- r. Ensuite bathroom
- s. Bedroom
- t. Decorative brick/terracotta tiles
- u. Existing capping replaced with new zinc capping
- v. Brickwork cladding to match existing
- w. Zinc roof in pigment red
- x. Replacement slimline aluminium/timber windows with dark red RAL colour
- y. Single ply membrane with optional sedum roof over
- z. New bath
- aa. Shower relocated



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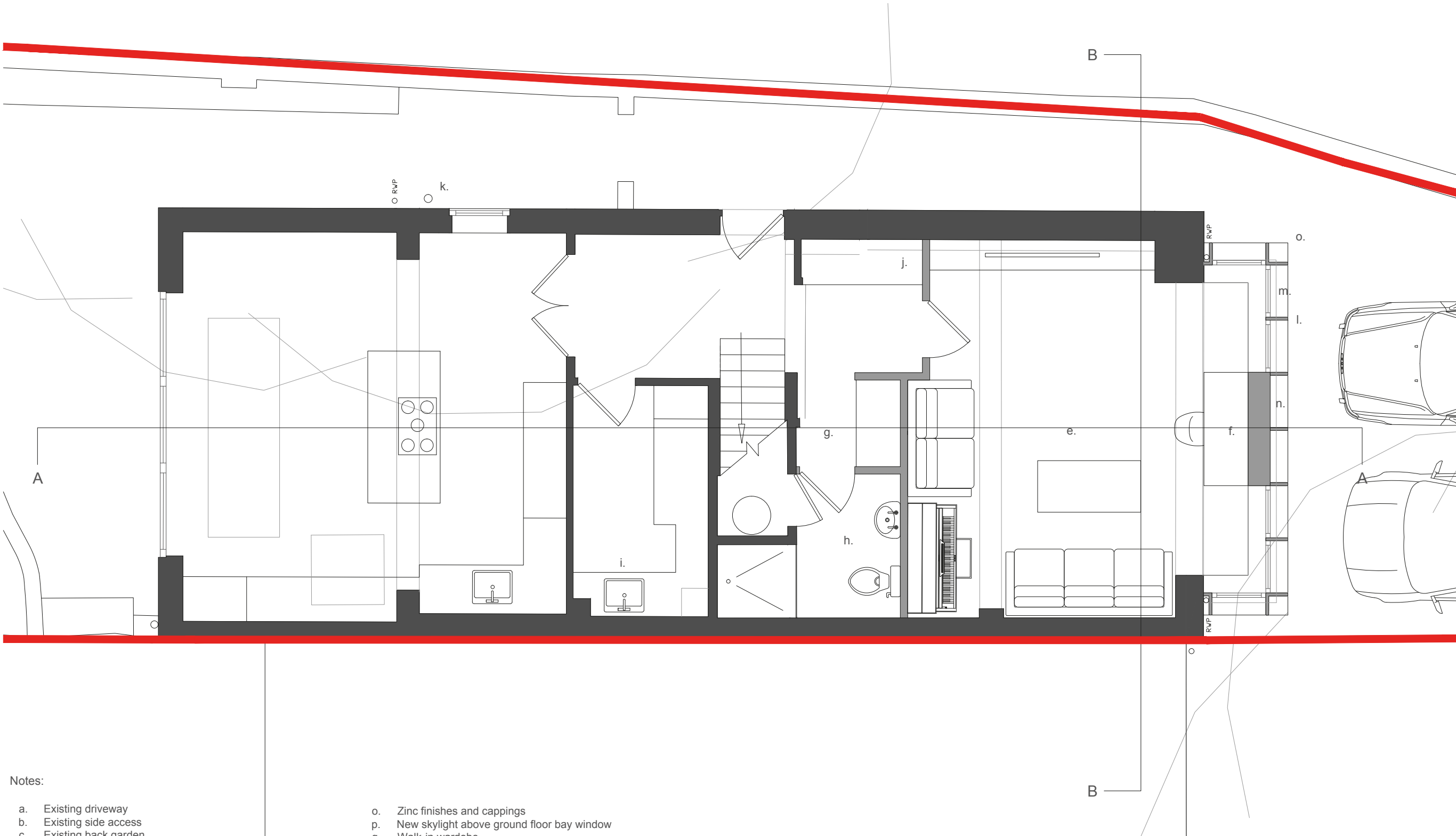
Job No.
212 Proposed Site Plan

Stage: Stage 2
Status: Preliminary

020

REVISION: Scale
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5.1 Proposed Ground Floor Plan



Notes:

- a. Existing driveway

b. Existing side access

c. Existing back garden

d. Proposed garden studio

e. New living room

f. New bay window

g. New walk-through cloakroom/store room

h. New shower room

i. New sink

j. Boiler position as existing

k. Boxed in soil pipe relocated outside

l. New iroko fins

m. Slimline aluminium/timber windows with dark red RAL colour

n. Modified timber cladding
- o. Zinc finishes and cappings

p. New skylight above ground floor bay window

q. Walk-in wardrobe

r. Ensuite bathroom

s. Bedroom

t. Decorative brick/terracotta tiles

u. Existing capping replaced with new zinc capping

v. Brickwork cladding to match existing

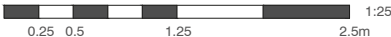
w. Zinc roof in pigment red

x. Replacement slimline aluminium/timber windows with dark red RAL colour

y. Single ply membrane with optional sedum roof over

z. New bath

aa. Shower relocated



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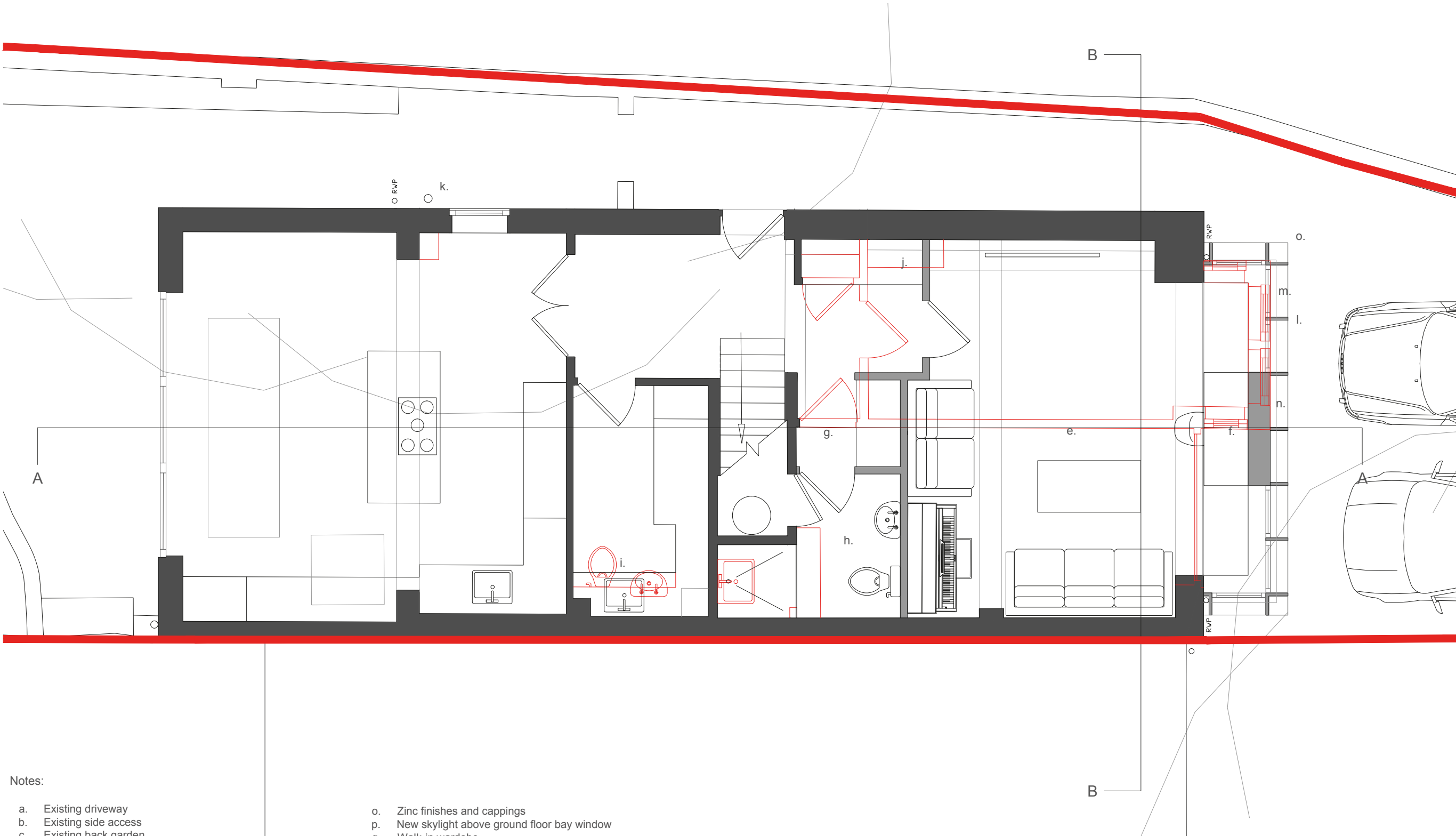
Job No. 212 Proposed Ground Floor Plan

Stage: Stage 2
Status: Preliminary

021

REVISION: Scale 1:25 @ A1

5.1 Proposed Ground Floor Plan (Downtakings)



Notes:

- a. Existing driveway

b. Existing side access

c. Existing back garden

d. Proposed garden studio

e. New living room

f. New bay window

g. New walk-through cloakroom/store room

h. New shower room

i. New sink

j. Boiler position as existing

k. Boxed in soil pipe relocated outside

l. New iroko fins

m. Slimline aluminium/timber windows with dark red RAL colour

n. Modified timber cladding
- o. Zinc finishes and cappings

p. New skylight above ground floor bay window

q. Walk-in wardrobe

r. Ensuite bathroom

s. Bedroom

t. Decorative brick/terracotta tiles

u. Existing capping replaced with new zinc capping

v. Brickwork cladding to match existing

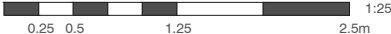
w. Zinc roof in pigment red

x. Replacement slimline aluminium/timber windows with dark red RAL colour

y. Single ply membrane with optional sedum roof over

z. New bath

aa. Shower relocated



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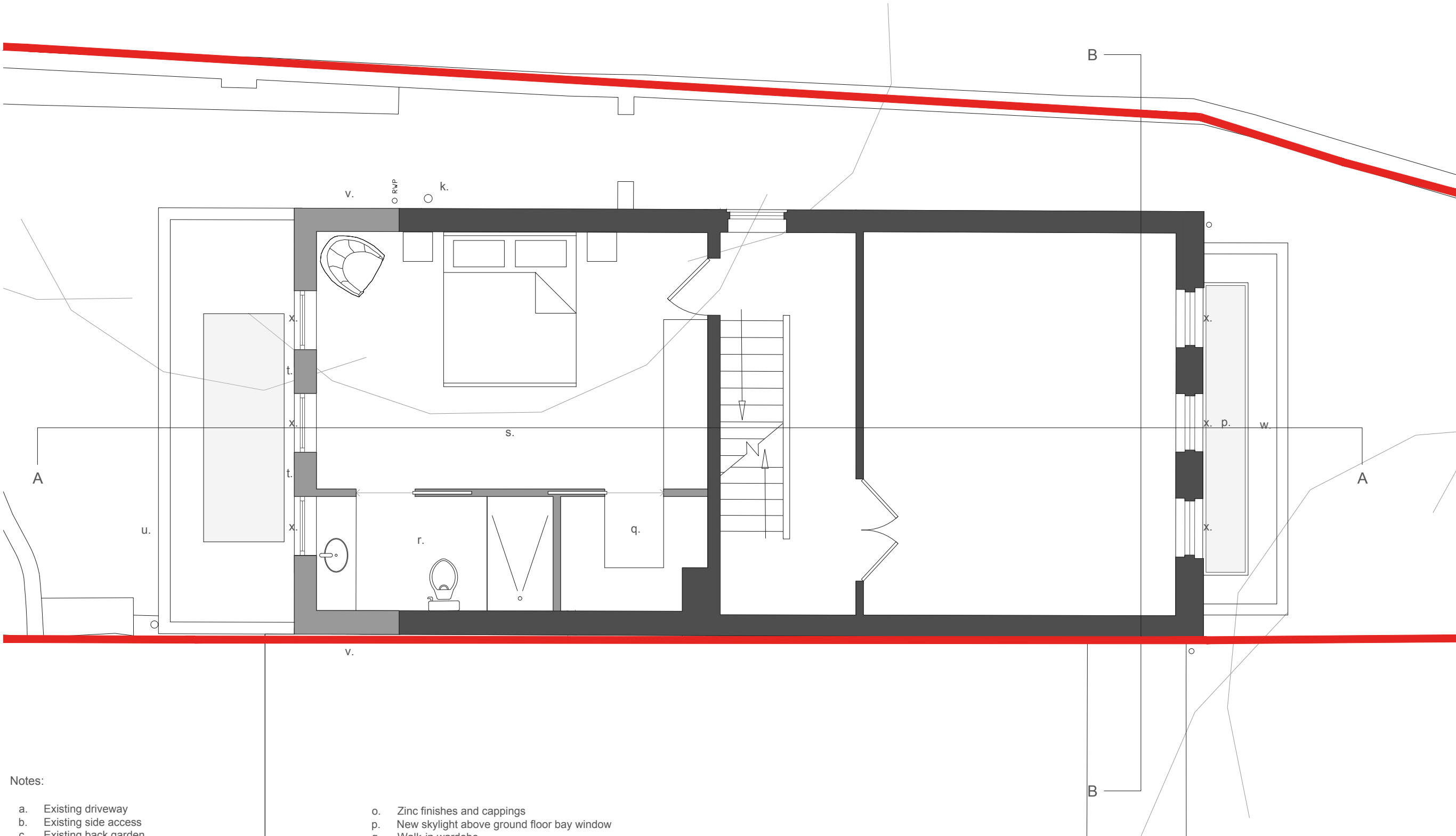
Job No. 212 Proposed Ground Floor Plan

Stage: Stage 2
Status: Preliminary

021

REVISION: Scale 1:25 @A1

5.1 Proposed First Floor Plan



Notes:

- a. Existing driveway

b. Existing side access

c. Existing back garden

d. Proposed garden studio

e. New living room

f. New bay window

g. New walk-through cloakroom/store room

h. New shower room

i. New sink

j. Boiler position as existing

k. Boxed in soil pipe relocated outside

l. New iroko fins

m. Slimline aluminium/timber windows with dark red RAL colour

n. Modified timber cladding
- o. Zinc finishes and cappings

p. New skylight above ground floor bay window

q. Walk-in wardrobe

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v. Brickwork cladding to match existing

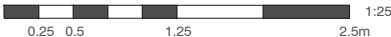
w. Zinc roof in pigment red

x. Replacement slimline aluminium/timber windows with dark red RAL colour

y. Single ply membrane with optional sedum roof over

z. New bath

aa. Shower relocated



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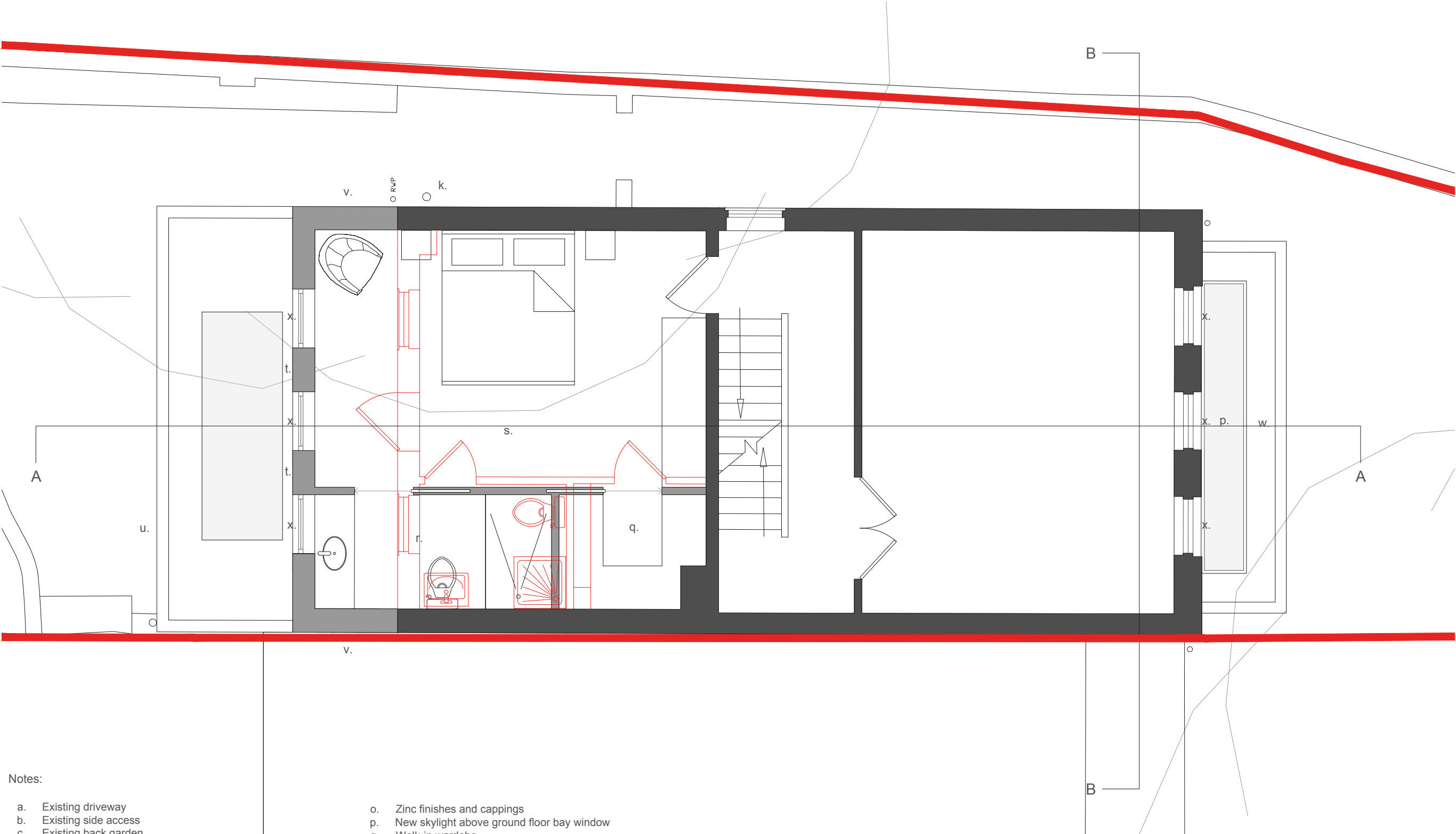
Job No. 212 Proposed First Floor Plan

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Status: Preliminary

022

REVISION: Scale 1:25 @:A1

5.1 Proposed First Floor Plan (Downtakings)



Notes:

- a.

Existing driveway
- b.

Existing side access
- c.

Existing back garden
- d.

Proposed garden studio
- e.

New living room
- f.

New bay window
- g.

New walk-through cloakroom/store room
- h.

New shower room
- i.

New sink
- j.

Boiler position as existing
- k.

Boxed in soil pipe relocated outside
- l.

New iroko fins
- m.

Slimline aluminium/timber windows with dark red RAL colour
- n.

Modified timber cladding
- o.

Zinc finishes and cappings
- p.

New skylight above ground floor bay window
- q.

Walk-in wardrobe
- r.

Ensuite bathroom
- s.

Bedroom
- t.

Decorative brick/terracotta tiles
- u.

Existing capping replaced with new zinc capping
- v.

Brickwork cladding to match existing
- w.

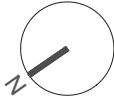
Zinc roof in pigment red
- x.

Replacement slimline aluminium/timber windows with dark red RAL colour
- y.

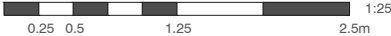
Single ply membrane with optional sedum roof over
- z.

New bath
- aa.

Shower relocated



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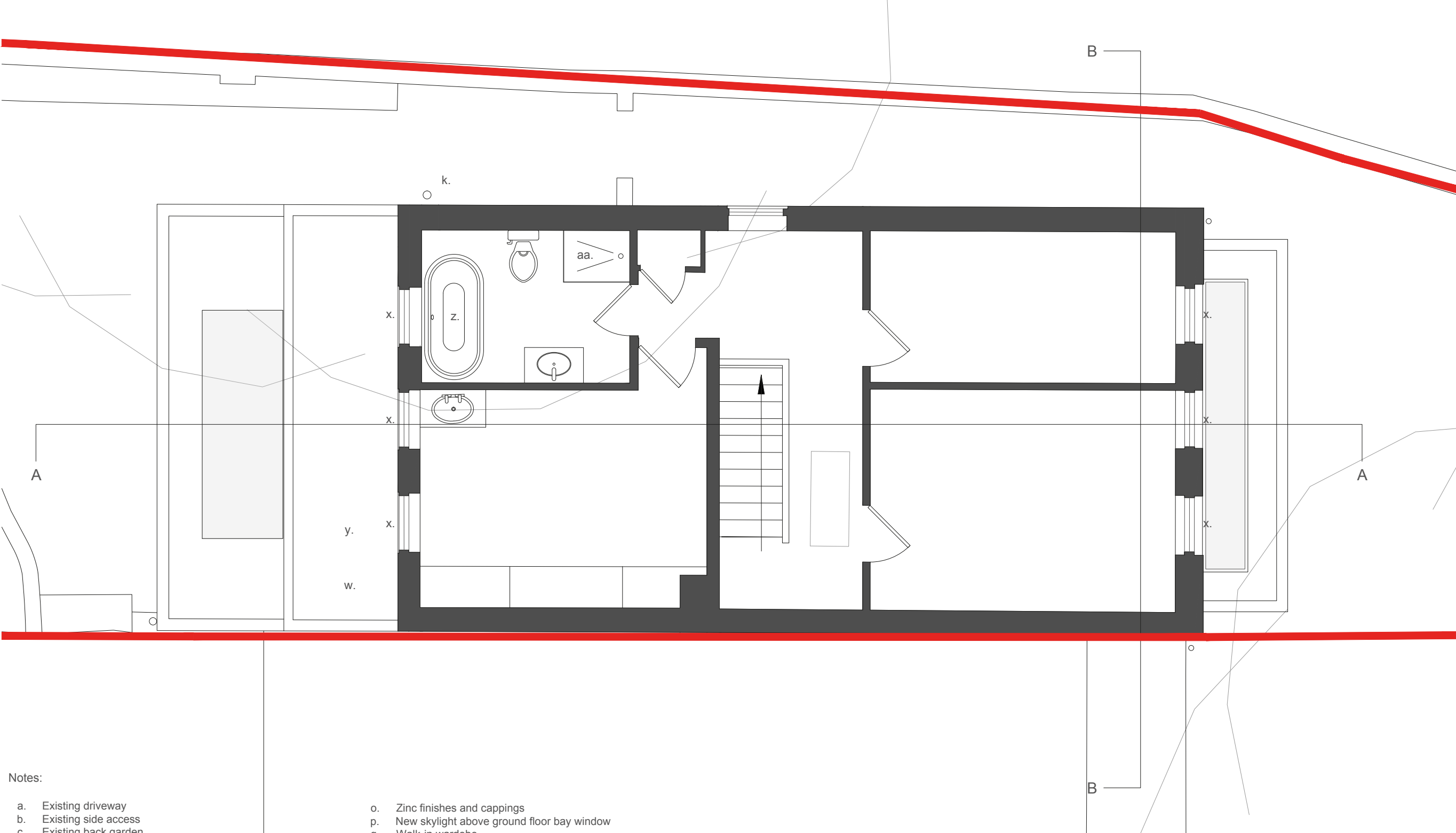
Job No.
212 Proposed First Floor Plan

Stage: Stage 2
Status: Preliminary

022

REVISION: Scale
1:25 @A1

5.1 Proposed Second Floor Plan



Notes:

- a. Existing driveway

b. Existing side access

c. Existing back garden

d. Proposed garden studio

e. New living room

f. New bay window

g. New walk-through cloakroom/store room

h. New shower room

i. New sink

j. Boiler position as existing

k. Boxed in soil pipe relocated outside

l. New iroko fins

m. Slimline aluminium/timber windows with dark red RAL colour

n. Modified timber cladding
- o. Zinc finishes and cappings

p. New skylight above ground floor bay window

q. Walk-in wardrobe

r. Ensuite bathroom

s. Bedroom

t. Decorative brick/terracotta tiles

u. Existing capping replaced with new zinc capping

v. Brickwork cladding to match existing

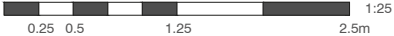
w. Zinc roof in pigment red

x. Replacement slimline aluminium/timber windows with dark red RAL colour

y. Single ply membrane with optional sedum roof over

z. New bath

aa. Shower relocated



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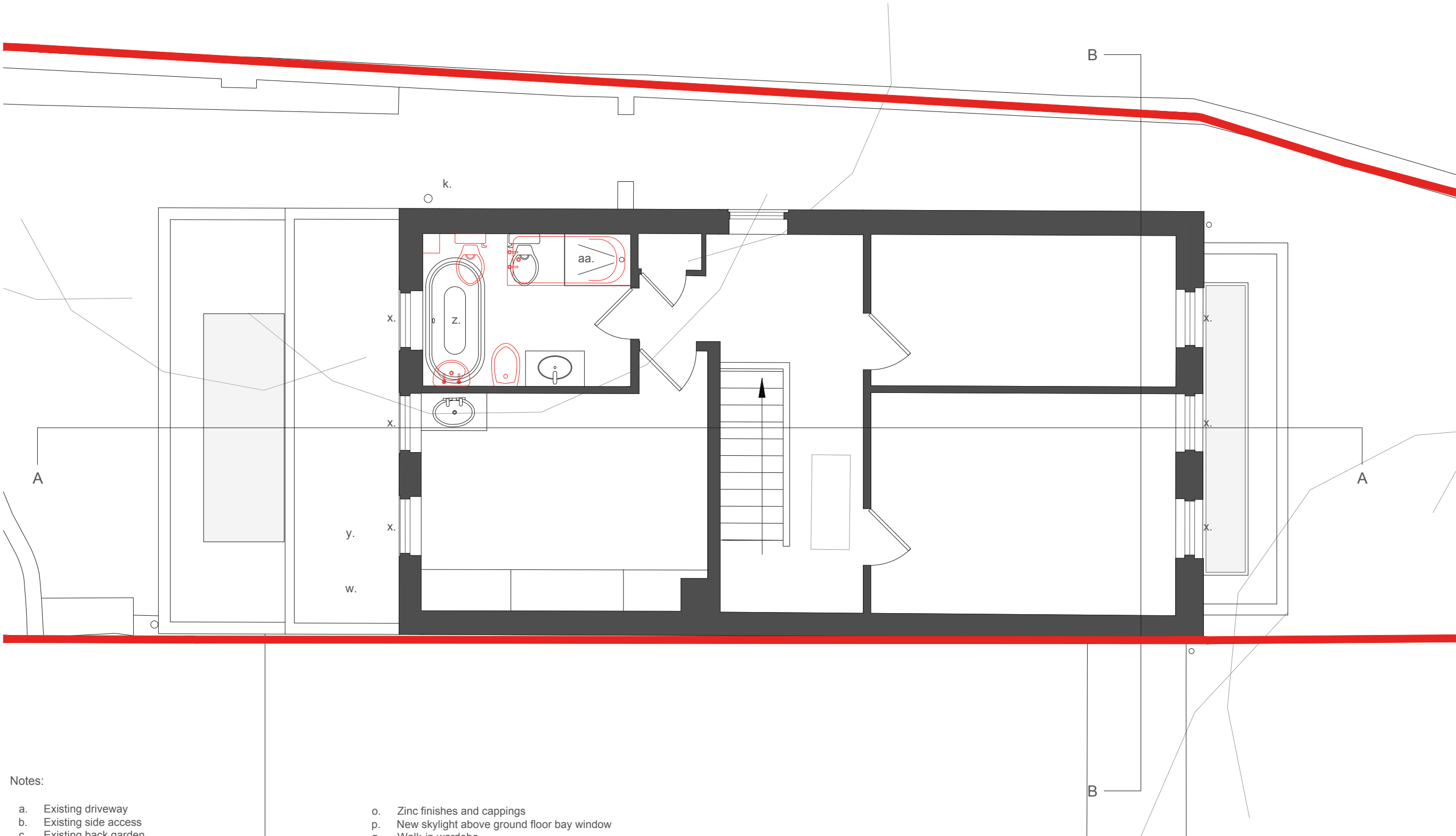
Job No. 212 Proposed Second Floor Plan

Stage: Stage 2
Status: Preliminary

023

REVISION: Scale 1:25 @A1

5.1 Proposed Second Floor Plan (Downtakings)



Notes:

- a. Existing driveway

b. Existing side access

c. Existing back garden

d. Proposed garden studio

e. New living room

f. New bay window

g. New walk-through cloakroom/store room

h. New shower room

i. New sink

j. Boiler position as existing

k. Boxed in soil pipe relocated outside

l. New iroko fins

m. Slimline aluminium/timber windows with dark red RAL colour

n. Modified timber cladding
- o. Zinc finishes and cappings

p. New skylight above ground floor bay window

q. Walk-in wardrobe

r. Ensuite bathroom

s. Bedroom

t. Decorative brick/terracotta tiles

u. Existing capping replaced with new zinc capping

v. Brickwork cladding to match existing

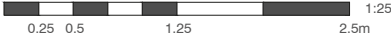
w. Zinc roof in pigment red

x. Replacement slimline aluminium/timber windows with dark red RAL colour

y. Single ply membrane with optional sedum roof over

z. New bath

aa. Shower relocated



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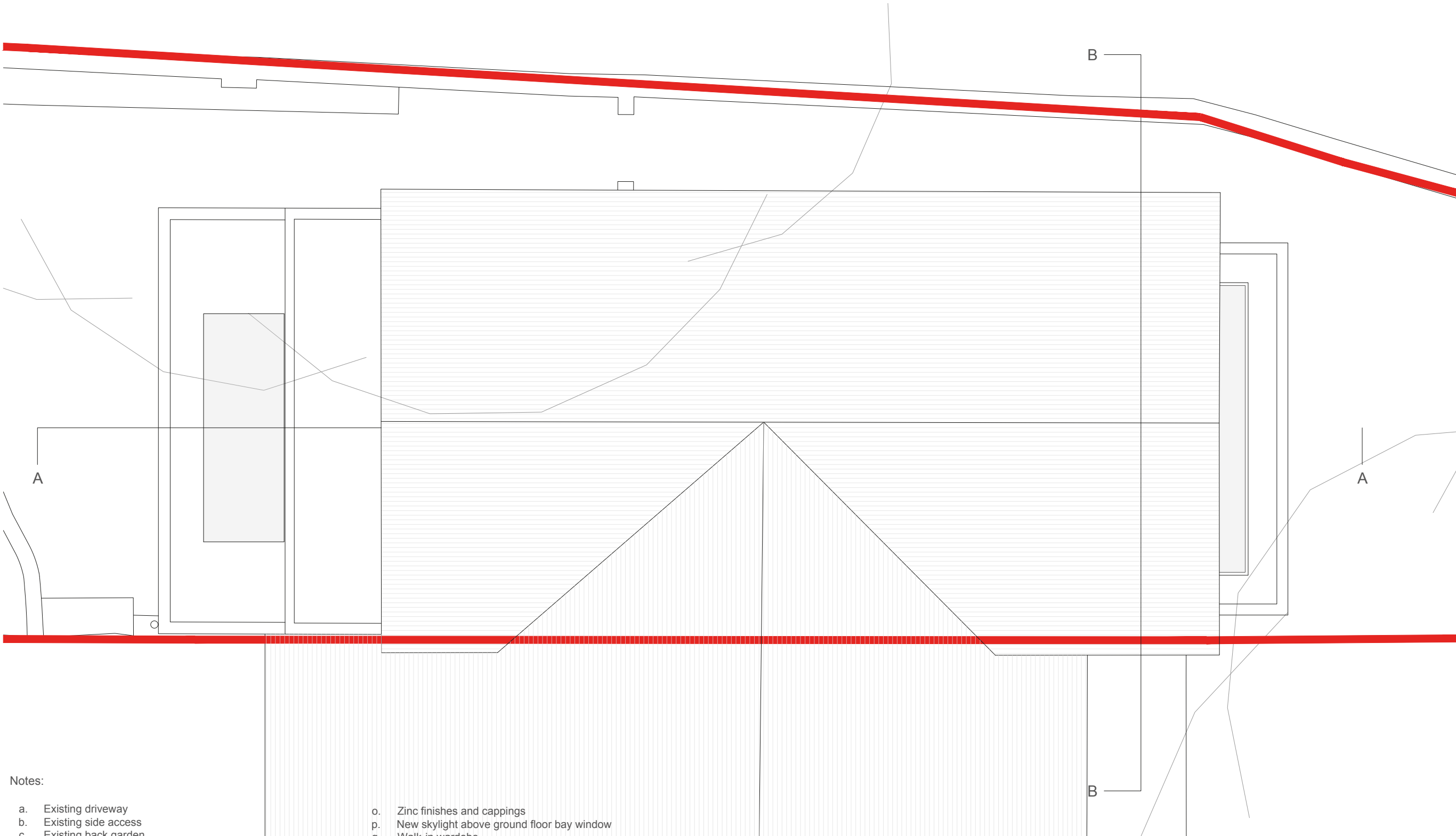
Job No. 212 Proposed Second Floor Plan

Stage: Stage 2
Status: Preliminary

023

REVISION: Scale 1:25 @A1

5.1 Proposed Roof Plan



Notes:

- a.

Existing driveway
- b.

Existing side access
- c.

Existing back garden
- d.

Proposed garden studio
- e.

New living room
- f.

New bay window
- g.

New walk-through cloakroom/store room
- h.

New shower room
- i.

New sink
- j.

Boiler position as existing
- k.

Boxed in soil pipe relocated outside
- l.

New iroko fins
- m.

Slimline aluminium/timber windows with dark red RAL colour
- n.

Modified timber cladding
- o.

Zinc finishes and cappings
- p.

New skylight above ground floor bay window
- q.

Walk-in wardrobe
- r.

Ensuite bathroom
- s.

Bedroom
- t.

Decorative brick/terracotta tiles
- u.

Existing capping replaced with new zinc capping
- v.

Brickwork cladding to match existing
- w.

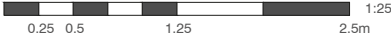
Zinc roof in pigment red
- x.

Replacement slimline aluminium/timber windows with dark red RAL colour
- y.

Single ply membrane with optional sedum roof over
- z.

New bath
- aa.

Shower relocated



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Job No. 212 Proposed Roof Plan

Stage: Stage 2
Status: Preliminary

024

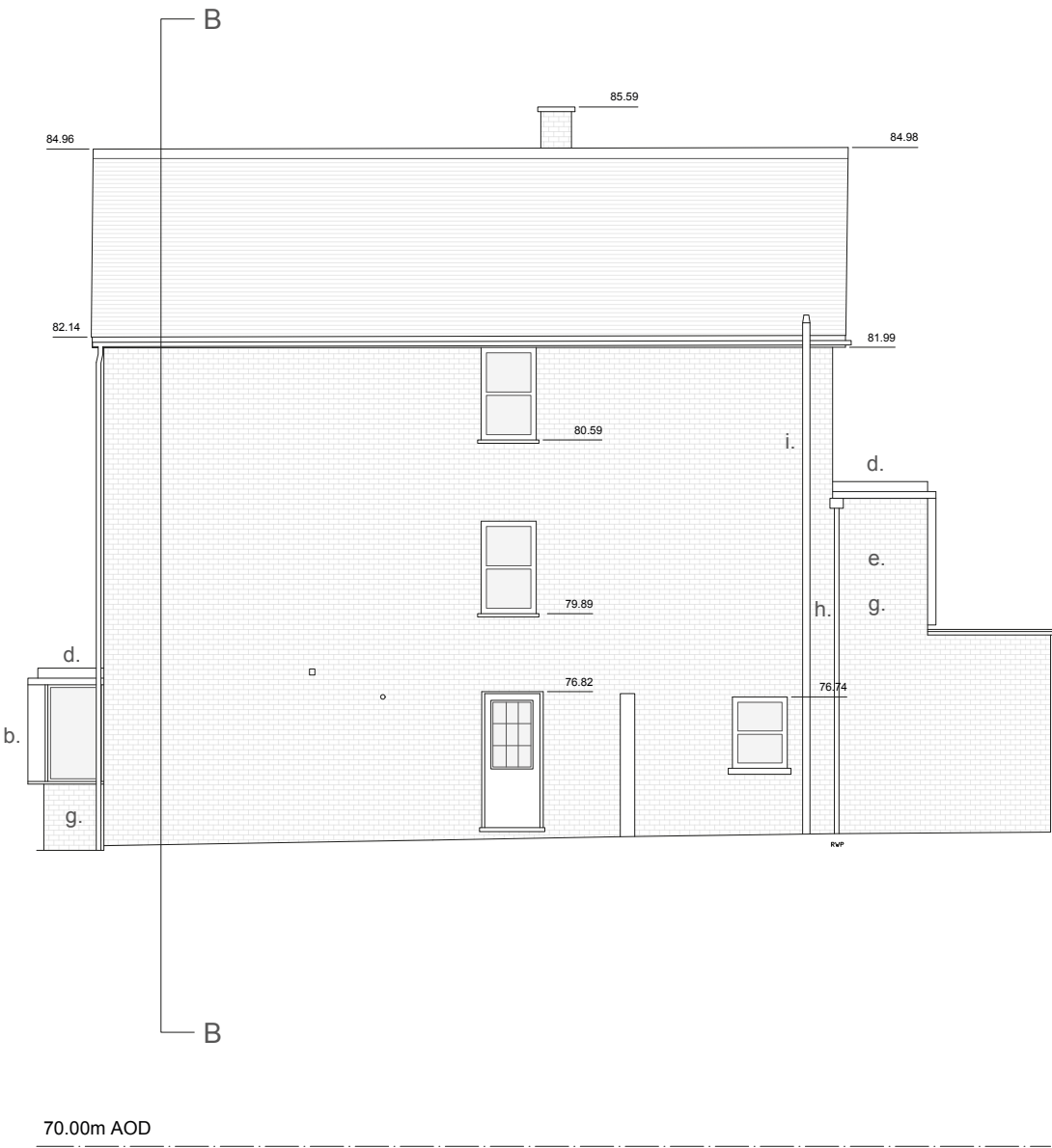
REVISION: Scale 1:25 @A1

5.2 Proposed Elevations

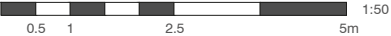
Proposed Front Elevation



Proposed Side Elevation



- Notes:
- a. New bay window
 - b. New iroko fins
 - c. Modified timber cladding
 - d. Zinc roof in pigment red
 - e. New first floor extension
 - f. Replacement slimline aluminium/timber windows
 - g. Brickwork to match existing
 - h. Pigmento red zinc downpipe
 - i. Boxed in soil pipe relocated outside



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Job No. 212 Proposed Elevations (1 of 2)

Stage: Stage 2
Status: Preliminary

025
REVISION: Scale 1:100 @:A1

5.2 Proposed Elevations

Proposed Rear Elevation



Notes:

- Replacement slimline aluminium/timber windows with dark red RAL colour
- Zinc pigmento red window surround
- Glazed/spandrel panel below
- Film/manifastation to bathroom window at low level



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Job No.
212 Proposed Elevations
(2 of 2)

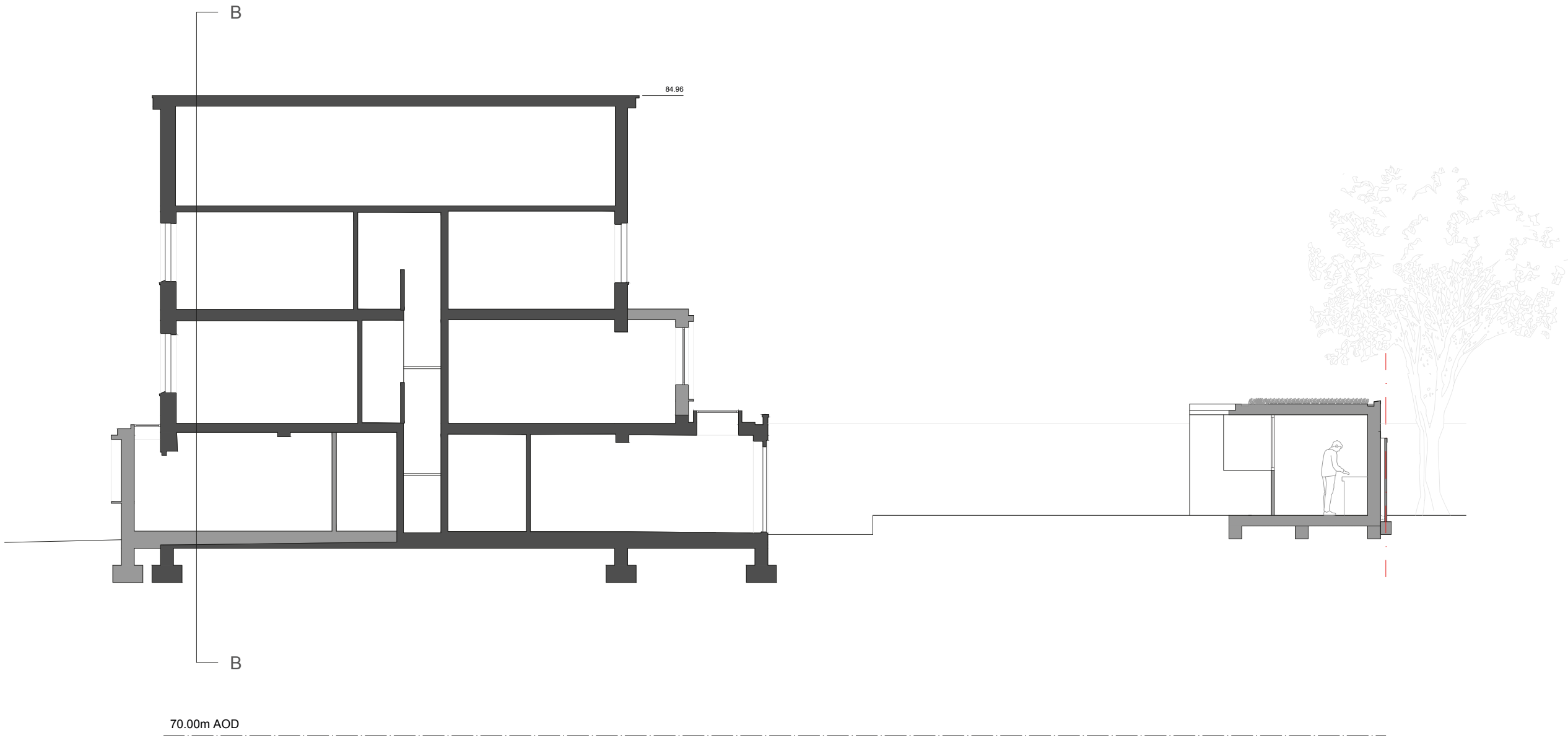
Stage: Stage 2
Status: Preliminary

026

REVISION: Scale
1:100 @:A1

5.3 Proposed Sections

Proposed Section AA



0.5 1 2.5 5m 1:50

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Job No. 212 Proposed Sections

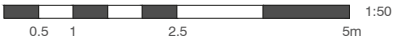
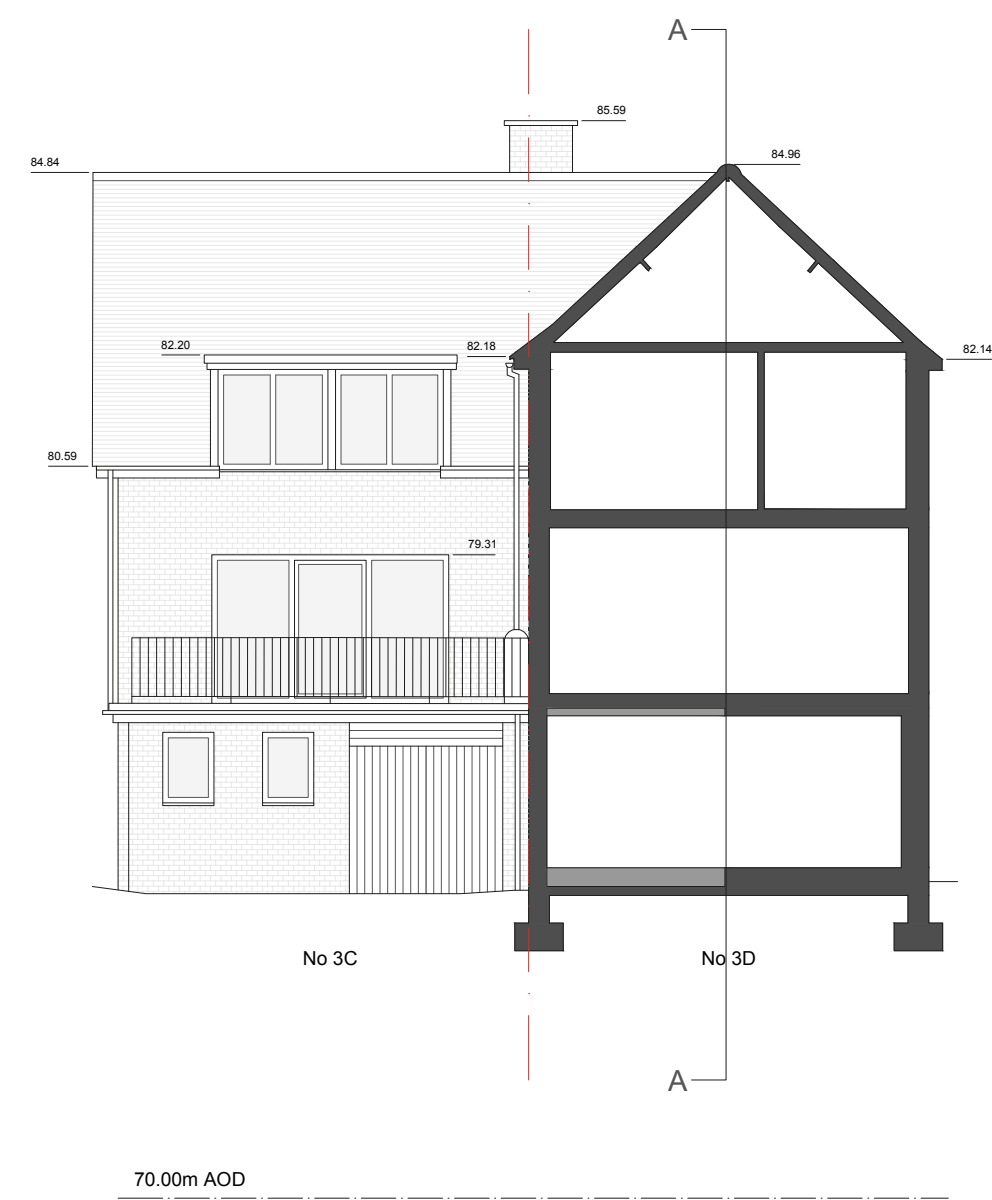
Stage: Stage 2
Status: Preliminary

REVISION: Scale 1:50 @A1

027

5.3 Proposed Sections

Proposed Section BB



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Note: Red dotted line is shown as site boundary.
Note: Elevation key plan not to scale.

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Job No.
212 Proposed Sections

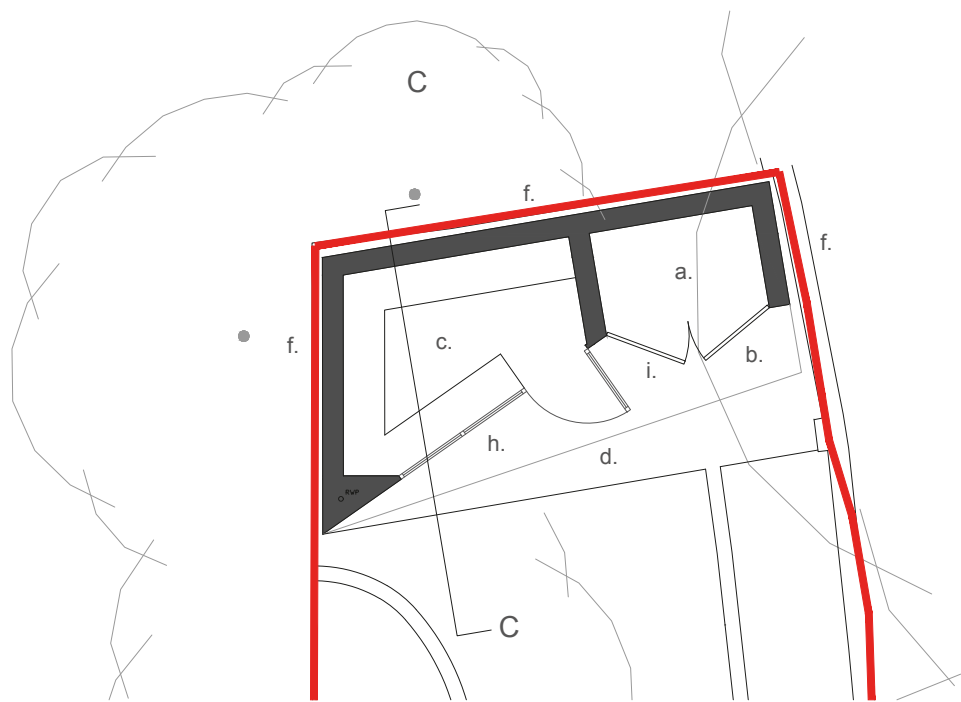
Stage: Stage 2
Status: Preliminary

REVISION: Scale
1:50 @:A1

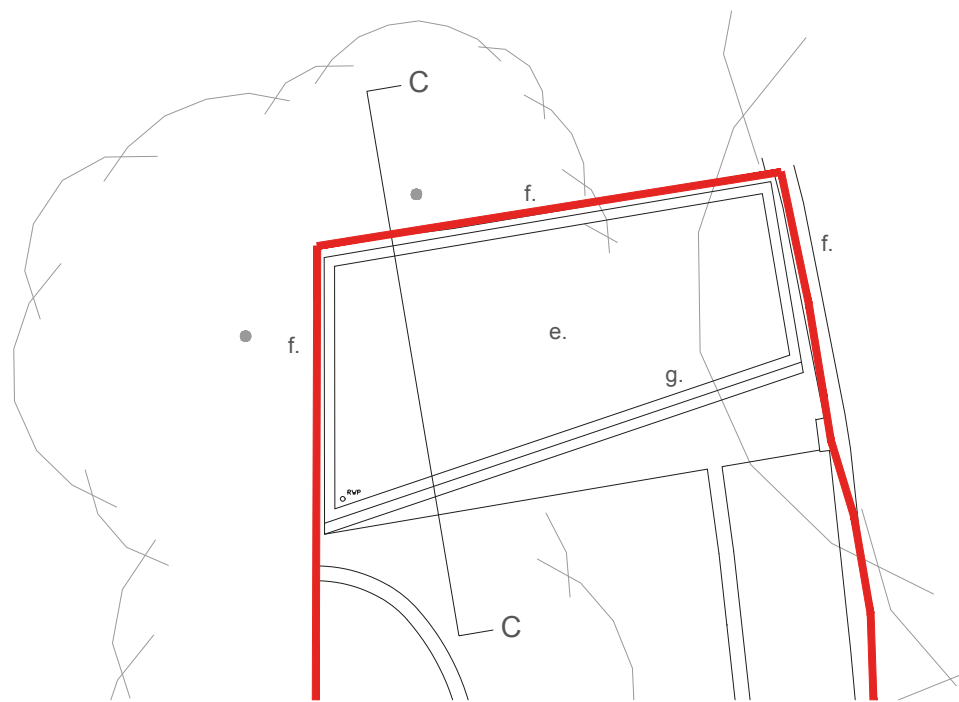
028

5.1 Proposed Garden Studio Plans

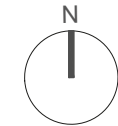
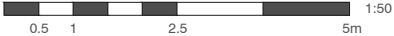
Proposed Garden Studio Floor Plan



Proposed Garden Studio Roof Plan



- Notes:
- a. Shed/storage space
 - b. Seating area
 - c. Workshop space
 - d. Roofline over
 - e. Sedum roof
 - f. Existing fence re-formed with closed flashing to interface above gap
 - g. Zinc pigment edging
 - h. Slimline aluminium glazing in dark red RAL colour
 - i. Timber clad secret doors



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Job No. 212 Proposed Garden Studio Plans

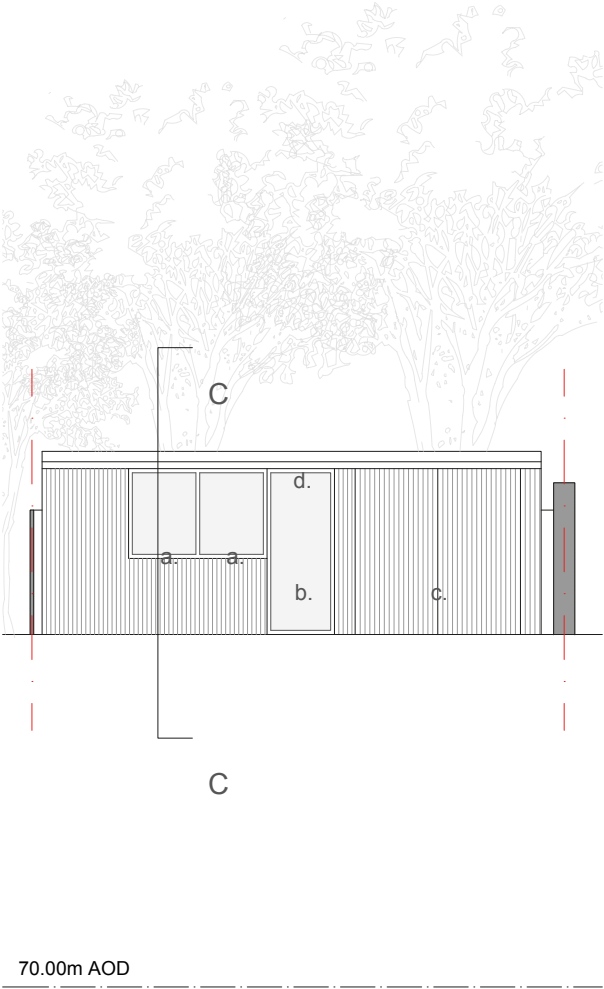
Stage: Stage 2
Status: Preliminary

029

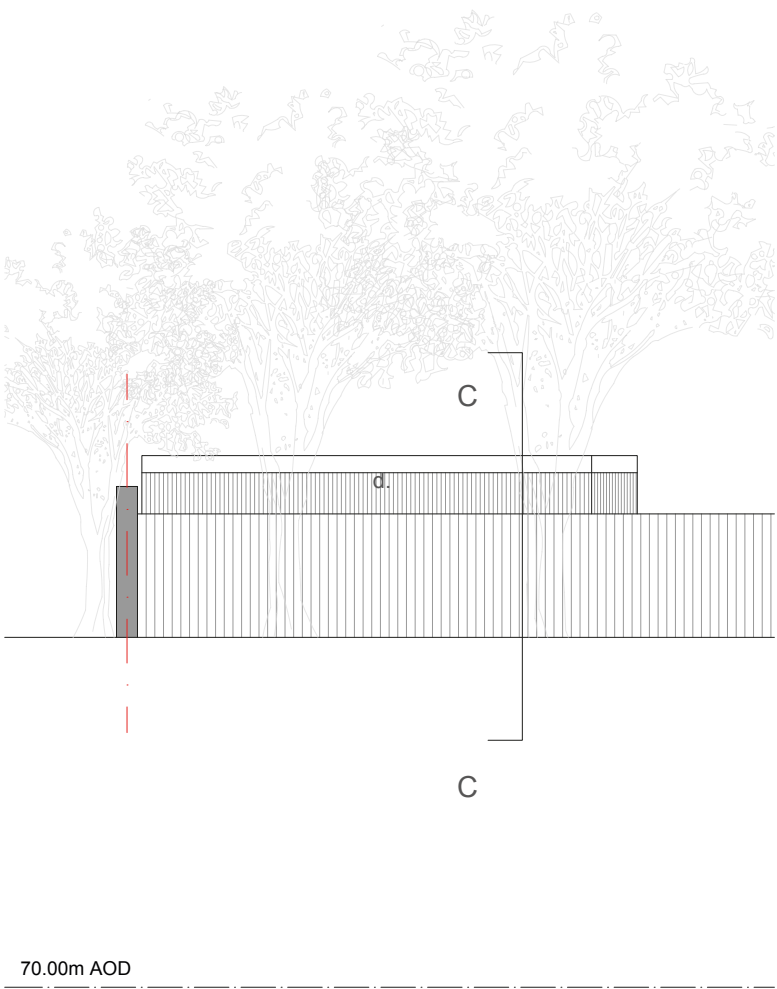
REVISION: Scale 1:50 @:A1

5.2/5.3 Proposed Garden Studio Elevations & Sections

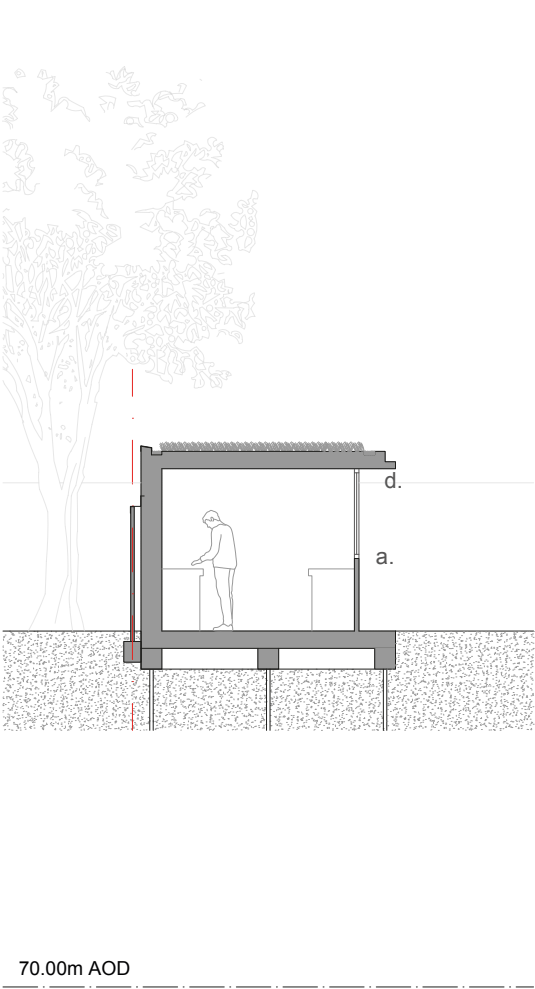
Proposed Garden Studio Front Elevation



Proposed Garden Studio Rear Elevation



Proposed Section CC



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Job No. 212 Proposed Garden Studio Elevations & Sections

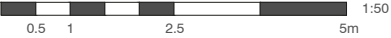
Stage: Stage 2
Status: Preliminary

030

REVISION: Scale 1:50 @:A1

- Notes:
- a. Slimline aluminium windows
 - b. Slimline aluminium glazed door
 - c. Larch cladding with SiOO:X stain
 - d. Sedum roof with zinc pigmento red finish

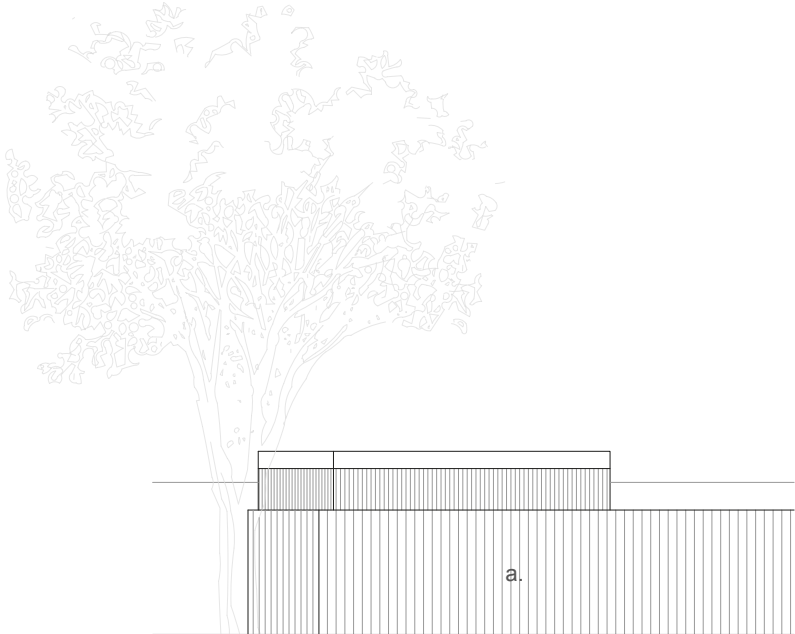
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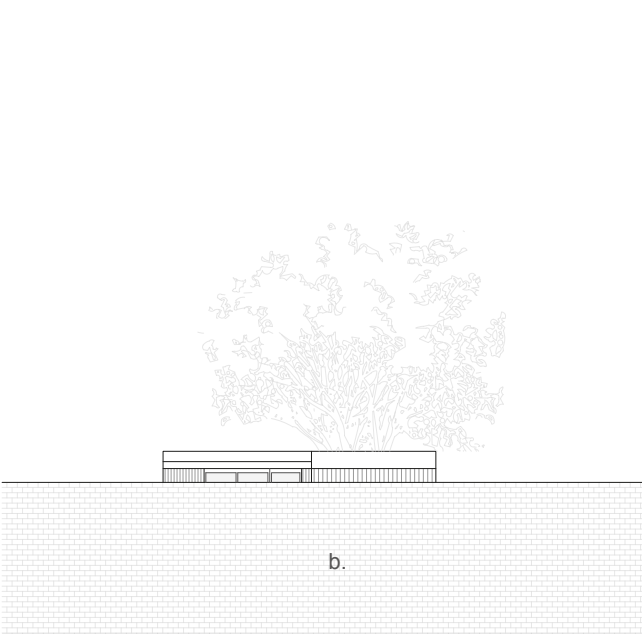
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Note: Elevation key plan not to scale.

5.2 Proposed Garden Studio Elevations

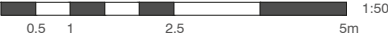
Proposed Garden Studio Side Elevation (Northwest)



Proposed Garden Studio Side Elevation (Southeast)



- Notes:
- a. Neighbouring fence
 - b. Neighbouring wall



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Job No. 212 Proposed Garden Studio Elevations
Stage: Stage 2
Status: Preliminary

031
REVISION: Scale 1:50 @:A1

6.1 Exterior Visualisation - Front Facade



6.1 Exterior Visualisation - Rear Facade



6.1 Exterior Visualisation - Garden Studio

