

DESIGN STATEMENT V.I

24 WYMONDLEY ROAD,
HITCHIN SG4 9PN

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This document has been prepared to present the design proposals for: 24 Wymondley Road, Hitchin SG4 9PN

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SITE
LOCATION
PLAN



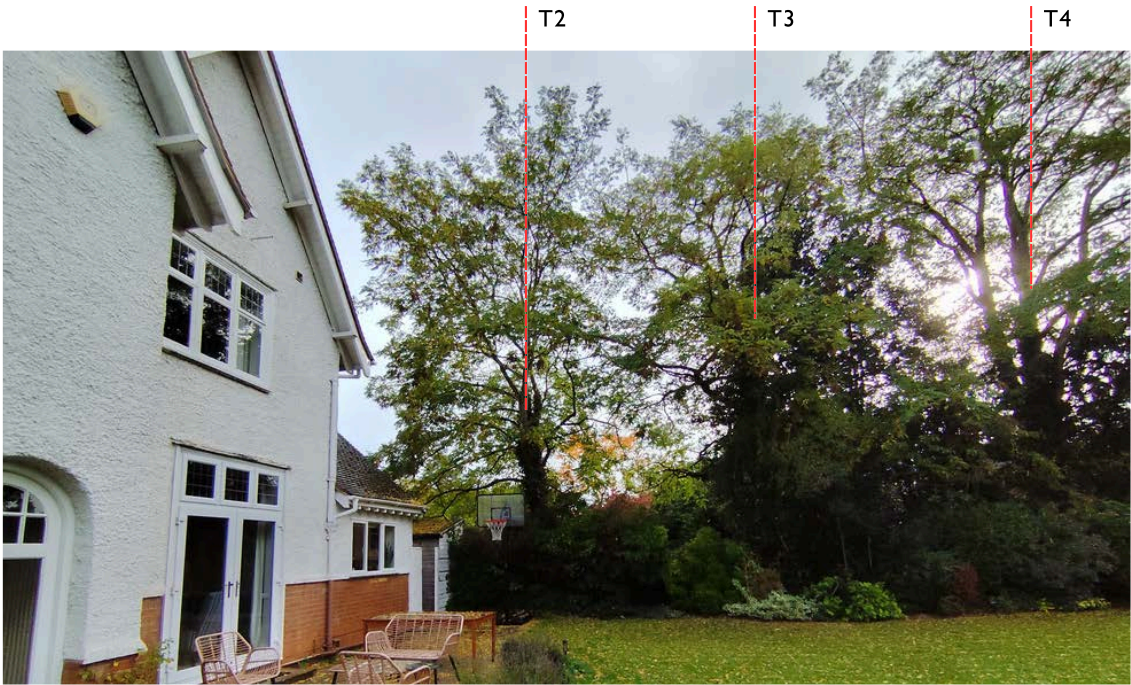
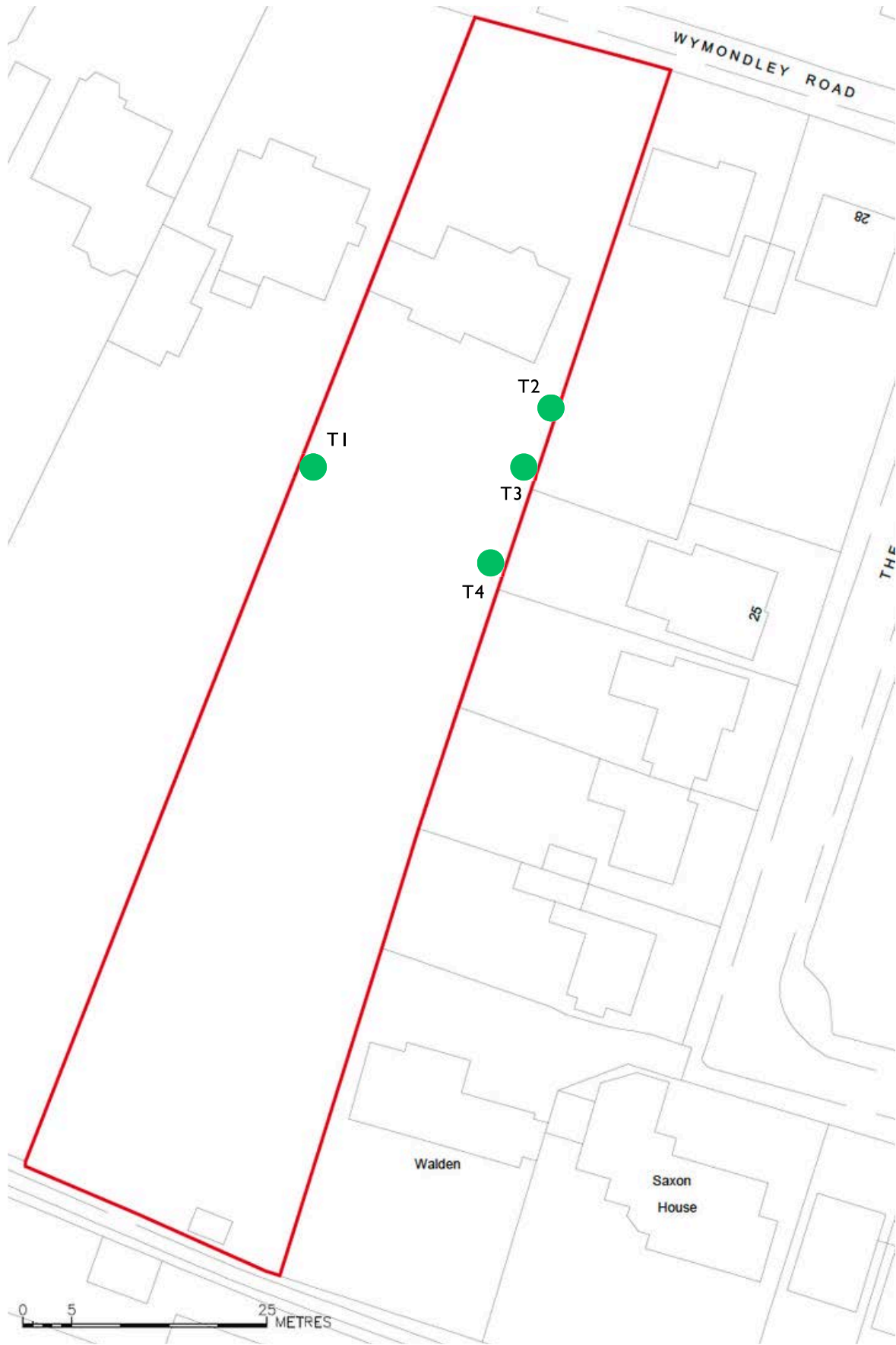


SITE
PHOTOS









RELEVANT TREE
LOCATIONS



PLANNING BACKGROUND

Existing house

The house was originally built in c.1890-1900s and faces north onto Wymondley Road. The front elevation consists of red brickwork at low level with pale render above and a terracotta tiled roof. The windows are white timber and the house is set back approx. 21.9m from the road, with off street parking for vehicles on the driveway in front of the dwelling.

Planning context

The property is located within Hitchin, in North Hertfordshire District Council's (NHDC) Hitchin Conservation Area (Character Area 5: The Avenue, Highbury Road, Wymondley Road, Chiltern Road and The Chilterns). There is an Article 4 Direction on it removing some permitted development rights, but it is not listed or noted as of local interest. It is however considered a 'positive building' and has an 'Important Tree Group' adjacent to the entrance to the driveway. There are no other trees of significance within the site boundary. The property is not located in an area at risk of flooding from rivers and the site is not on or near a site of special scientific interest or in, or near a site of Archaeological Significance.

Planning history

The following applications have been made with regard to the existing dwelling:

90/00723/1 - 2 detached dwellings with double garages, extension to existing vehicular access. Detached garage to serve existing property (outline - design, external appearance reserved).

21/00346/TCA|T1 Sycamore - Cut back overhang by 2/2.5m. T2 Lime - Cut back overhang by 2/2.5m. T4 Hazel - Reduce overhang by 2/2.5m. T5 Conifer - Reduce overhang by 2/2.5m. T6 Silver birch - Reduce overhang by 2/2.5m

Social context

The majority of the properties in the surrounding area are dwellings. The applicants own and live in the property with their two children as their main family home. The applicants would like to reconfigure the layout of the house to accommodate the needs of their family.

Proposed scheme

The proposed scheme is for a part single storey and part double storey rear extension, along with the conversion of the existing roof space into habitable accommodation and for the partial demolition and proposed new roof to accommodate the conversion of the existing garage (built c.1990) into habitable accommodation. The proposed alterations are of a high quality design and will be subservient to the existing house. The rear extension will extend 7.4m from the rear facade at ground floor level and 2.4m at its widest point on first floor level. The proposals will increase the internal floor areas by 74.4sqm at ground floor level, 35.2sqm at first floor level and 62.7sqm at second floor level. The new rear extension at ground floor level (main house) will consist of brickwork walls; metal standing seam roof; painted narrow profile aluminium-framed double-glazed doors and windows. The first floor extension will consist of a pitched tiled roof and rendered walls to match the existing house with timber framed windows to match the existing. The garage extension (visible from Wymondley Road) will have brickwork walls and pitched tiled roof to match the existing house. The brickwork rear extensions will not be visible from Wymondley Road. The proposal will not adversely affect the character of existing streetscape due to its 'considered' design and will not adversely affect the daylight, sunlight, privacy, or amenity of neighbouring properties due to the pitched roof design.

Access

Access to/from the property and the number of car parking spaces will remain unaltered.

Summary

The proposed alterations are intended to meet the objectives of Planning Policy, and will not adversely affect the character the local streetscape. It will not adversely affect daylight, sunlight, privacy, or amenity of neighbouring properties. Subsequently, we trust that the proposed scheme will be granted Planning Permission.

PLANNING INFORMATION

Site and surroundings

The application site comprises a detached, late 19th/early 20th-century dwelling facing north to Wymondley Road. The house features a red brick base with light-coloured render above, beneath a terracotta tiled pitched roof and the windows are timber framed. The house sits approximately 21.9 metres back from the highway with parking on the driveway to the front. A detached garage constructed around 1990 is located within the curtilage.

Planning context and constraints

The property lies within the Hitchin Conservation Area, specifically Character Area 5 (The Avenue, Highbury Road, Wymondley Road, Chiltern Road and The Chilterns) as defined by North Hertfordshire District Council (NHDC). An Article 4 Direction applies, removing certain permitted development rights. The building is not statutorily listed nor locally listed but is identified as a positive contributor to the area's character. An Important Tree Group is situated adjacent to the driveway entrance. No other notable trees are present on the plot. The site is outside areas at of flood risk and is not within or adjacent to a Site of Special Scientific Interest or a designated Area of Archaeological Significance.

Relevant planning history

- 13/00288/IHH | Single storey outbuilding following demolition of existing garage and tool shed.
- 21/01448/FPH | Two storey side and rear extension to create ancillary annex and side extension to create en suites to second floor (as amended by plans received 29 November 2021).
- 26/01063/FPH | Part two storey and part single storey rear extension. Insertion of second floor rear windows and rear and side rooflights to facilitate loft conversion. Alterations to existing attached garage to include alterations to fenestration and raised roof height to facilitate gym and storage with study above in roof space to facilitate garage conversion into habitable accommodation following partial demolition of garage.

Applicant's brief and use

Following planning permission being granted for a part two storey and part single storey rear extension, the applicants seek to extend the ground floor extension by 1.5m to provide more functional family accommodation.

Description of development

The proposed works overall include: the erection of a part single-storey, part two-storey extension to the rear of the main dwelling; and conversion of the existing roof space to habitable accommodation. This will include the partial demolition and provision of a new roof to accommodate the changes to the main house and the full demolition of the garage to allow for its rebuild.

Scale and floorspace

The rear projection at ground floor will be approximately 8.9 metres from the existing rear wall with a net internal floorspace uplift of about 84.8 sqm on the ground floor (10.4sqm more than the previously approved scheme). It should be noted that the house sits on an unusually substantial plot, with a rear garden of approximately 120m, and the additional depth would therefore have a very limited effect on the overall relationship between the house and its neighbours.

Design, appearance and materials

There are no changes to the previously approved design, appearance and materials. Ground-floor rear extension: brickwork walls with a standing-seam metal roof; slimline painted aluminium double-glazed doors and windows. First-floor rear element: rendered walls and a pitched tiled roof to reflect the host building; timber windows to match the geometry of the original house. New garage building: brick walls and a pitched tiled roof to correspond with the main dwelling. The composition ensures that the additions read as subordinate to the main house, with matching or complementary materials and pitched forms to sit comfortably with the period architecture. The brick-clad rear elements will not be visible from Wymondley Road, nor particularly visible by the neighbours at no. 26 and no. 22 due to the way in which the house is situated on the plot. No. 26 Wymondley Road sits forward of no. 24 facing Wymondley Road and so any extension would not be visible from the main house and both no.22 and no. 24 would be significantly screened from the proposed addition by existing trees along the site boundary (see site photos and aerial site photo).

Heritage, townscape and local policy

As a positive building within a Conservation Area, the scheme concentrates massing to the rear with limited visibility from Wymondley Road, thereby preserving the character and appearance of Character Area 5. Materials and roof forms visible from the street (garage works) replicate the established palette, maintaining continuity in the streetscape. The proposal is consistent with development plan policies that seek high-quality, contextually appropriate design, preserve heritage significance, and ensure subservience of extensions to original buildings.

Residential amenity

The single- and two-storey elements are arranged to avoid undue overshadowing or loss of light to neighbouring properties, assisted by pitched roof profiles and modest first-floor projection. The window placement and separation distances are designed to safeguard privacy and prevent overlooking. No unacceptable overbearing impacts are anticipated due to the limited first-floor extension, location of proposed rear extension and generosity of plot size.

Access, parking and trees

Existing vehicular and pedestrian access remains unchanged. On-site parking capacity is retained. Works will respect the Important Tree Group near the driveway entrance. No other significant trees are affected. Any construction adjacent to root protection areas can be managed in accordance with BS 5837 principles and conditions as necessary.

Conclusion

The proposal delivers a carefully considered, proportionate enhancement to a period dwelling that sustains the significance of the Hitchin Conservation Area. The rear-focused massing, sympathetic materials and subservient design ensure no detriment to the local streetscape and neighbouring properties. It should be noted that no. 18 and no. 22 Wymondley Road have substantial rear extensions which project further than the amended proposal for no. 24. We appreciate that these do not in themselves establish a precedent, but they are part of the immediate built context against which the proposal should be considered. Neighbour amenity, highway matters, and arboricultural considerations are appropriately addressed. The development accords with relevant local and national policy and is suitable for approval, subject to standard conditions.

ARCHITECTURAL CONCEPT

ARTS + CRAFT REFERENCES



BRICKWORK DETAILS



SOFT, TONAL MATERIALS



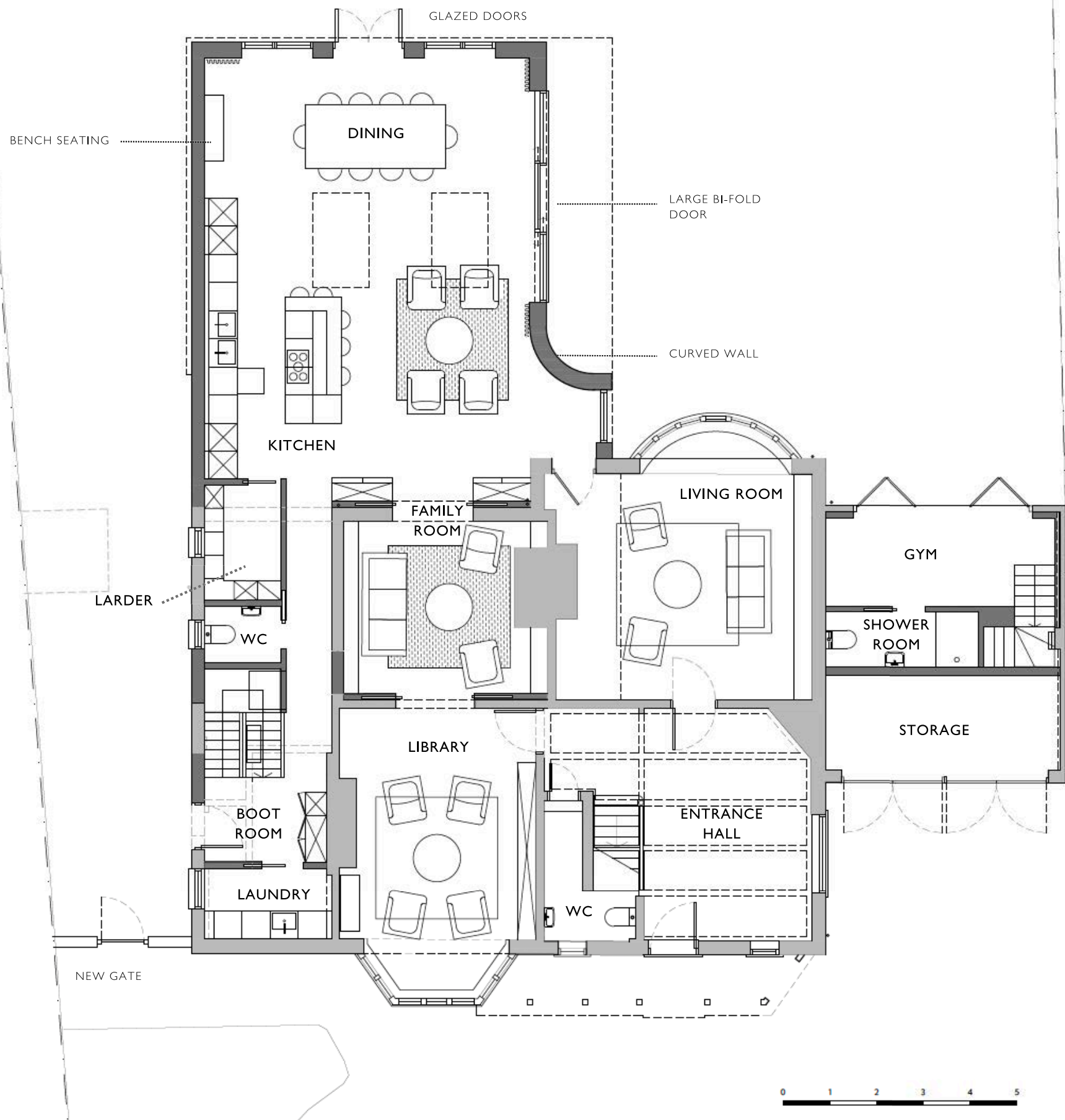
INTERNAL GLAZING WITH CRAFT-LED
DETAILING



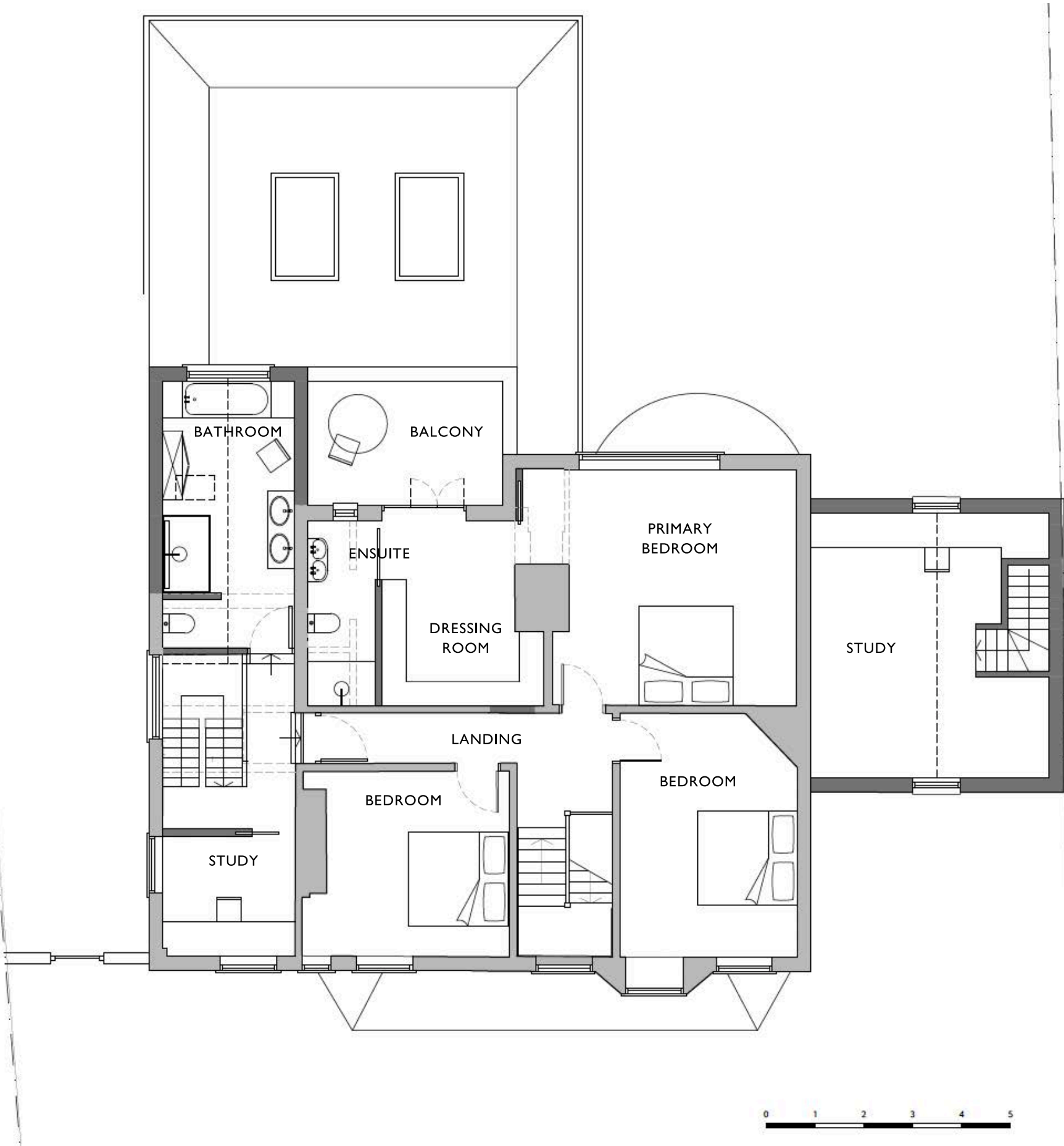
WARM, SOFT PALETTE



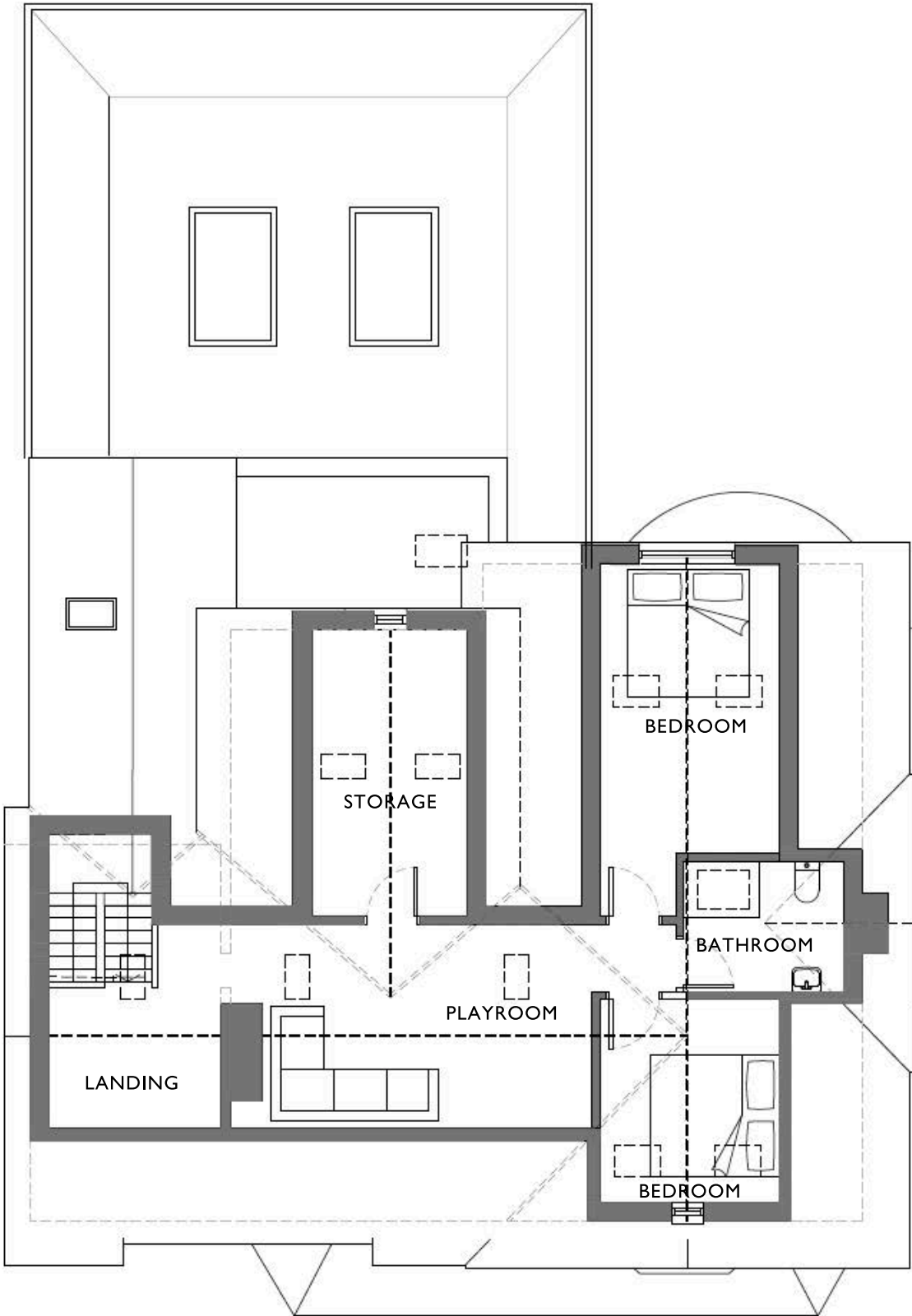
GLAZING CONNECTING TO GARDEN



PROPOSED GROUND
FLOOR PLAN



PROPOSED FIRST
FLOOR PLAN

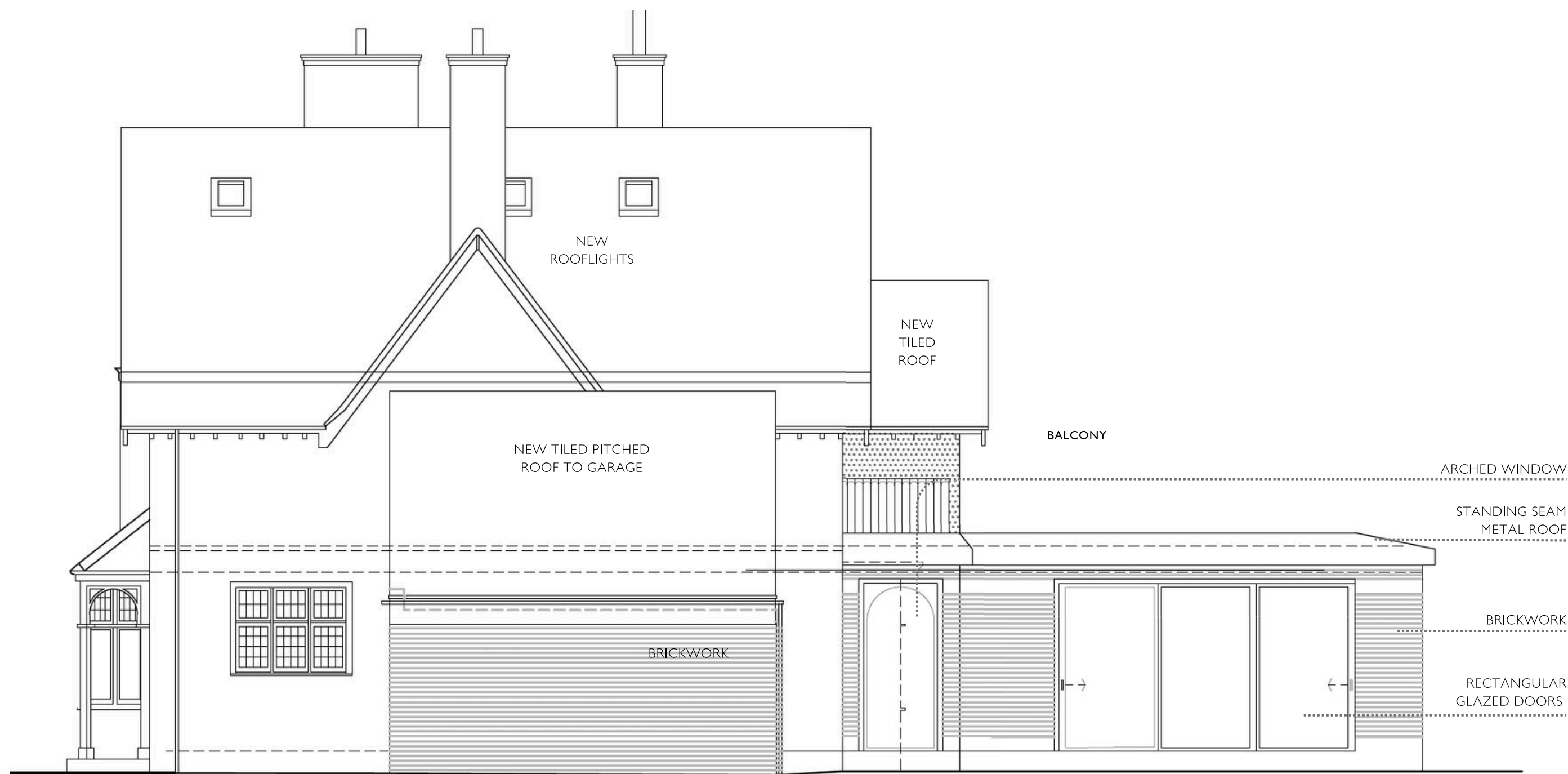


PROPOSED SECOND
FLOOR PLAN

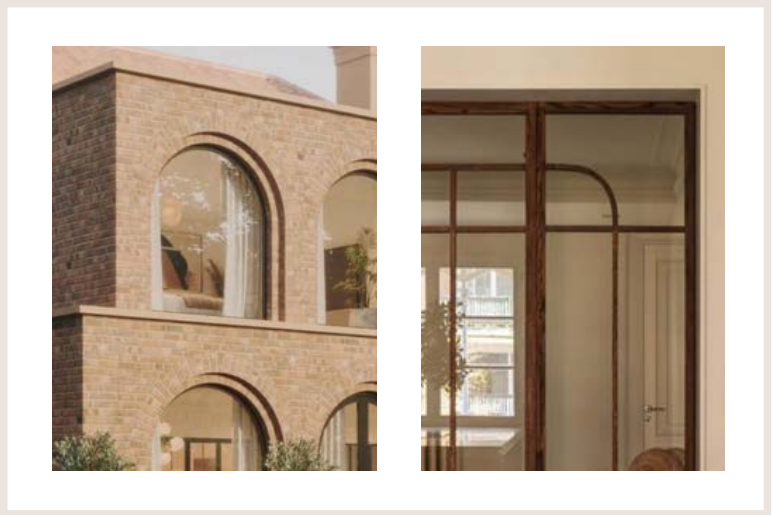
PROPOSED FRONT
ELEVATION



PROPOSED SIDE
ELEVATION



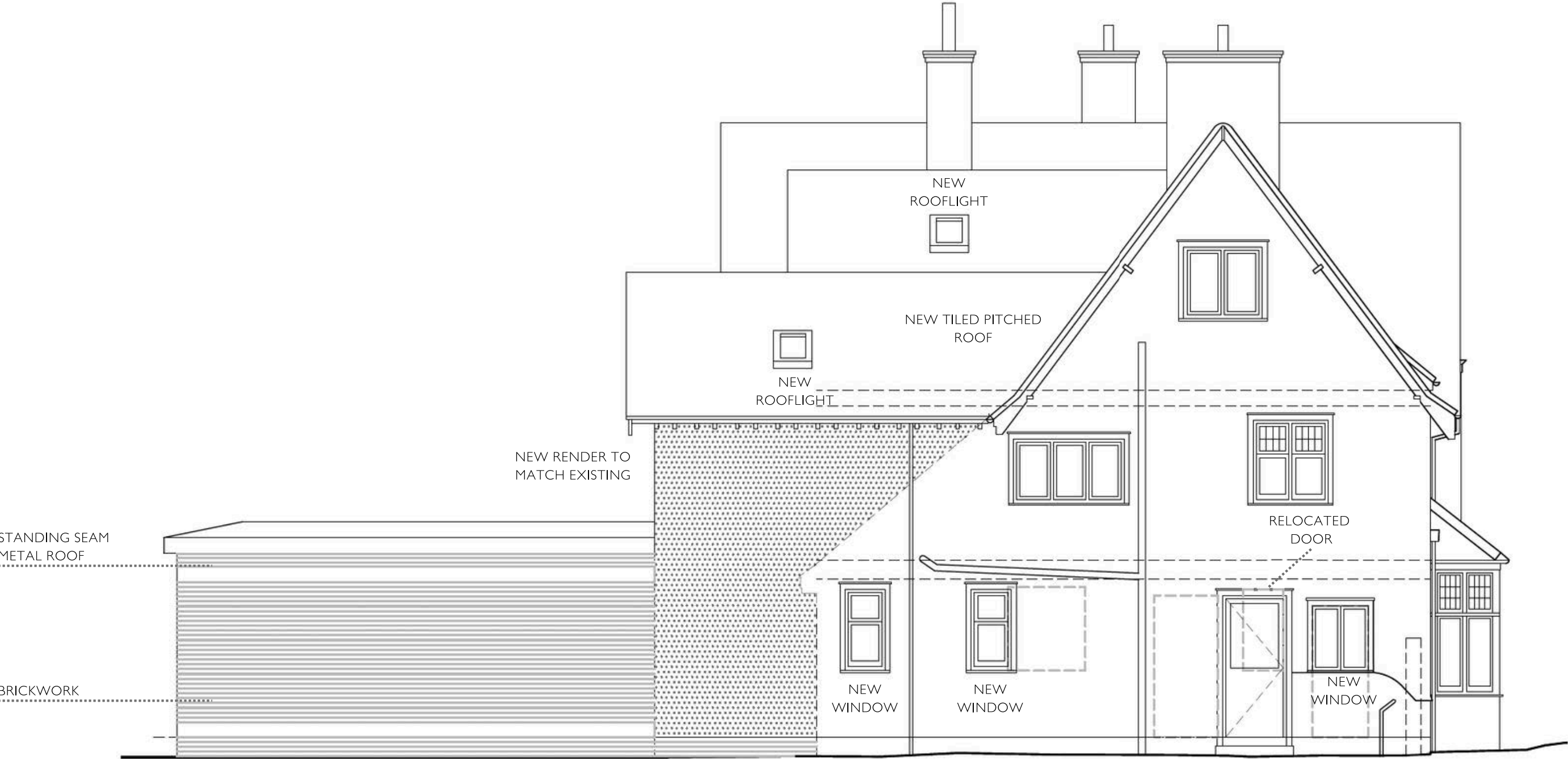
PROPOSED REAR
ELEVATION

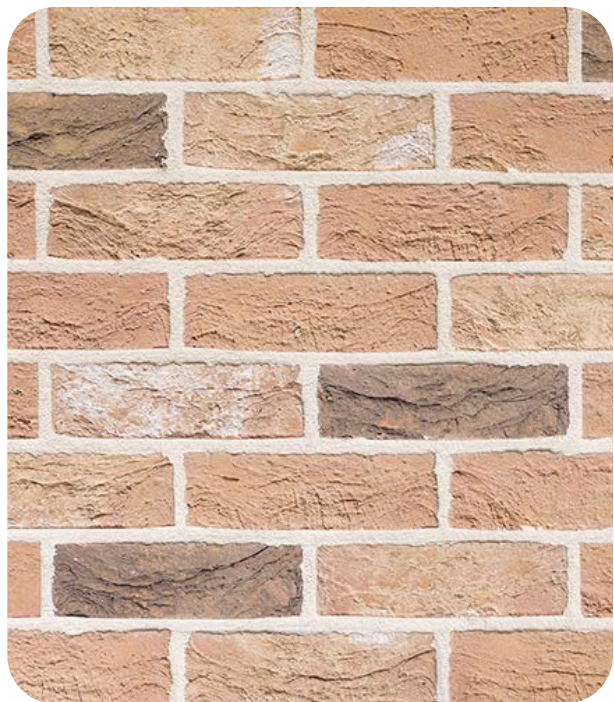


ARCHED GLAZING DETAILS



PROPOSED SIDE
ELEVATION



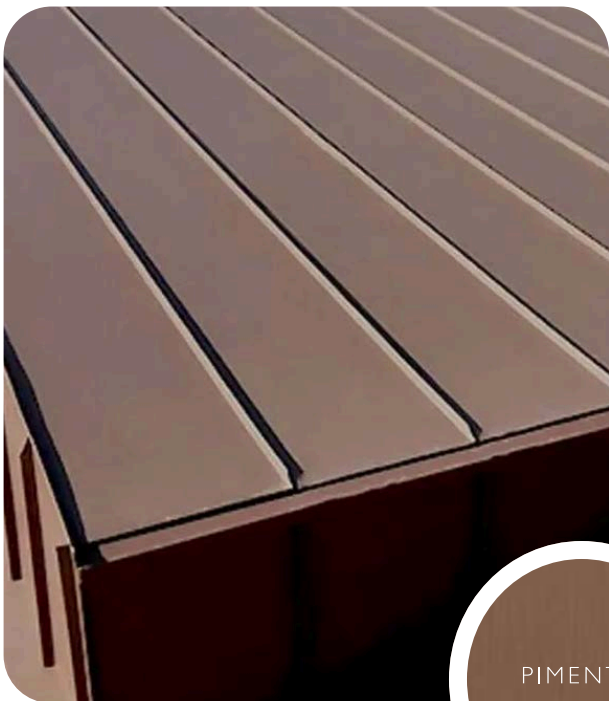


BRICKWORK

SOFT TERRACOTTA
BRICKWORK

The Grantchester Blend 50mm brick, crafted by Traditional Brick & Stone, is a high-quality thrown/stock/soft mud brick known for its warm buff colouration and subtle light texture.

This classic facing brick is designed to enhance the visual appeal of any exterior, offering a timeless and elegant façade.

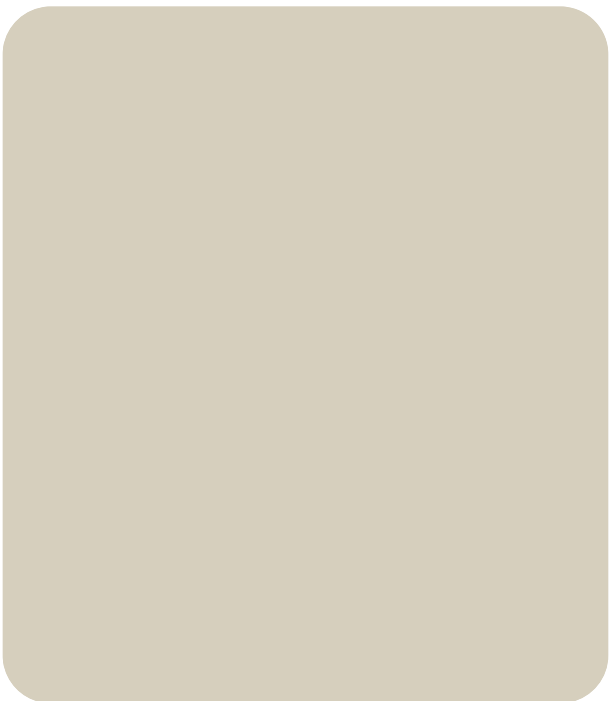


ROOF FINISH

ZINC STANDING SEAM
ROOFING

Zinc roofing delivers a bold, contemporary look with clean lines and a smooth matte finish that stands out architecturally. The red / brown tone works well with both modern and traditional building designs.

This product enables the texture of the zinc to still be seen whilst offering choices of colour to complement other elements of a façade or roof.



WINDOW COLOUR

OATMEAL / PUTTY

This would provide a soft and tonal look to the house. The extension doors could be in this colour or a neutral contrast colour.