

DESIGN STATEMENT

24 WYMONDLEY ROAD,
HITCHIN SG4 9PN

CONTENTS

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

- 1. Site location
- 2. Existing site photos
- 3. Relevent tree locations
- 4. Planning background
- 5. Existing plans
- 6. Existing elevations
- 7. Concept images
- 8. Proposed plans
- 9. Proposed elevations
- 10. Sketch Up concept images
- 11. Proposed materials
- 12. AI concept images

This report has been prepared by Studio Lunet Ltd for Laura and Oliver Mann and is solely intended for their use and benefit. Nothing in this report shall confer any liability, duty or benefit to any other party unless agreed beforehand in writing. All copyright and intellectual material remain the property of Studio Lunet Ltd unless expressly agreed beforehand in writing.

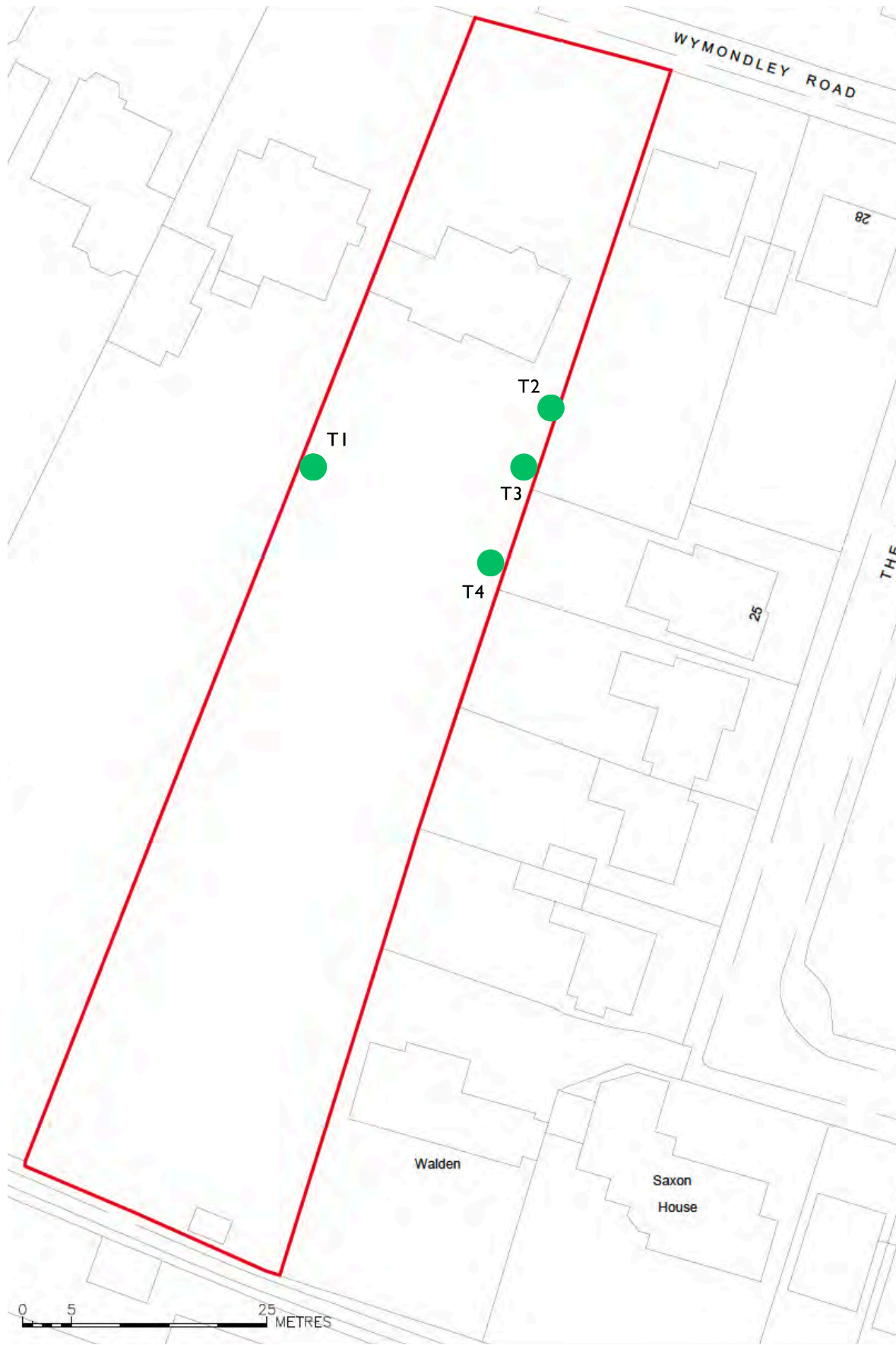
SITE
LOCATION
PLAN





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 sere 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

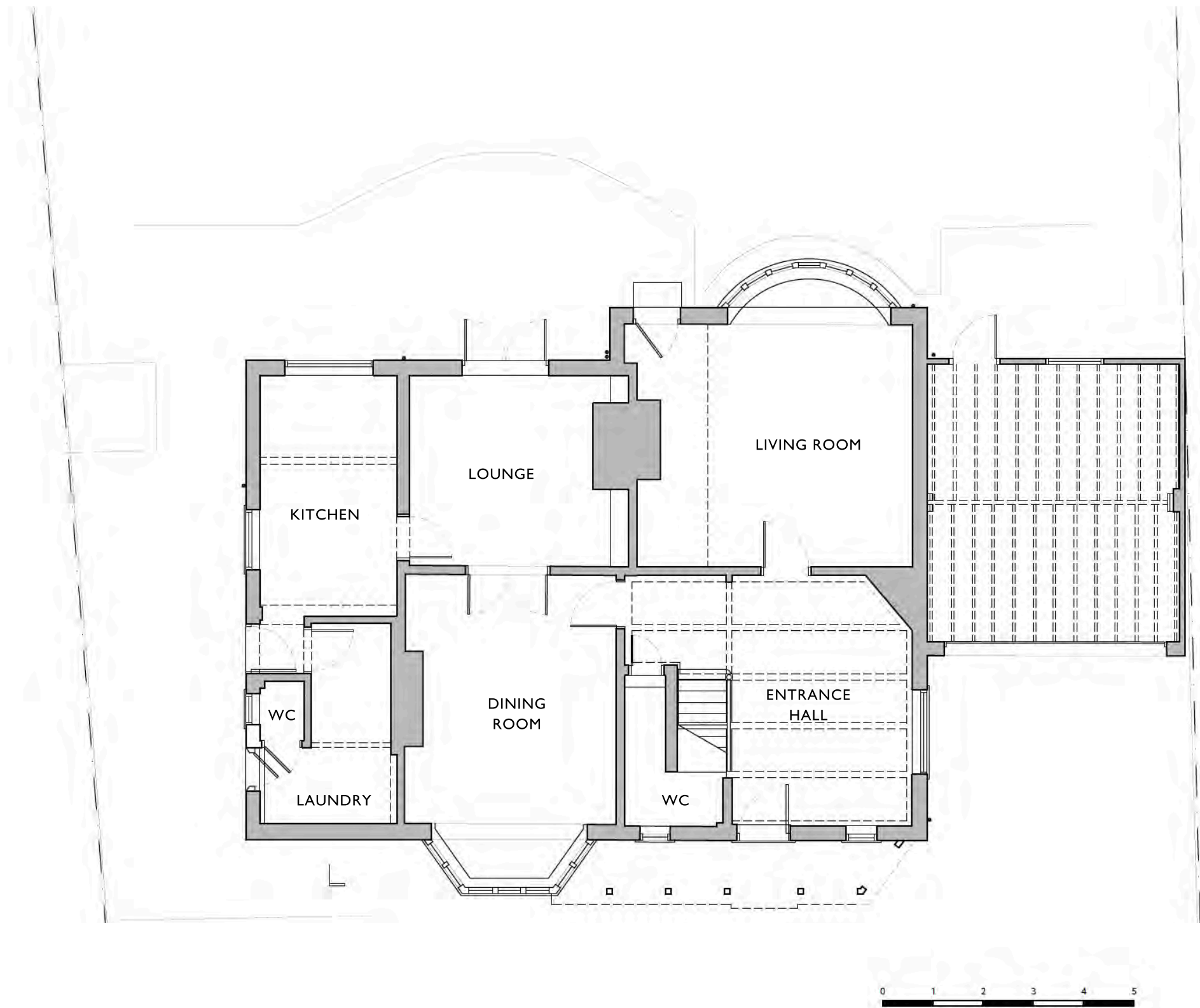
The proposed scheme is for a part single storey and part double storey rear extension, along with the conversion of the existing roof space into habitable accommodation and for the partial demolition and proposed new roof to accommodate the conversion of the existing garage (built c.1990) into habitable 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

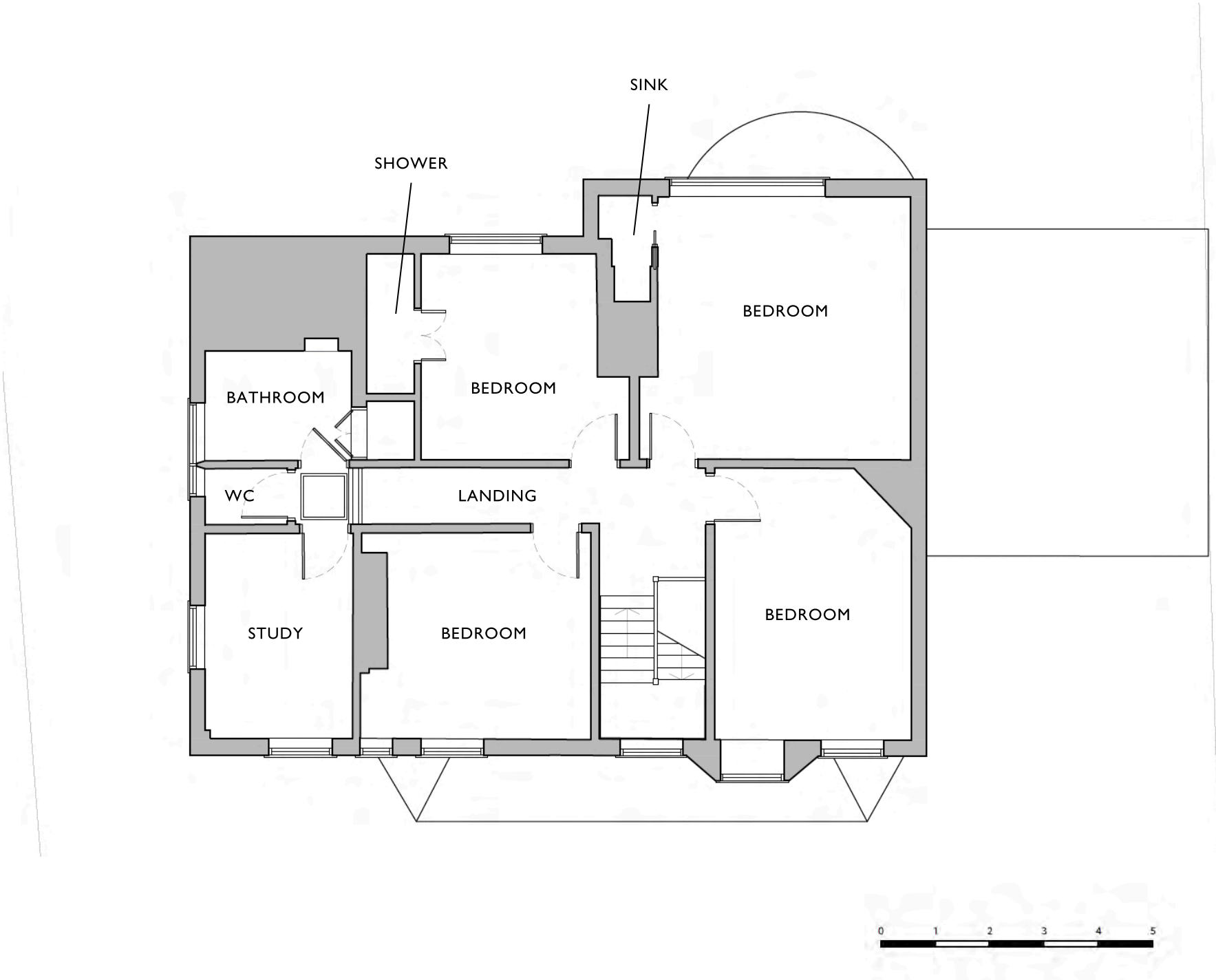
Access to/from the property and the number of car parking spaces will remain unaltered.

Summary

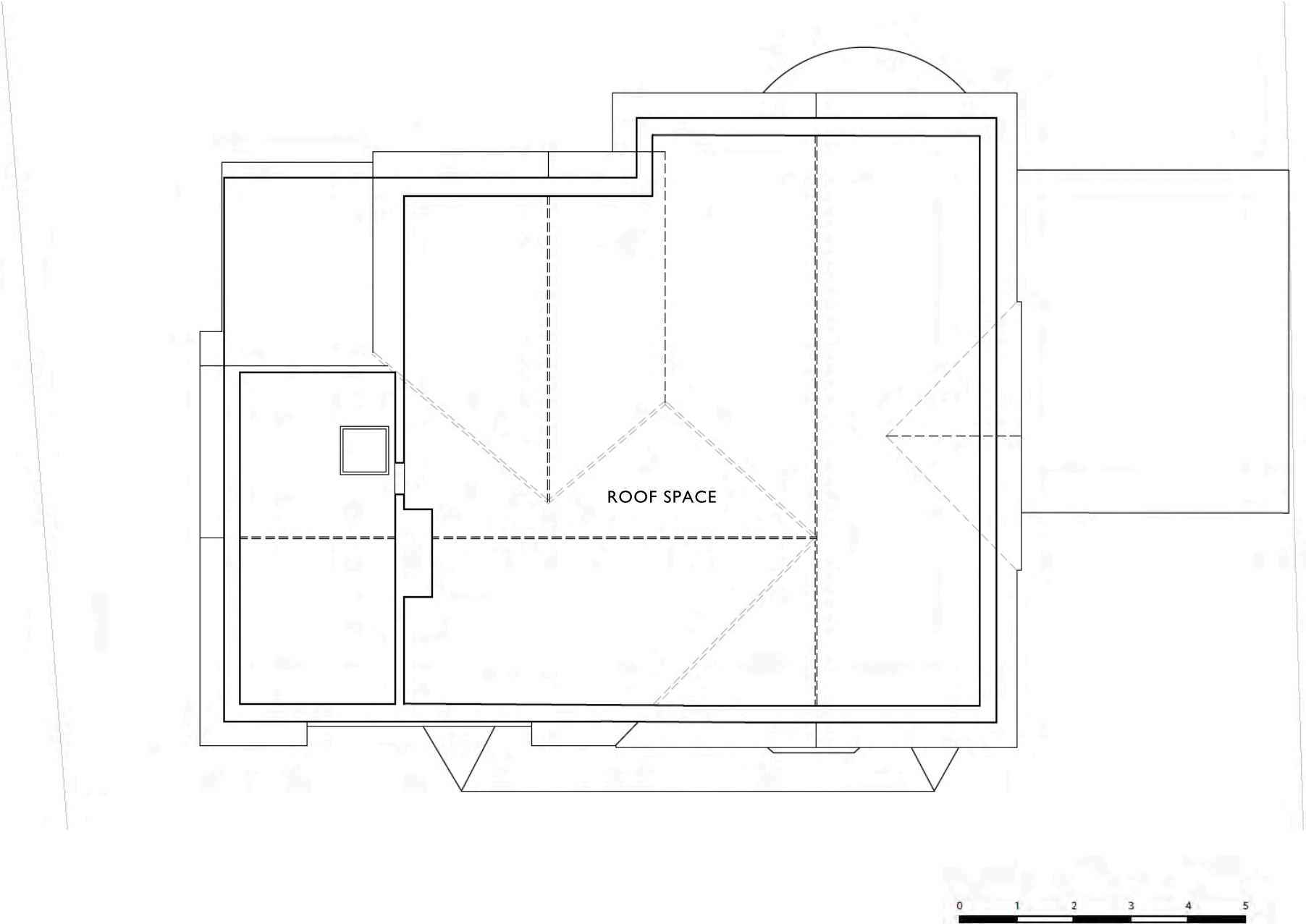
The proposed alterations are intended to meet the objectives of Planning Policy, and will not adversely affect the character the local streetscape. It will not adversely affect daylight, sunlight, privacy, or amenity of neighbouring properties. Subsequently, we trust that the proposed scheme will be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



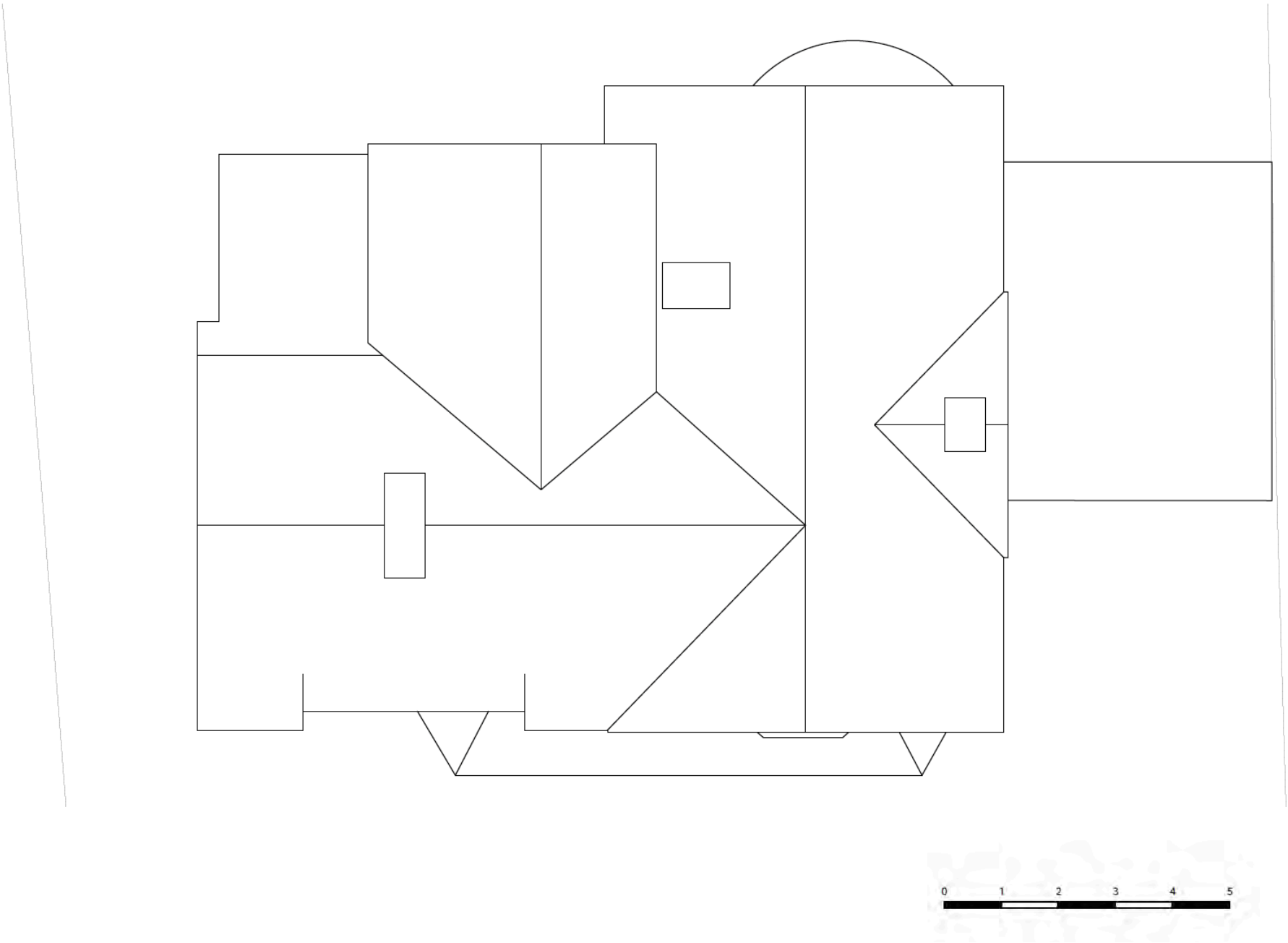
EXISTING GROUND
FLOOR PLAN



EXISTING FIRST FLOOR
PLAN



EXISTING ROOF SPACE
PLAN



EXISTING ROOF PLAN



EXISTING FRONT
ELEVATION



EXISTING REAR
ELEVATION

ARCHITECTURAL CONCEPT

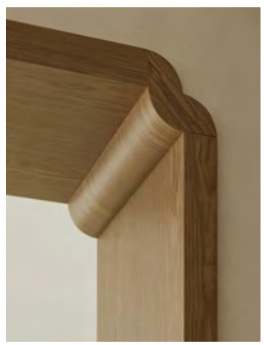
ARTS + CRAFT REFERENCES



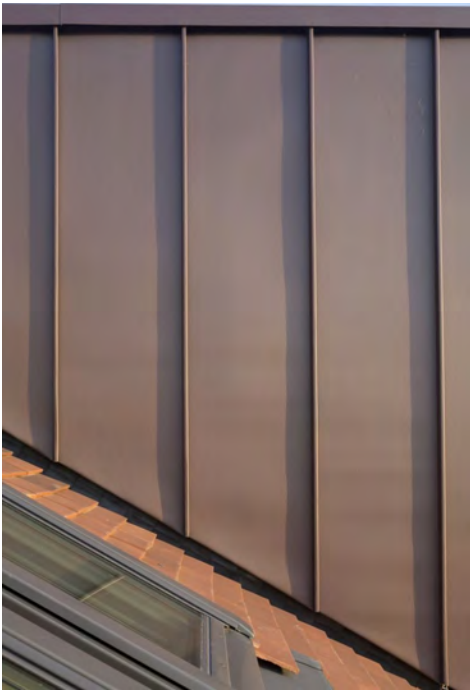
BRICKWORK DETAILS



SOFT, TONAL MATERIALS



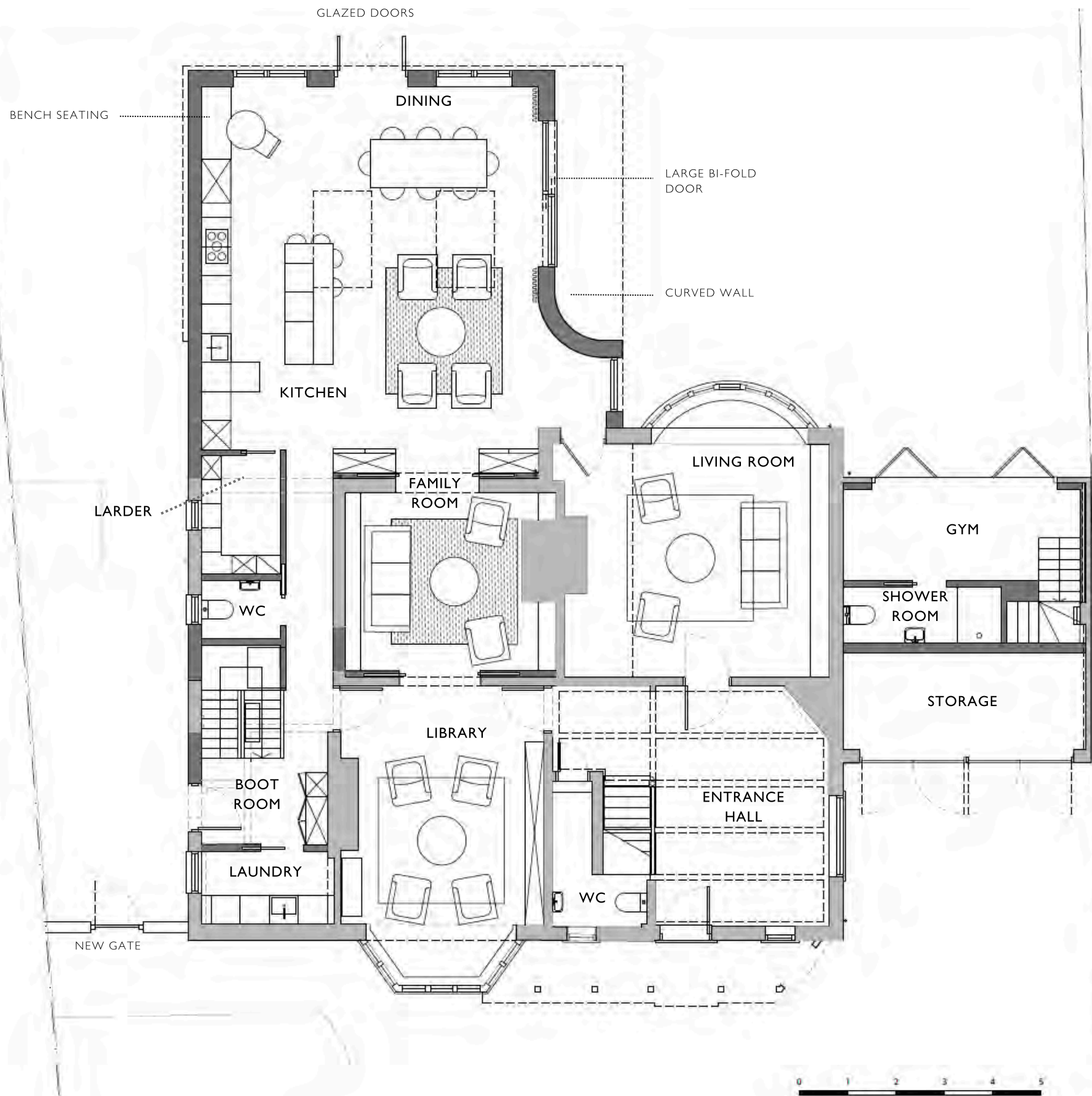
INTERNAL GLAZING WITH CRAFT-LED
DETAILING



WARM, SOFT PALETTE

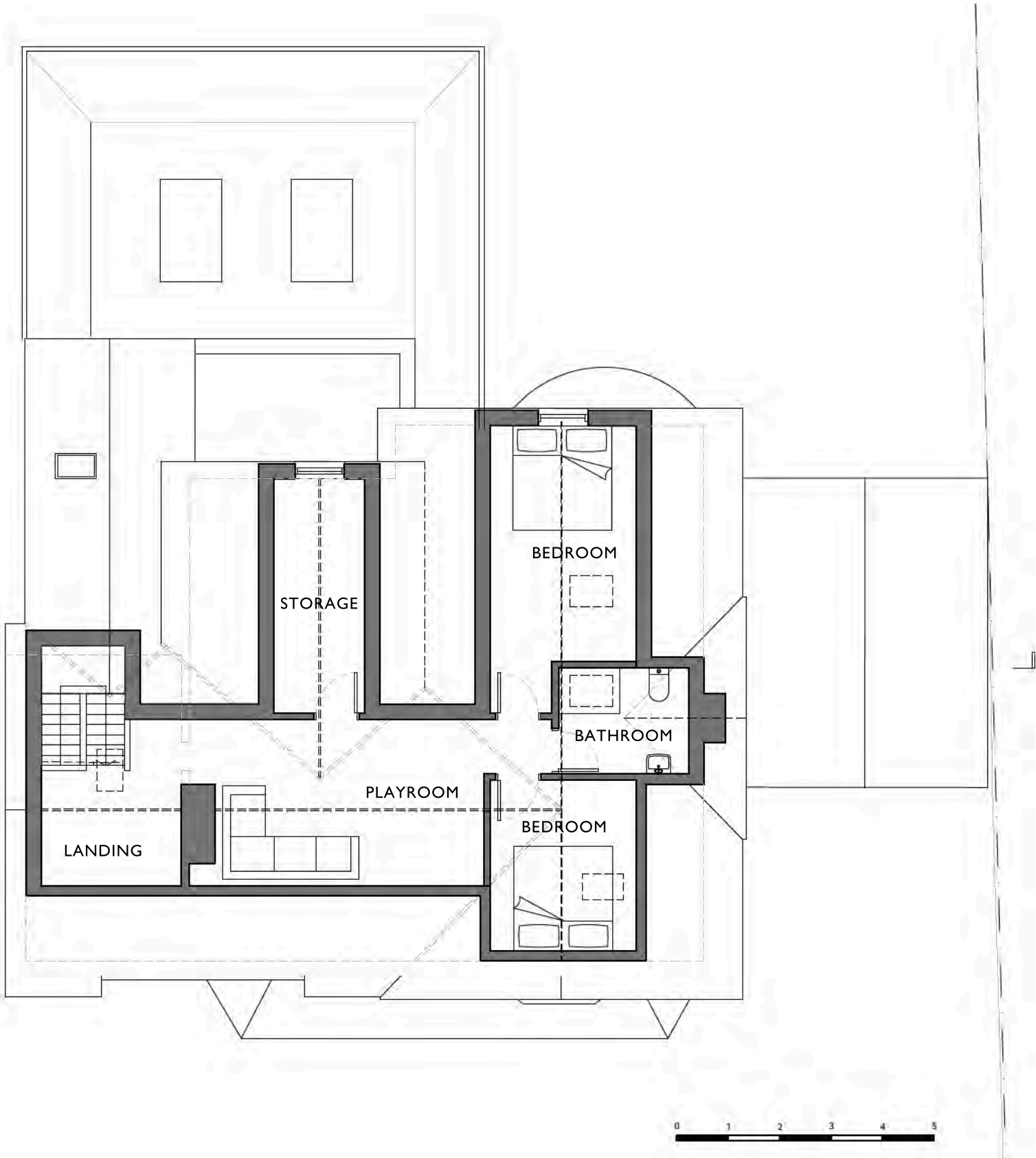


GLAZING CONNECTING TO GARDEN



PROPOSED GROUND
FLOOR PLAN



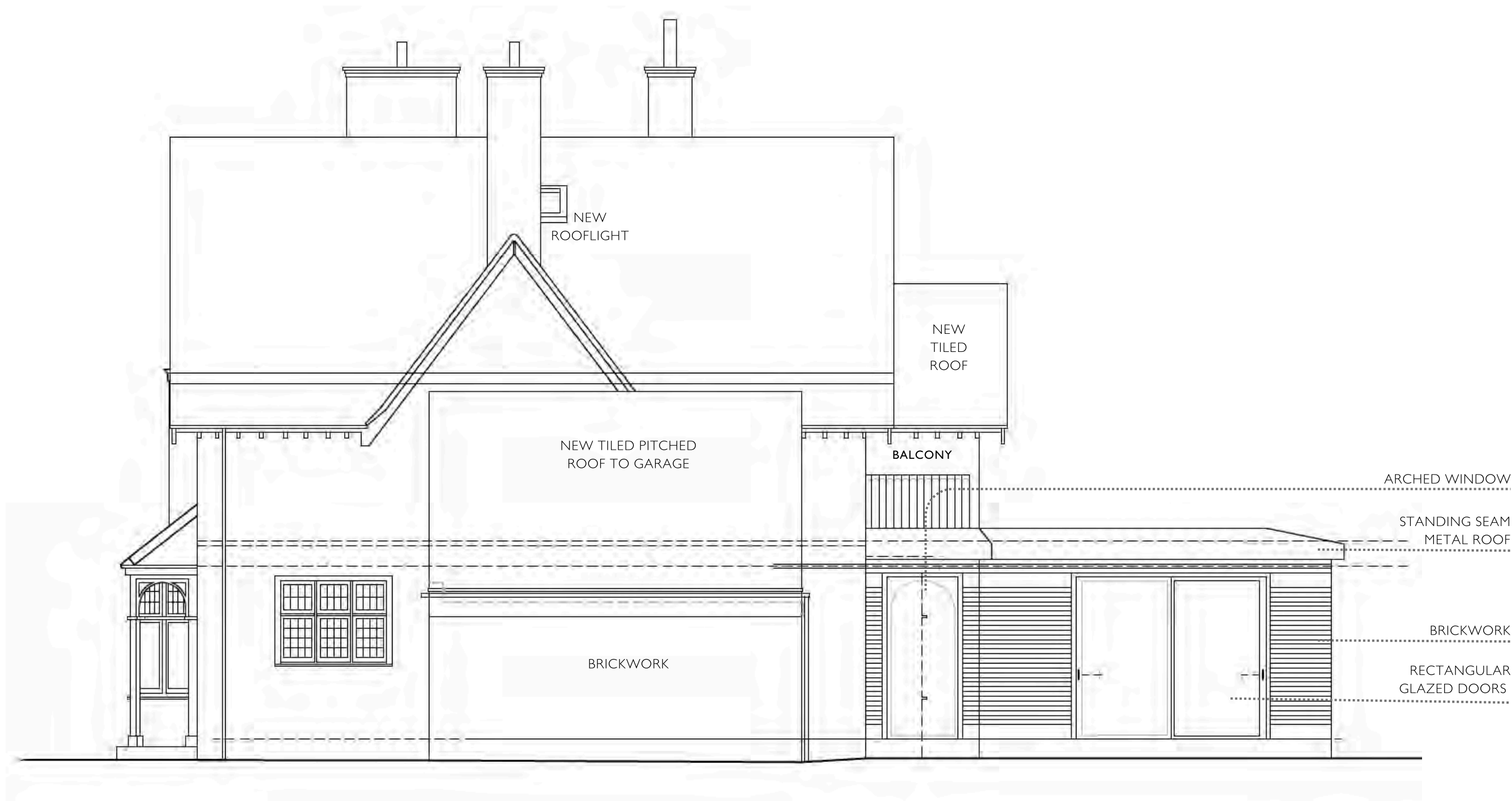


PROPOSED SECOND
FLOOR PLAN

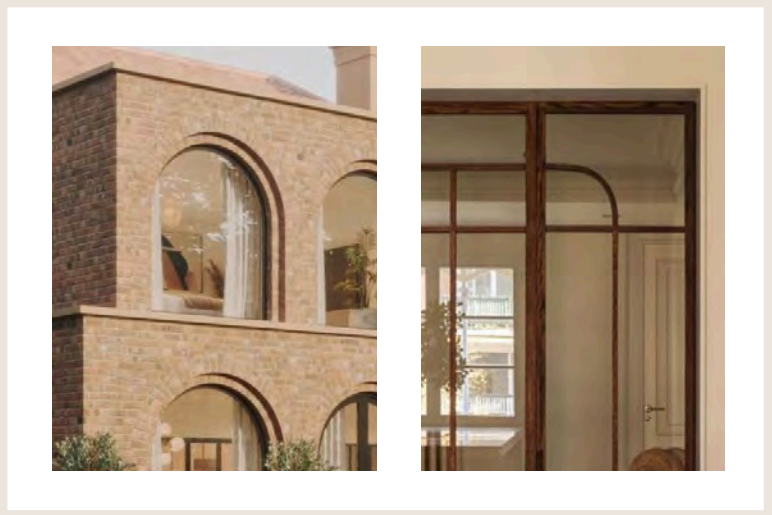
PROPOSED FRONT
ELEVATION



PROPOSED SIDE
ELEVATION



PROPOSED REAR
ELEVATION



ARCHED GLAZING DETAILS



PROPOSED SIDE
ELEVATION



SKETCH UP MODEL CONCEPT IMAGE

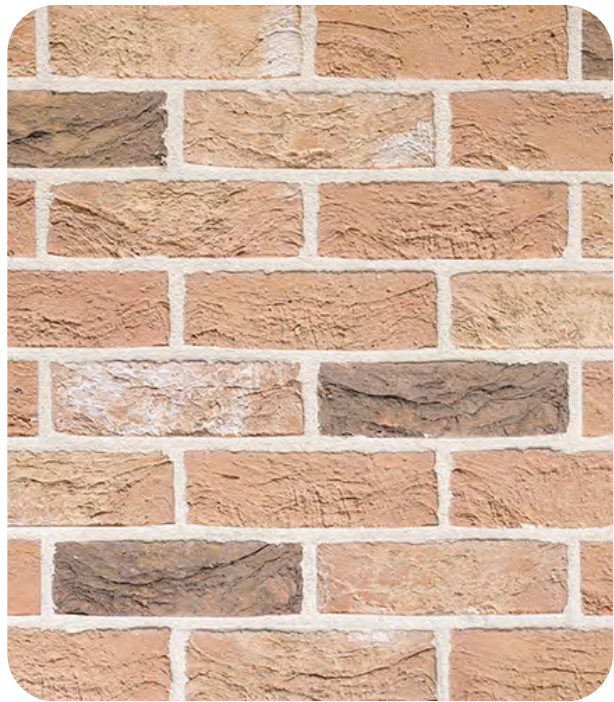


SKETCH UP MODEL CONCEPT IMAGE



SKETCH UP MODEL CONCEPT IMAGE



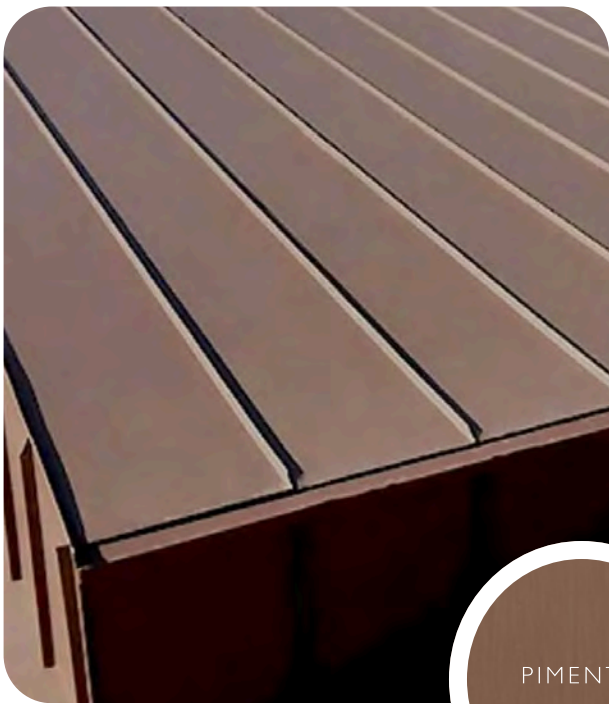


BRICKWORK

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.

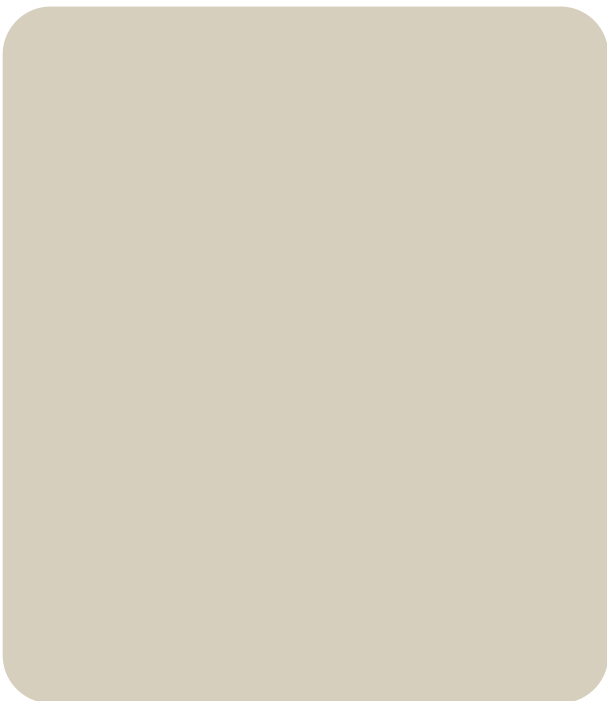


ROOF FINISH

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.

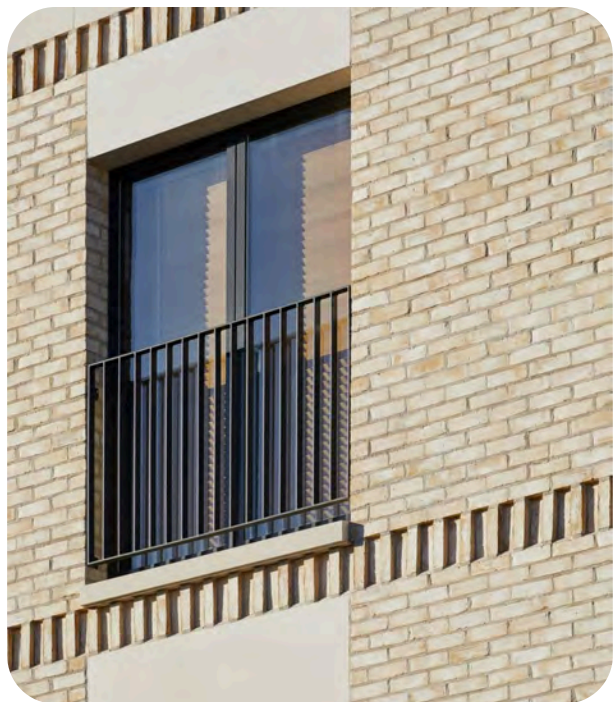
This product enables the texture of the zinc to still be seen whilst offering choices of colour to complement other elements of a façade or roof.



WINDOW COLOUR

OATMEAL / PUTTY

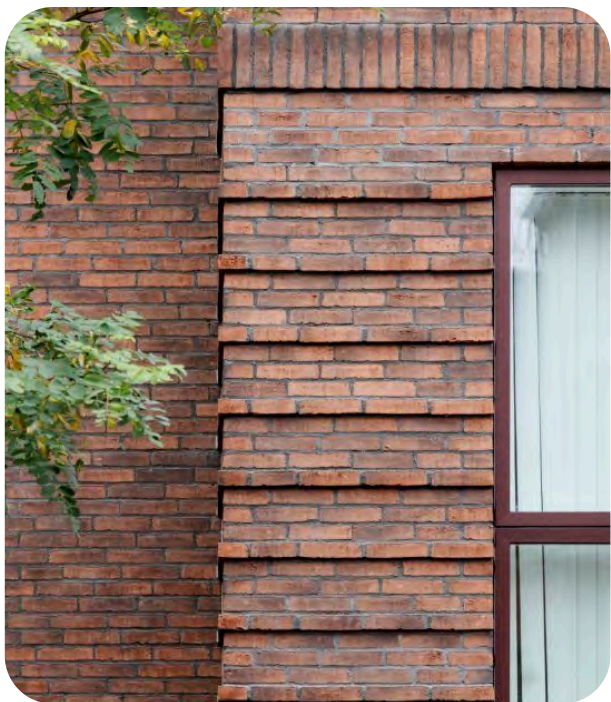
This would provide a soft and tonal look to the house. The extension doors could be in this colour or a neutral contrast colour.



BRICKWORK

DETAIL SUGGESTIONS

To run along the top and/or bottom edge of the brick work.



BRICKWORK

DETAIL SUGGESTION

To run along the centre of the new brick work.



BRICKWORK

DETAIL SUGGESTION

Recessed detail around doors.

AI CONCEPT IMAGE



AI CONCEPT IMAGE

