

M Scott / Architectural Design

Design and Access Statement

For

Proposed single storey side extension, new entrance porch, additional roof lights and internal alterations.

At

Little Almshoe House, Little Almshoe Lane, St Ippolyts, Hitchin, Hertfordshire, SG4 7NP.



M Scott Architectural Design Ltd

Bancroft House, 34 Bancroft, Hitchin, Herts SG5 1LA

01462 422440 www.msad.uk

Registered Office - Global House, 303 Ballards Lane, London N6 5UG

Company Registration number - 14893661

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1. Introduction

- 1.1. This statement supports a householder planning application for a single storey side extension, new entrance porch, additional roof lights and internal alterations at Little Almshoe House, St Ippolyts.
- 1.2. The proposals improve the functionality of the dwelling whilst respecting its period character.
- 1.3. The application is submitted as a single householder planning application to allow the proposed works to be considered comprehensively. Whilst the single storey side extension, additional roof lights and internal alterations are considered to fall within permitted development provisions, the proposed entrance porch requires planning permission due to its height exceeding 3 metres.

2. Site and Context

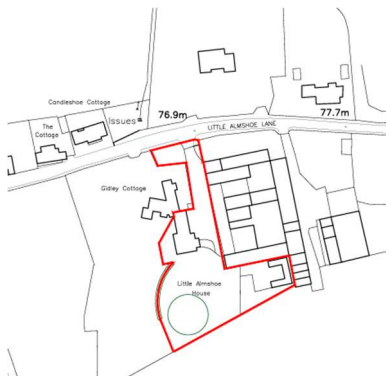
- 2.1. Little Almshoe House is a large period dwelling situated within the small rural hamlet of Little Almshoe, in the parish of St Ippolyts, south of Hitchin.



Photographs of house



- 2.2. Attached to the eastern side of the property is Gidley Cottage, a modern semi-detached dwelling.



Site Plan



Site photograph

- 2.3. The surrounding area is characterised by a small group of dwellings set within a rural landscape. The site lies within the Metropolitan Green Belt.

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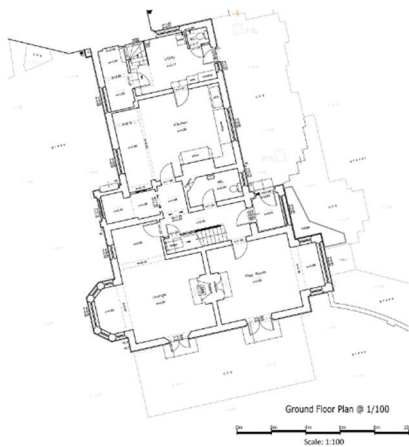
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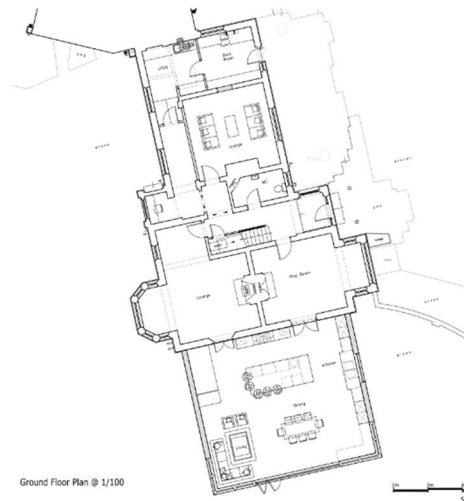
Google Maps Satellite Image – site location shows by red dot

3. Proposed Development

- 3.1. The proposal includes the construction of a single storey garden room side extension positioned on a secondary elevation adjoining the existing lounge and playroom. The garden room will create a spacious open-plan kitchen, dining and living area with a strong connection to the surrounding garden.



Existing Ground Floor Plan



Proposed Ground Floor Plan

- 3.2. The extension incorporates a high-quality painted engineered timber frame with a brick plinth, high-performance glazing and a centrally positioned glazed roof lantern to maximise natural daylight within the space.
- 3.3. External alterations also include:
- Formation of a new principal entrance through enlargement of an existing eastern elevation window.
 - Construction of a traditional hipped entrance porch with timber piers.

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- Alteration of selected first-floor window proportions from 50:50 to 30:70.



Existing elevation 3



Proposed elevation 3

- Replacement of two second-floor windows with a single three-casement window to improve natural lighting and views.



Existing window elevation 4



Proposed window elevation 4

- New skylights to further improve natural lighting on the second floor.
- 3.4. Internal alterations are limited to improving the layout and functionality of the dwelling. These include:
- Conversion of the existing kitchen into a lounge.
 - Removal of the rear staircase and ground floor WC to create a boot room at ground floor level, with associated reconfiguration at first floor level to form a dressing room and ensuite.
 - Enlargement of the family bathroom on the first floor.
 - Enlargement of the first-floor landing.
 - Formation of a master suite with larger ensuite and dressing room at first floor level.
 - Continuation of the main staircase to the second floor.
 - Formation of additional storage, a bathroom and an enlarged rear bedroom on the second floor.
- 3.5. The proposals provide a sympathetic enhancement to the dwelling, improving its functionality for modern family living through carefully considered remodelling whilst ensuring the external character of the period property remains largely unchanged.

4. Design

- 4.1. The design adopts a high-quality heritage-led approach appropriate to the period dwelling and its rural setting.
- 4.2. The design has been developed to respect the character of Little Almshoe House, with all new elements carefully proportioned and detailed to complement the existing architecture. The proposed works remain secondary to the original dwelling, allowing the existing building to remain the dominant feature.

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Proposed Garden Room Elevation

- 4.3. The side extension is subservient in scale and form and is designed as a lightweight addition. It comprises:
- a low brick plinth;
 - a painted engineered timber frame;
 - timber-framed high-performance glazed windows and doors;
 - a solid insulated flat roof; and
 - a centrally positioned glazed roof lantern.
- 4.4. The roof lantern introduces natural daylight into the rear of the extension whilst the insulated roof construction and solar-control glazing provide excellent thermal performance and reduce the potential for overheating.
- 4.5. The proposed materials have been selected to complement the existing dwelling.

Element	Proposed Material	Finish / Colour
External Walls	Facing brick (to plinth)	Red brick to match existing dwelling
Frame Structure	Engineered timber	Painted off-white
Windows & Doors	Timber framed double glazing	Painted off-white
Roof Lantern	Timber framed glazing	Painted off-white
Roof (Flat Section)	Single ply membrane	Dark grey / black

- 4.6. The height of the proposed entrance porch allows it to relate appropriately to the proportions of the existing dwelling and avoids appearing as a visually separate or underscaled addition.
- 4.7. The proposed entrance porch will comprise timber posts supporting a hipped slate roof, designed to match the detailing and materials of the existing dwelling.

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Proposed porch design

Element	Proposed Material	Finish / Colour
Frame Structure	Timber	To match existing
Roof	Grey slate	To match existing

4.8. The proposed window alterations improve internal daylight and views whilst remaining sympathetic to the architectural character of the dwelling. Any new windows will be wooden framed and painted to match existing.

4.9. The external alterations have been carefully considered to improve the functionality and natural lighting of the dwelling whilst maintaining its established appearance. The proposed entrance porch, window amendments and garden room extension use traditional materials and detailing that respond positively to the existing property.

4.10. The proposals represent a sensitive adaptation of the existing dwelling, allowing it to meet the requirements of modern family living whilst retaining its architectural character and relationship with the surrounding rural setting.

5. Access

5.1. No changes are proposed to the existing vehicular or pedestrian access arrangements.

5.2. The garden room will be accessed internally from the existing lounge and playroom and externally via timber heritage-style bifold doors opening onto the rear garden.

5.3. The proposed entrance porch provides improved covered access and reinforces the principal entrance to the dwelling.

6. Planning Considerations

6.1. The proposal represents a high-quality extension appropriate to a dwelling within the Green Belt. It preserves openness and has limited visual impact.

6.2. The scale and form of the garden room side extension are modest and consistent with the limitations commonly applied to permitted development extensions, including being below 4 metres in height and less than half the width of the original dwellinghouse.

6.3. The design and choice of materials ensure the proposals integrate successfully with the existing dwelling whilst respecting its period character and the surrounding rural setting.

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6.4. The proposed alterations improve the functionality of the dwelling for modern family living while retaining the overall appearance and architectural integrity of the property.

7. Conclusion

7.1. The proposal comprises a carefully designed garden room extension and sympathetic alterations that improve the functionality of Little Almshoe House whilst respecting its period character and rural setting.

7.2. The scale, design and choice of materials ensure the proposals integrate successfully with the existing dwelling whilst respecting its established character and the surrounding rural setting.

7.3. Planning permission is therefore respectfully sought.

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