

3.4 Pre-app summary



Proposal submitted for pre-app 24/02593/PRE



Updated elevation following concerns regarding the gable/valley detail



Updated elevation toward a consensus on the retention of the brick gable with their dormer expressed as a secondary element

Concerns raised at pre-app 24/02593/PRE:

- The double gable detail and its difference from adjacent dormers.
- The impact of an extended / flat topped gable on the street scene.
- Creating a contrasting material to the side gable

Elements agreed following pre-app 24/02593/PRE:

- The rear box dormer and its general massing was accepted
- The use of fiber cement , a brick gable and elements of timber



Proposed adjustment, dormer at the rear stepped back to minimise impacts on the streetscape and create an interesting set back to express the timber elevation.

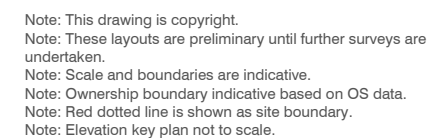
4.0 Proposed Plans



- a. New side entry door (previously window)
- b. Cloakroom storage
- c. Office/exercise room
- d. New/Replacement uPVC windows
- e. New larch side gate
- f. New WC
- g. New utility room
- h. Larch mullion detail
- i. New staircase
- j. Existing bedroom
- k. New fitted joinery
- l. New benchseat
- m. Void above
- n. New kitchen
- o. Dining area

- p. Living area
- q. New Aluminium frame glazed sliding doors, frame colour TBC
- r. New fixed aluminium glazing, frame colour TBC
- s. New sliding aluminium windows, frame colour TBC
- t. New bedroom
- u. Existing dormer, structure retained, re-insulated & re-clad
- v. Void below
- w. New rooflight
- x. Replacement front door
- y. New dormer
- z. New sliding mid-line aluminium window with fixed paned below
- aa. New bin store
- ab. New garden storage

- ac. New terrace patio area
- ad. Lawn leveled out
- ae. New tree planting
- af. Single-ply EPDM with gravel ballast
- ag. Replacement roof tiles, fibre-cement
- ah. New fibre-cement board cladding
- ai. New larch cladding
- aj. Aluminium parapet cappings
- ak. New seedum roof
- al. Replacement front door
- am. New family bathroom
- an. New ensuite
- ao. New concealed rainwater goods
- ap. Replacement rainwater goods

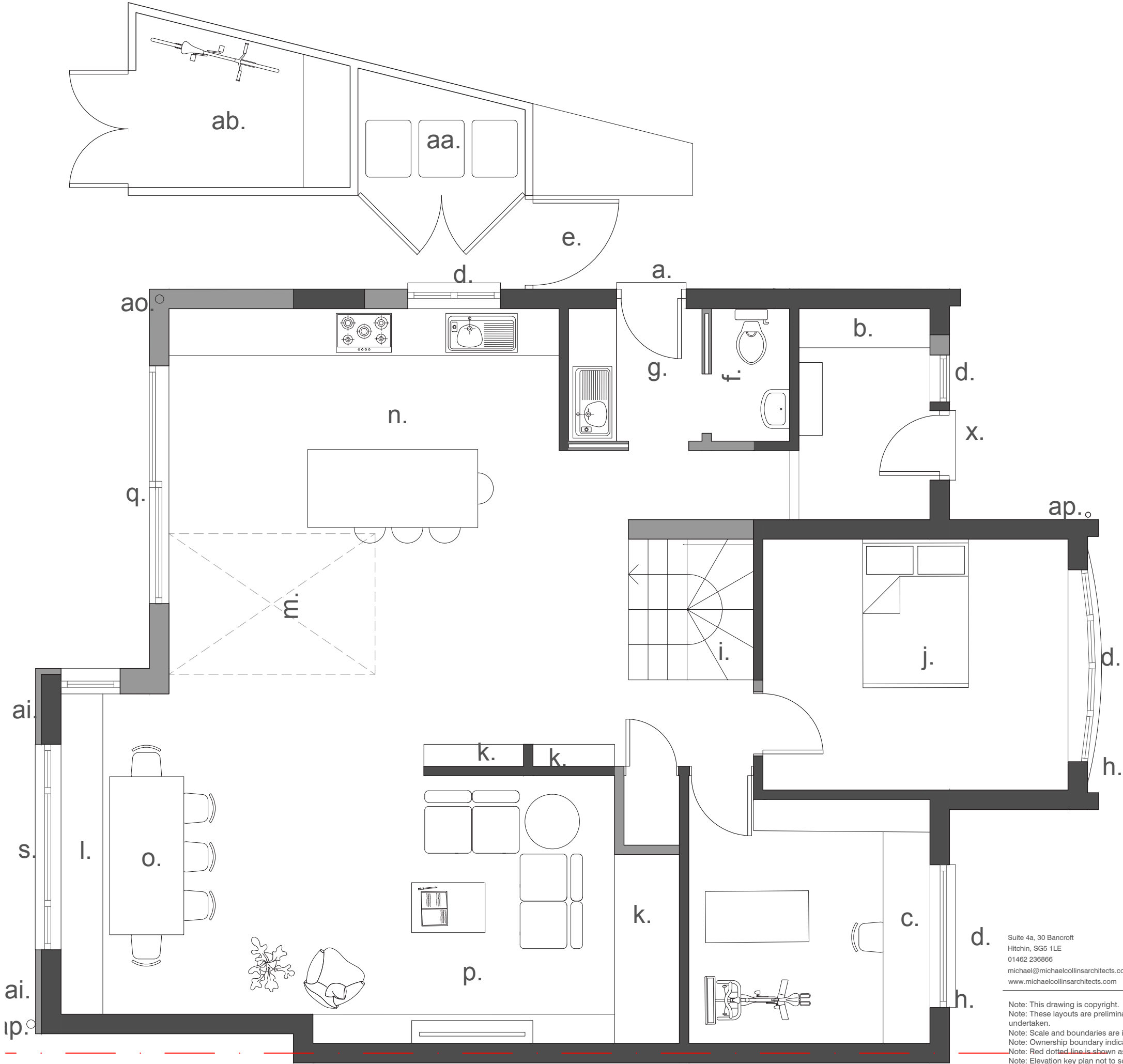


31 Manor Crescent

Job No. **227** Proposed Site Plan

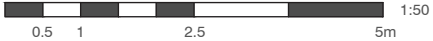
Stage: Stage 3
Status: Planning

REVISION: Scale
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Proposed Ground Floor Plan
Notes:

- a. New side entry door (previously window)
- b. Cloakroom storage
- c. Office/exercise room
- d. New/Replacement uPVC windows
- e. New larch side gate
- f. New WC
- g. New utility room
- h. Larch mullion detail
- i. New staircase
- j. Existing bedroom
- k. New fitted joinery
- l. New benchseat
- m. Void above
- n. New kitchen
- o. Dining area
- p. Living area
- q. New Aluminium frame glazed sliding doors, frame colour TBC
- r. New fixed aluminium glazing, frame colour TBC
- s. New sliding aluminium windows, frame colour TBC
- t. New bedroom
- u. Existing dormer, structure retained, re-insulated & re-clad
- v. Void below
- w. New rooflight
- x. Replacement front door
- y. New dormer
- z. New PPC aluminium flat roof
- aa. New bin store
- ab. New garden storage
- ac. New terrace patio area
- ad. Lawn leveled out
- ae. New tree planting
- af. Single-ply EPDM with gravel ballast
- ag. Replacement roof tiles, fibre-cement
- ah. New fibre-cement board cladding
- ai. New larch cladding
- aj. Aluminium cappings to dormers and roof junctions
- ak. New seedum roof
- al. Replacement front door
- am. New family bathroom
- an. New ensuite
- ao. New concealed rainwater goods
- ap. Replacement rainwater goods
- aq. New sliding mid-line aluminium window with fixed paned below



Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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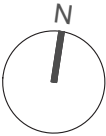
31 Manor Crescent

Job No.
227 Proposed Ground floor plan

Stage: Stage 3
Status: Planning

REVISION: Scale
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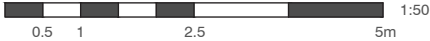
021



Proposed First Floor Plan

Notes:

- a. New side entry door (previously window)
- b. Cloakroom storage
- c. Office/exercise room
- d. New/Replacement uPVC windows
- e. New larch side gate
- f. New WC
- g. New utility room
- h. Larch mullion detail
- i. New staircase
- j. Existing bedroom
- k. New fitted joinery
- l. New benchseat
- m. Void above
- n. New kitchen
- o. Dining area
- p. Living area
- q. New Aluminium frame glazed sliding doors, frame colour TBC
- r. New fixed aluminium glazing, frame colour TBC
- s. New sliding aluminium windows, frame colour TBC
- t. New bedroom
- u. Existing dormer, structure retained, re-insulated & re-clad
- v. Void below
- w. New rooflight
- x. Replacement front door
- y. New dormer
- z. New sliding mid-line aluminium window with fixed paned below
- aa. New bin store
- ab. New garden storage
- ac. New terrace patio area
- ad. Lawn leveled out
- ae. New tree planting
- af. Single-ply EPDM with gravel ballast
- ag. Replacement roof tiles, fibre-cement
- ah. New fibre-cement board cladding
- ai. New larch cladding
- aj. Aluminium parapet cappings
- ak. New seedum roof
- al. Replacement front door
- am. New family bathroom
- an. New ensuite
- ao. New concealed rainwater goods
- ap. Replacement rainwater goods



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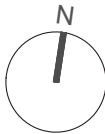
31 Manor Crescent

Job No.
227 Proposed First floor plan

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Status: Planning

REVISION: Scale
1:50 @:A1

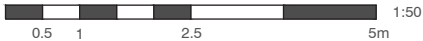
022



Proposed Roof Plan

Notes:

- a. New side entry door (previously window)
- b. Cloakroom storage
- c. Office/exercise room
- d. New/Replacement uPVC windows
- e. New larch side gate
- f. New WC
- g. New utility room
- h. Larch mullion detail
- i. New staircase
- j. Existing bedroom
- k. New fitted joinery
- l. New benchseat
- m. Void above
- n. New kitchen
- o. Dining area
- p. Living area
- q. New Aluminium frame glazed sliding doors, frame colour TBC
- r. New fixed aluminium glazing, frame colour TBC
- s. New sliding aluminium windows, frame colour TBC
- t. New bedroom
- u. Existing dormer, structure retained, re-insulated & re-clad
- v. Void below
- w. New rooflight
- x. Replacement front door
- y. New dormer
- z. New sliding mid-line aluminium window with fixed paned below
- aa. New bin store
- ab. New garden storage
- ac. New terrace patio area
- ad. Lawn leveled out
- ae. New tree planting
- af. Single-ply EPDM with gravel ballast
- ag. Replacement roof tiles, fibre-cement
- ah. New fibre-cement board cladding
- ai. New larch cladding
- aj. Aluminium parapet cappings
- ak. New seedum roof
- al. Replacement front door
- am. New family bathroom
- an. New ensuite
- ao. New concealed rainwater goods
- ap. Replacement rainwater goods



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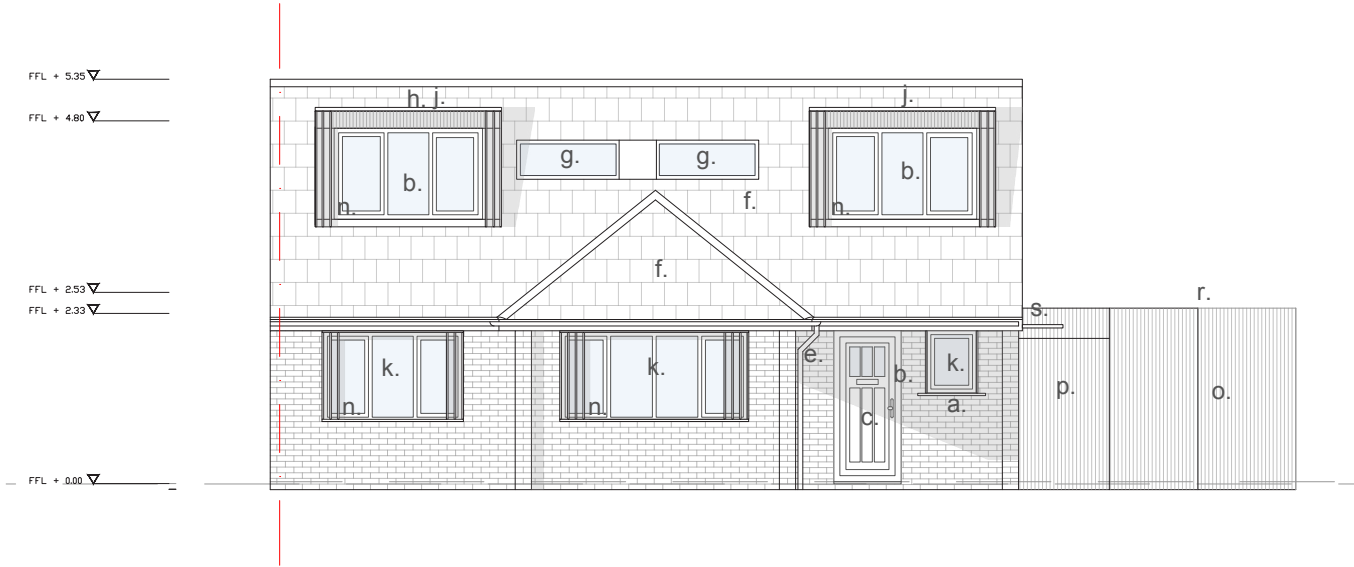
Job No. 227 Proposed Roof plan

023

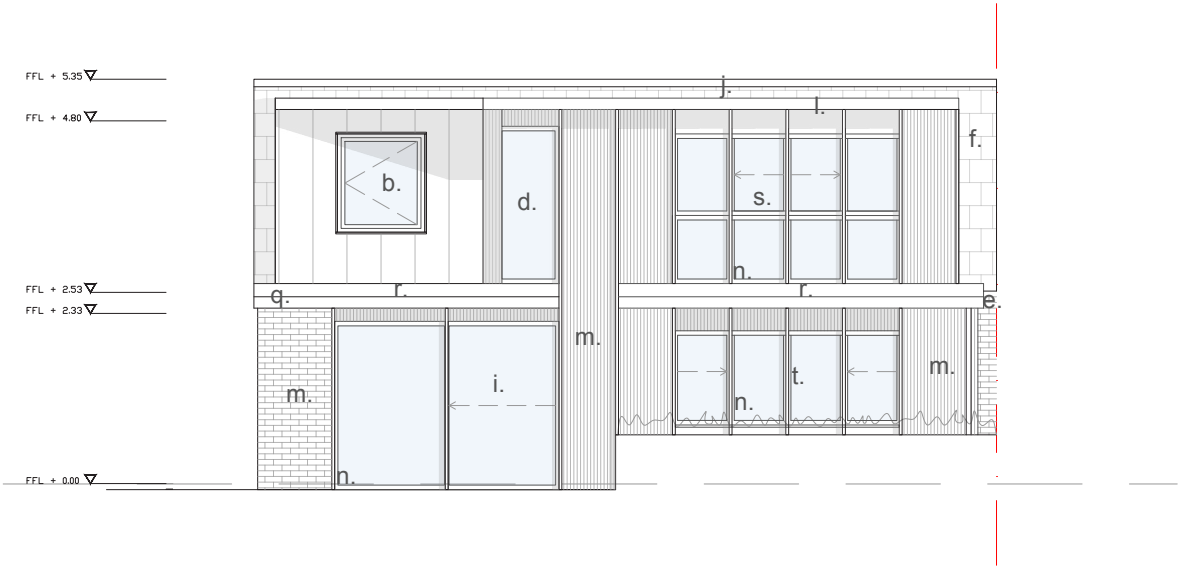
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Status: Planning

REVISION: Scale 1:50 @:A1

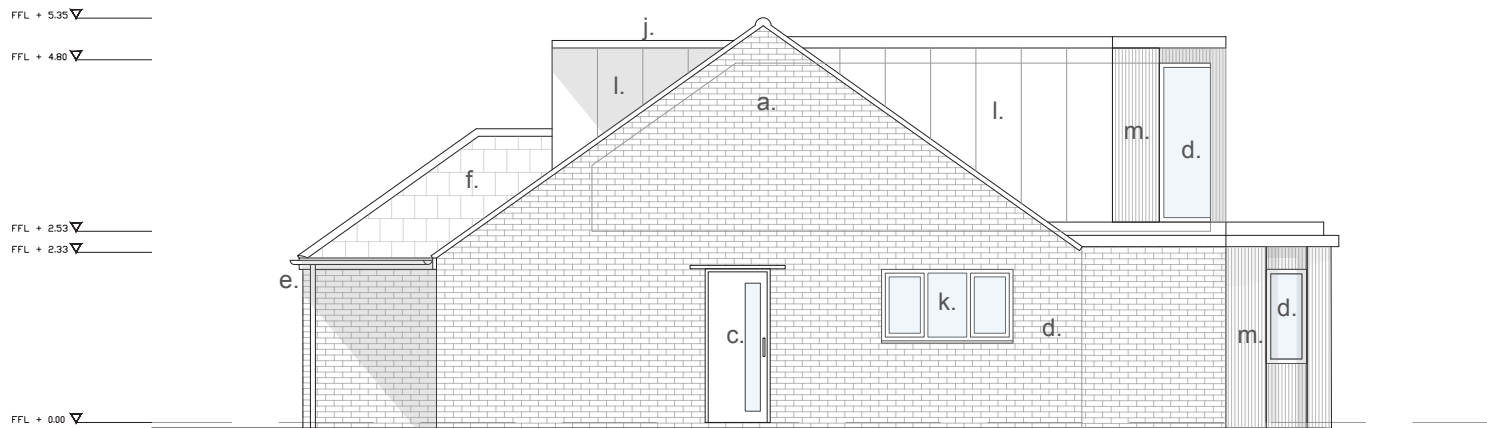
Proposed Front (East) Elevation



Proposed Rear (West) Elevation



Proposed Side (North) Elevation



Notes:

- a. Existing brickwork, localised repairs

b. New casement aluminium windows, colour TBC

c. New hardwood entrance door with glazed panel

d. New mid-line aluminium fixed glazing, colour TBC

e. Replacement rainwater goods

f. Existing roof insulated & re-clad in fibre-cement slates

g. New rooflight
- h. Existing dormer, insulation upgraded & re-clad in fibre cement boards

i. New sliding mid-line aluminium doors, frame colour TBC

j. EPDM flat roof with PPC aluminium capping

k. Replacement UPVC window

l. New dormer, clad in fibre cement boards

m. New larch cladding

n. New larch mullions and window surround
- o. New bin and bike store

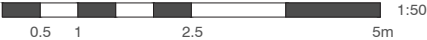
p. New larch garden gate

q. New concealed gutter

r. New seedum roof with PPC aluminium parapets

s. New sliding mid-line aluminium window with fixed paned below

t. New mid-line sliding aluminum window, replacement to existing opening



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Job No:
227 Proposed Elevations

Stage: Stage 3
Status: Planning

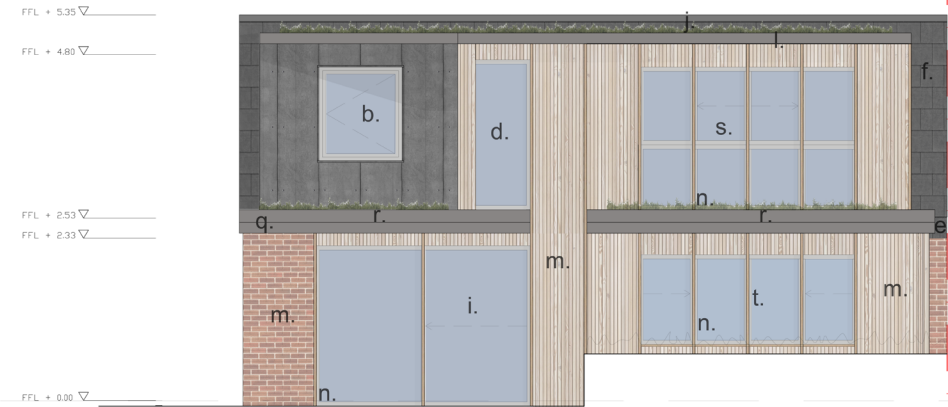
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REVISION:
B Scale
1:50 @:A1

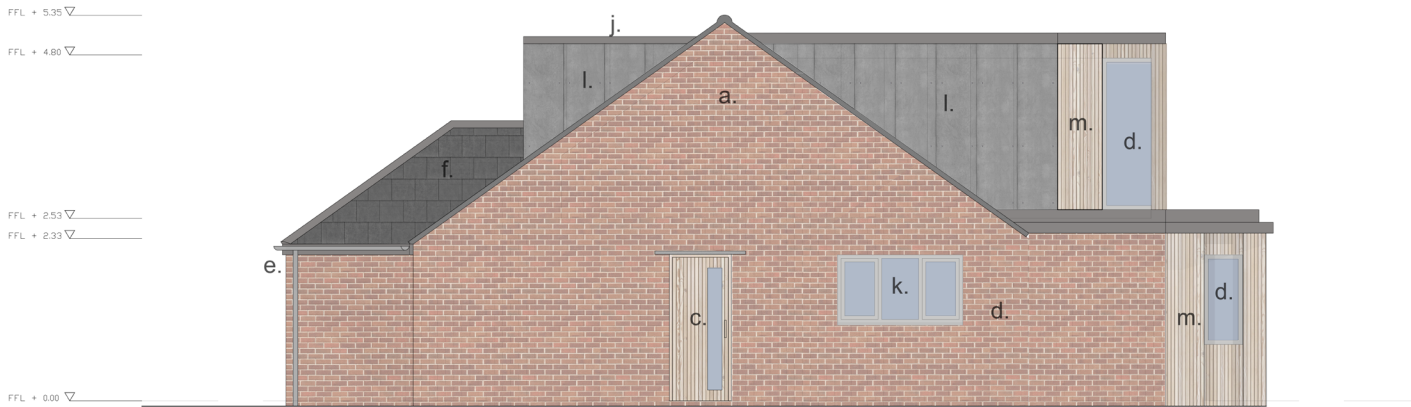
Proposed Front (East) Elevation



Proposed Rear (West) Elevation

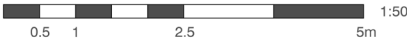


Proposed Side (North) Elevation



Notes:

- | | | | |
|----|---|----|---|
| a. | Existing brickwork, localised repairs | o. | New bin and bike store |
| b. | New casement aluminium windows, colour TBC | p. | New larch garden gate |
| c. | New hardwood entrance door with glazed panel | q. | New concealed gutter |
| d. | New mid-line aluminium fixed glazing, colour TBC | r. | New seedum roof with PPC aluminium parapets |
| e. | Replacement rainwater goods | s. | New sliding mid-line aluminium window with fixed paned below |
| f. | Existing roof insulated & re-clad in fibre-cement slates | t. | New mid-line sliding aluminum window, replacement to existing opening |
| g. | New rooflight | | |
| h. | Existing dormer, insulation upgraded & re-clad in fibre cement boards | | |
| i. | New sliding mid-line aluminium doors, frame colour TBC | | |
| j. | EPDM flat roof with PPC aluminium capping | | |
| k. | Replacement UPVC window | | |
| l. | New dormer, clad in fibre cement boards | | |
| m. | New larch cladding | | |
| n. | New larch mullions and window surround | | |



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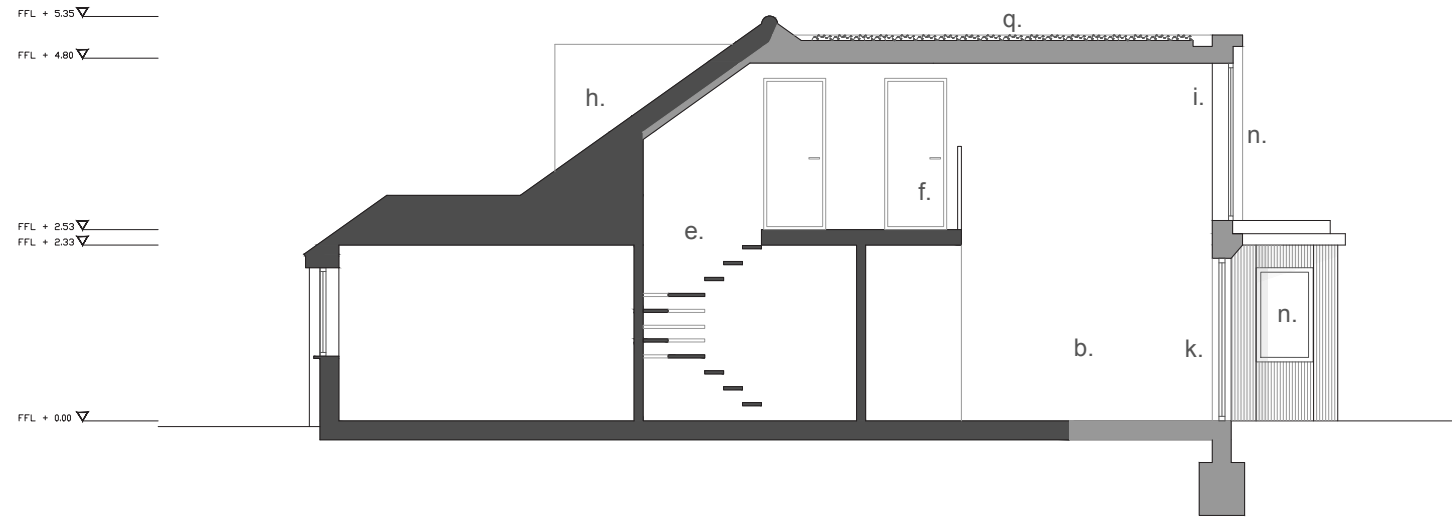
Job No.
227 Proposed Elevations

Stage: Stage 3
Status: Planning

030

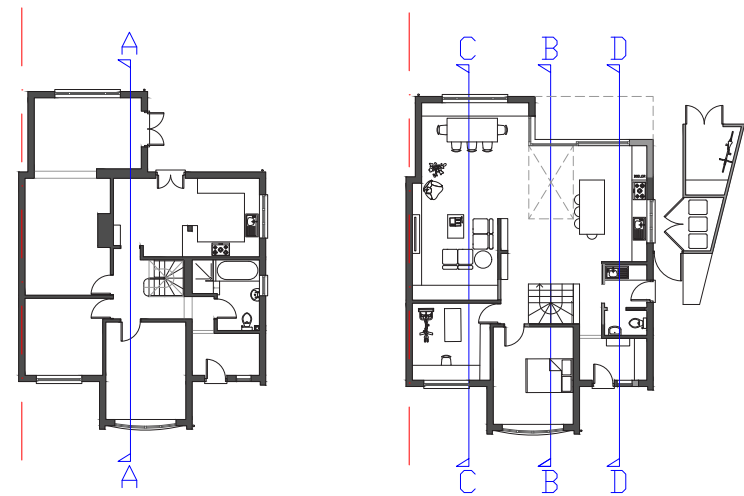
REVISION: B Scale 1:50 @:A1

Proposed Section B-B



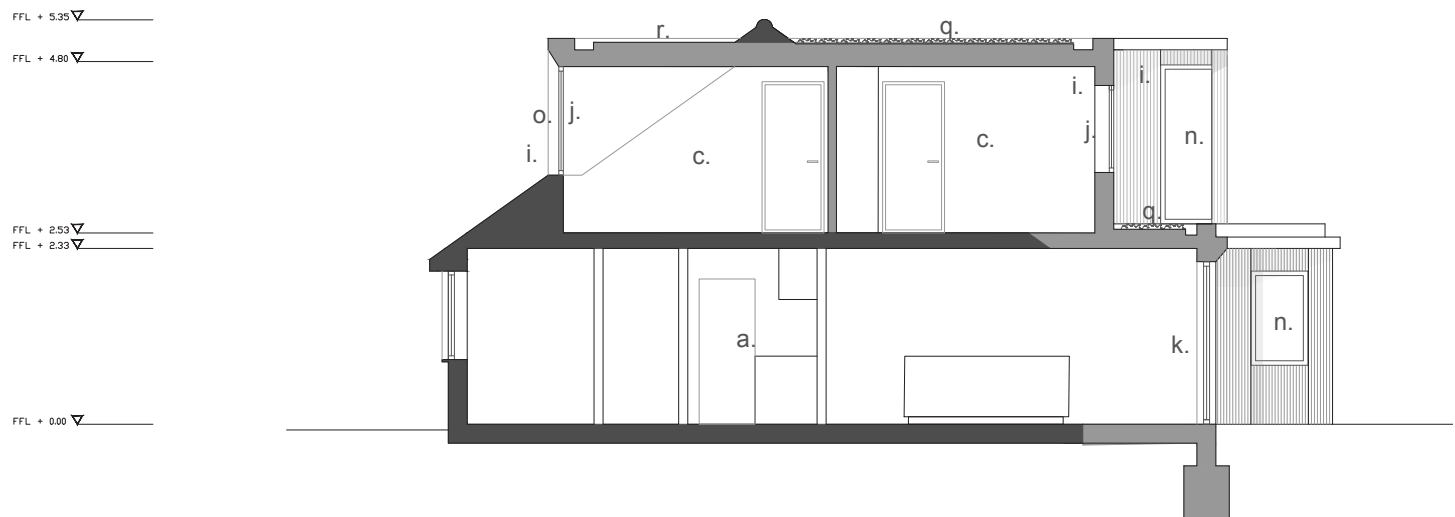
Notes:

- a. New utility room
- b. New living area
- c. New bedroom
- d. New bathroom
- e. New stairvoid and staircase
- f. New gallery landing
- g. New wardrobe area
- h. Existing dormer, re-insulated & re-clad
- i. New dormer
- j. New/replacement casement window
- k. New aluminium sliding doors
- l. Ground built up to under window level
- m. New rooflight
- n. New mid-line fixed aluminium glazing
- o. New mid-line aluminium sliding window, to existing opening
- p. New sliding mid-line aluminium window with fixed panel below
- q. New seedum roof
- r. New EPDM gravel roof

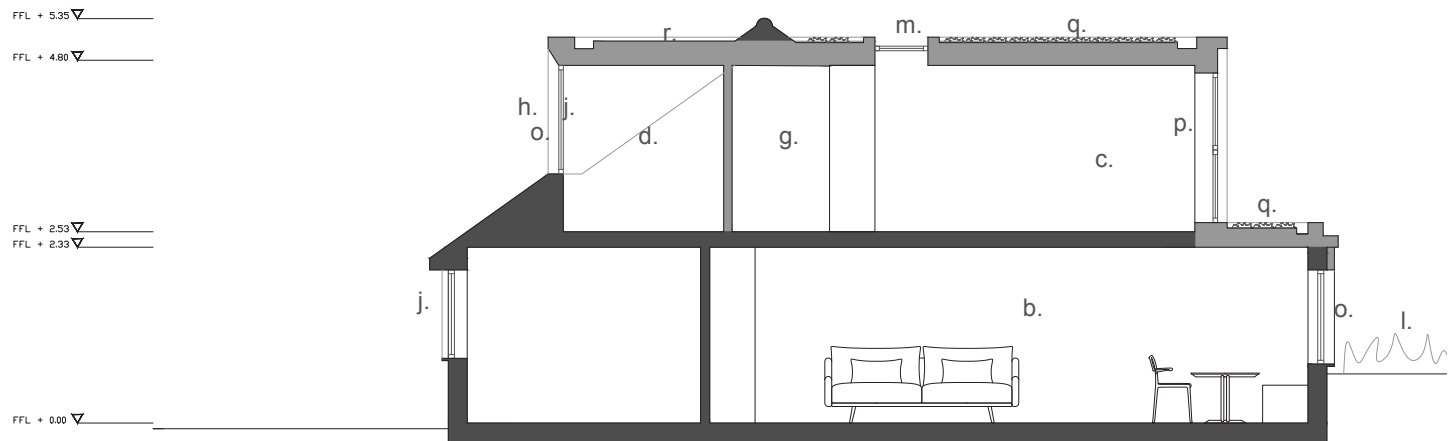


Key Plans (not to scale)

Proposed Section D-D



Proposed Section C-C



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Job No. 227 Proposed Sections

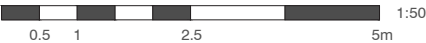
Stage: Stage 3
Status: Planning

031

REVISION: B
Scale: 1:50 @:A1

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01462 236866
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Notes:

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- c. Office/exercise room
- d. New/Replacement uPVC windows
- e. New larch side gate
- f. New WC
- g. New utility room
- h. Larch mullion detail
- i. New staircase
- j. Existing bedroom
- k. New fitted joinery
- l. New benchseat
- m. Void above
- n. New kitchen
- o. Dining area

- p. Living area
- q. New Aluminium frame glazed sliding doors, frame colour TBC
- r. New fixed aluminium glazing, frame colour TBC
- s. New sliding aluminium windows, frame colour TBC
- t. New bedroom
- u. Existing dormer, structure retained, re-insulated & re-clad
- v. Void below
- w. New rooflight
- x. Replacement front door
- y. New dormer
- z. New sliding mid-line aluminium window with fixed paned below
- aa. New bin store
- ab. New garden storage

- ac. New terrace patio area
- ad. Lawn leveled out
- ae. New tree planting
- af. Single-ply EPDM with gravel ballast
- ag. Replacement roof tiles, fibre-cement
- ah. New fibre-cement board cladding
- ai. New larch cladding
- aj. Aluminium parapet cappings
- ak. New seedum roof
- al. Replacement front door
- am. New family bathroom
- an. New ensuite
- ao. New concealed rainwater goods
- ap. Replacement rainwater goods



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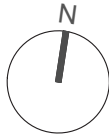
31 Manor Crescent

Job No. **227** Proposed Site Plan

Stage: Stage 3
Status: Planning

010

EVISION: Scale
B 1:50 @:A1



Proposed Ground Floor Plan
Notes:

- a. New side entry door (previously window)
- b. Cloakroom storage
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- e. New larch side gate
- f. New WC
- g. New utility room
- h. Larch mullion detail
- i. New staircase
- j. Existing bedroom
- k. New fitted joinery
- l. New benchseat
- m. Void above
- n. New kitchen
- o. Dining area
- p. Living area
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- r. New fixed aluminium glazing, frame colour TBC
- s. New sliding aluminium windows, frame colour TBC
- t. New bedroom
- u. Existing dormer, structure retained, re-insulated & re-clad
- v. Void below
- w. New rooflight
- x. Replacement front door
- y. New dormer
- z. New PPC aluminium flat roof
- aa. New bin store
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- ae. New tree planting
- af. Single-ply EPDM with gravel ballast
- ag. Replacement roof tiles, fibre-cement
- ah. New fibre-cement board cladding
- ai. New larch cladding
- aj. Aluminium cappings to dormers and roof junctions
- ak. New seedum roof
- al. Replacement front door
- am. New family bathroom
- an. New ensuite
- ao. New concealed rainwater goods
- ap. Replacement rainwater goods
- aq. New sliding mid-line aluminium window with fixed paned below



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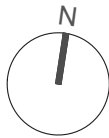
31 Manor Crescent

Job No. 227 Proposed Ground floor plan

Stage: Stage 3
Status: Planning

REVISION: Scale 1:50 @:A1

021



Proposed First Floor Plan

Notes:

- a. New side entry door (previously window)
- b. Cloakroom storage
- c. Office/exercise room
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- e. New larch side gate
- f. New WC
- g. New utility room
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- i. New staircase
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- n. New kitchen
- o. Dining area
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- s. New sliding aluminium windows, frame colour TBC
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- v. Void below
- w. New rooflight
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- ah. New fibre-cement board cladding
- ai. New larch cladding
- aj. Aluminium parapet cappings
- ak. New seedum roof
- al. Replacement front door
- am. New family bathroom
- an. New ensuite
- ao. New concealed rainwater goods
- ap. Replacement rainwater goods



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Job No. 227 Proposed First floor plan

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REVISION: Scale 1:50 @:A1

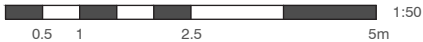
022



Proposed Roof Plan

Notes:

- a. New side entry door (previously window)
- b. Cloakroom storage
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- d. New/Replacement uPVC windows
- e. New larch side gate
- f. New WC
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- i. New staircase
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- ad. Lawn leveled out
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- ai. New larch cladding
- aj. Aluminium parapet cappings
- ak. New seedum roof
- al. Replacement front door
- am. New family bathroom
- an. New ensuite
- ao. New concealed rainwater goods
- ap. Replacement rainwater goods



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31 Manor Crescent

227 Proposed Roof plan

Stage: Stage 3
Status: Planning

REVISION: Scale 1:50 @:A1

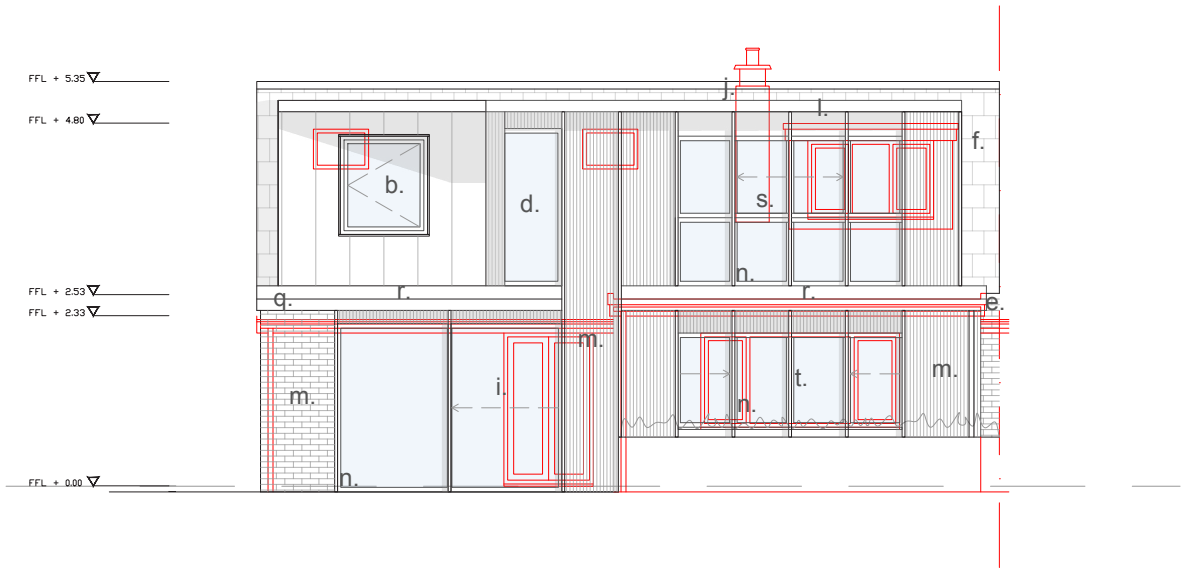
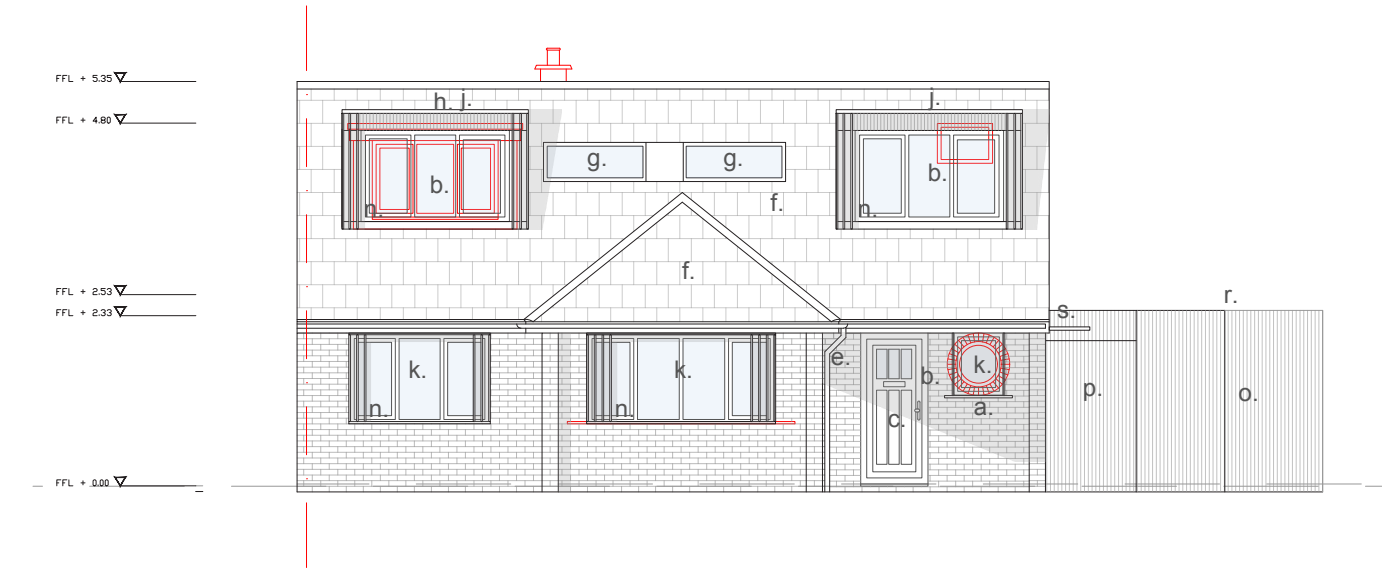
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Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

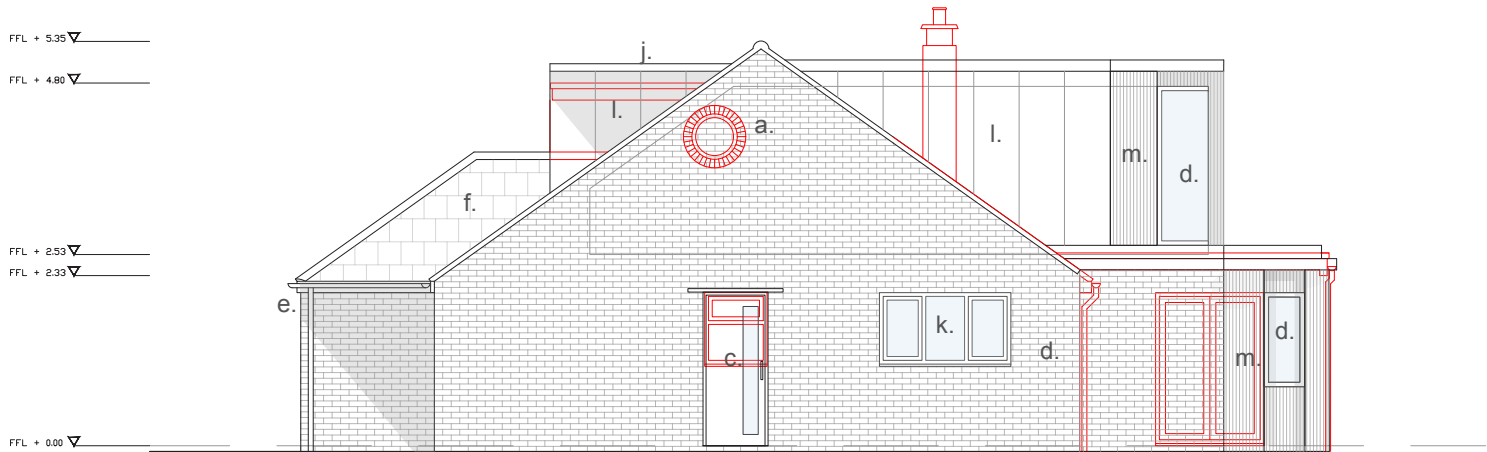
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Note: These layouts are preliminary until further surveys are undertaken.
Note: Scale and boundaries are indicative.
Note: Ownership boundary indicative based on OS data.
Note: Red dotted line is shown as site boundary.
Note: Elevation key plan not to scale.

Proposed Front (East) Elevation

Proposed Rear (West) Elevation



Proposed Side (North) Elevation



Notes:

- a. Existing brickwork, localised repairs

b. New casement aluminium windows, colour TBC

c. New hardwood entrance door with glazed panel

d. New mid-line aluminium fixed glazing, colour TBC

e. Replacement rainwater goods

f. Existing roof insulated & re-clad in fibre-cement slates

g. New rooflight
- h. Existing dormer, insulation upgraded & re-clad in fibre cement boards

i. New sliding mid-line aluminium doors, frame colour TBC

j. EPDM flat roof with PPC aluminium capping

k. Replacement UPVC window

l. New dormer, clad in fibre cement boards

m. New larch cladding

n. New larch mullions and window surround
- o. New bin and bike store

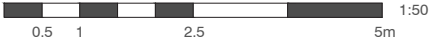
p. New larch garden gate

q. New concealed gutter

r. New seedum roof with PPC aluminium parapets

s. New sliding mid-line aluminium window with fixed paned below

t. New mid-line sliding aluminum window, replacement to existing opening



Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
01462 236866
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31 Manor Crescent

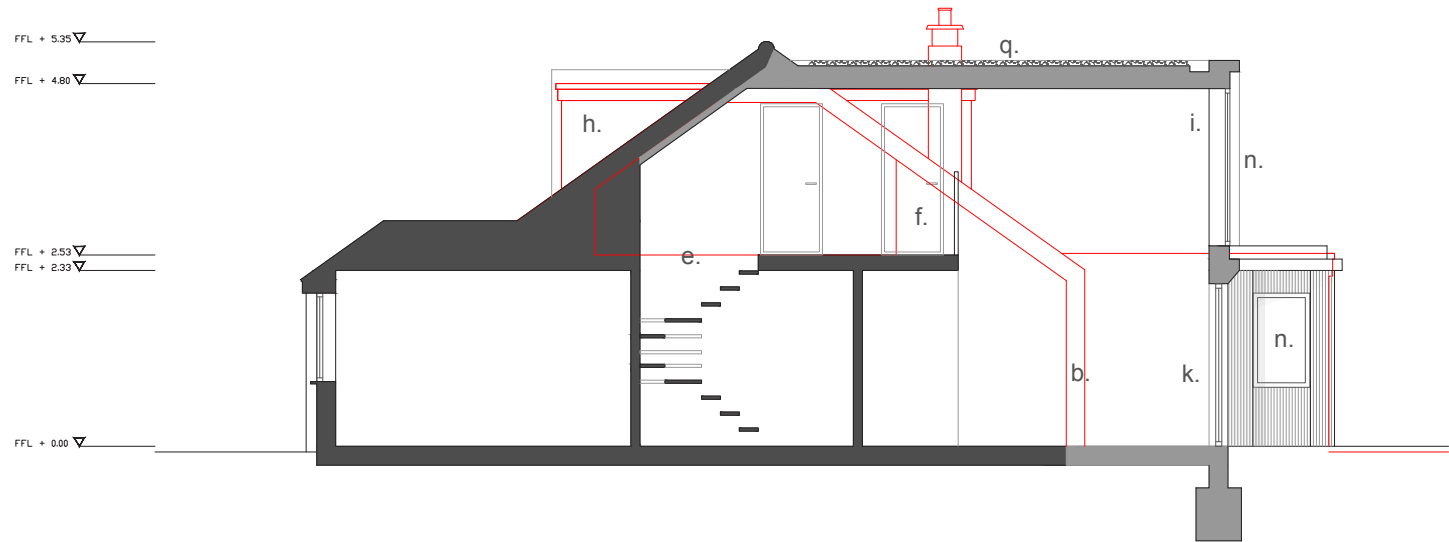
Job No.
227 Proposed Elevations

Stage: Stage 3
Status: Planning

030

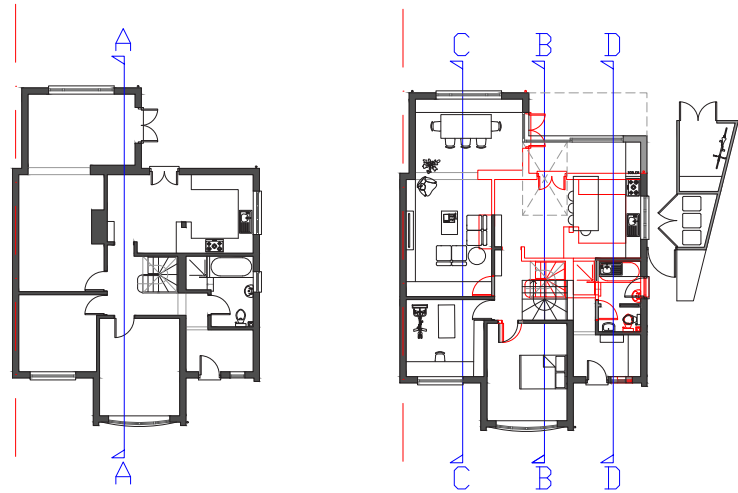
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Proposed Section B-B



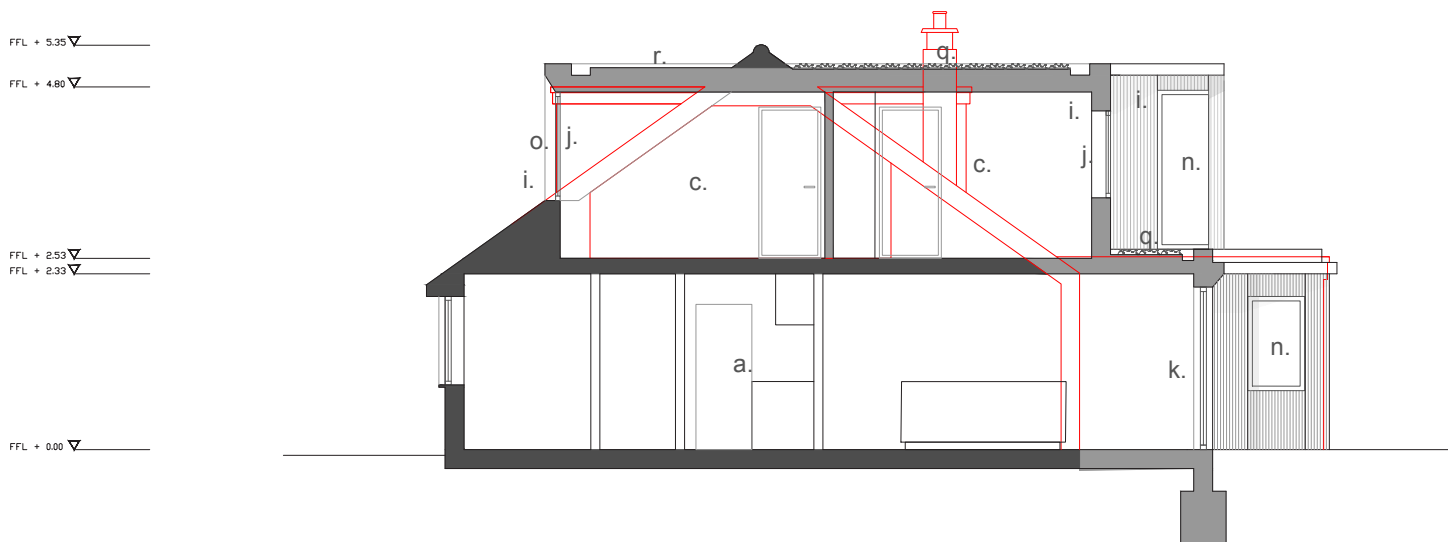
Notes:

- a. New utility room
- b. New living area
- c. New bedroom
- d. New bathroom
- e. New stairvoid and staircase
- f. New gallery landing
- g. New wardrobe area
- h. Existing dormer, re-insulated & re-clad
- i. New dormer
- j. New/replacement casement window
- k. New aluminium sliding doors
- l. Ground built up to under window level
- m. New rooflight
- n. New mid-line fixed aluminium glazing
- o. New mid-line aluminium sliding window, to existing opening
- p. New sliding mid-line aluminium window with fixed panel below
- q. New seedum roof
- r. New EPDM gravel roof

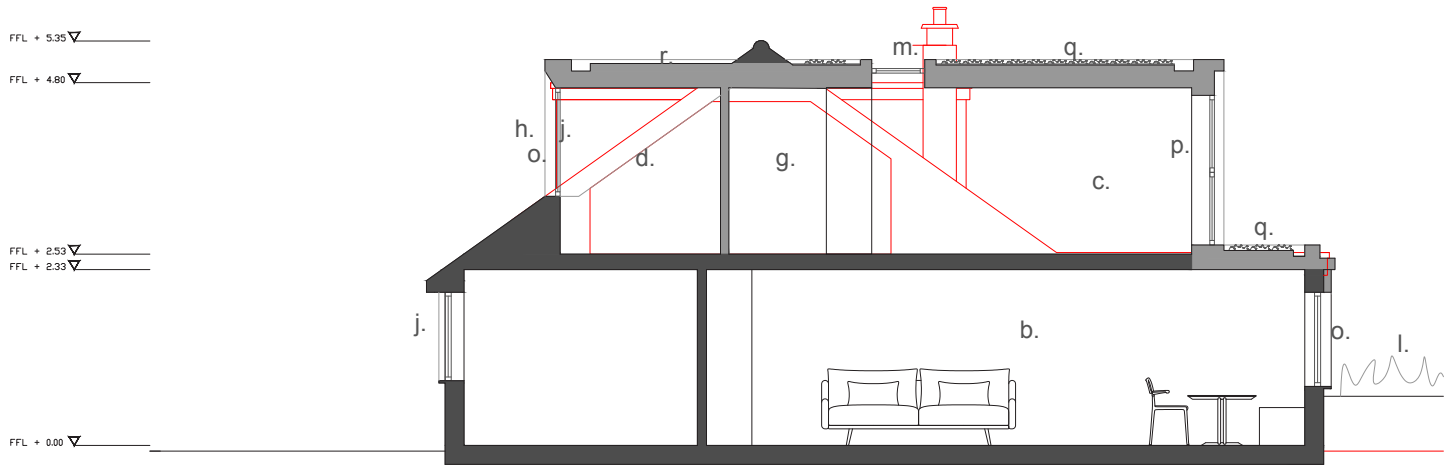


Key Plans (not to scale)

Proposed Section D-D

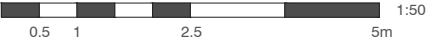


Proposed Section C-C



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Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
01462 236866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com



Michael Collins Architect LLP

31 Manor Crescent

Job No. 227 Proposed Sections

Stage: Stage 3
Status: Planning

REVISION: B
Scale 1:50 @:A1

031

5.0 Visualisations



Front view, from Manor Crescent



Front view, from Manor Crescent

6.0 Relevant Matters

6.1 Access

- The proposal does not affect the overall accessibility of the site and the property; it allows level access from the house to the garden area. Furthermore, it enhances pedestrian access to the property by creating a side access that leads to a utility space.

6.2 Waste

- The proposal does not alter the overarching current waste storage strategy. Bin storage will be incorporated sensitively into a garden shed to the side of the property, not visible from the street.

6.3 Environment

- The proposal entails an upgrade of the existing building, along with improvements to its thermal performance, specifically to the roof and walls. The proposal optimises the green and outdoor space, incorporating raised beds for vegetation and seedum roofs.

6.4 Habitat

- The local authority is to advise if further habitat studies are required as part of the attic/roof extension works (PRA etc.)

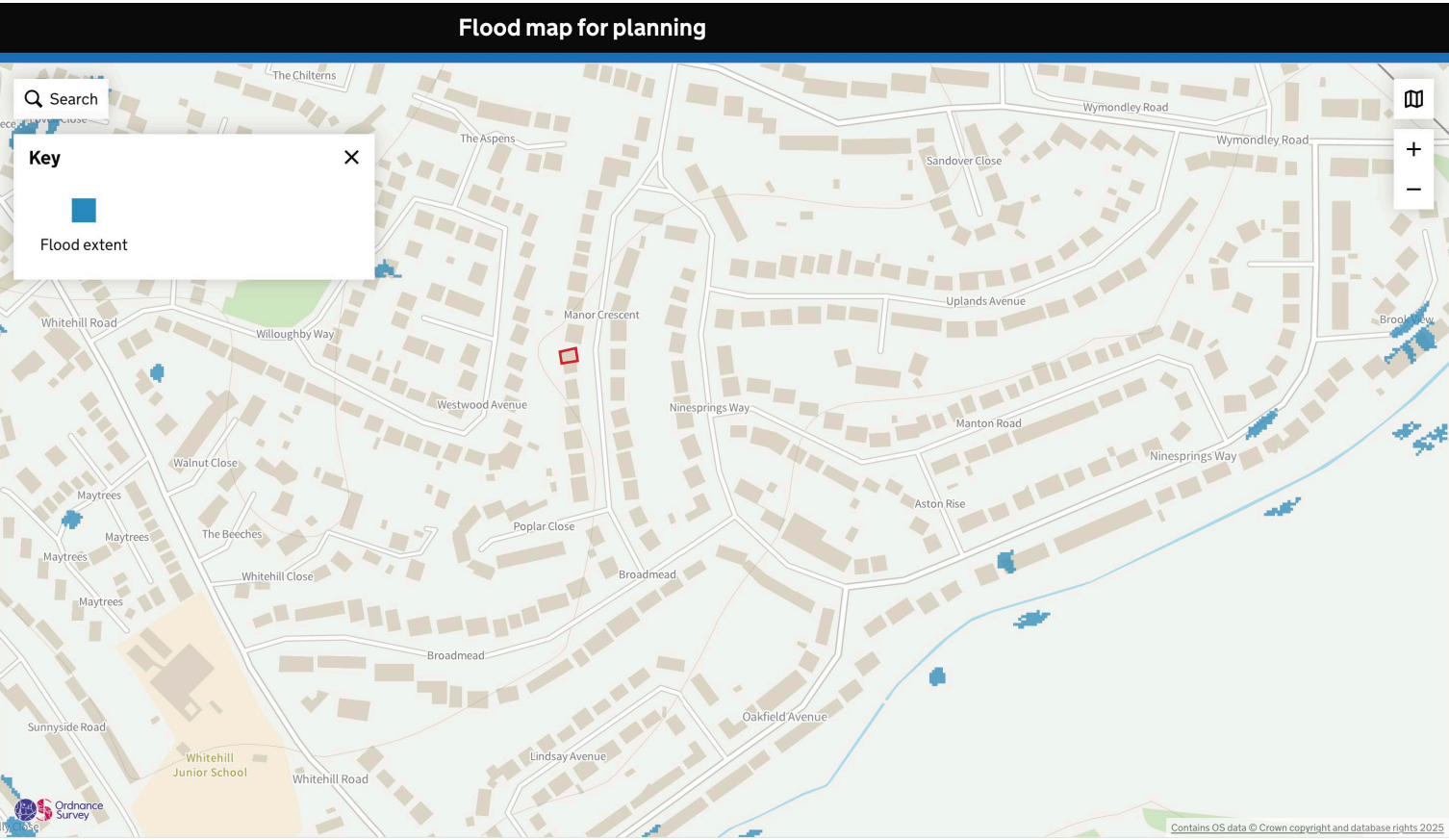
6.5 Contamination

- 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.

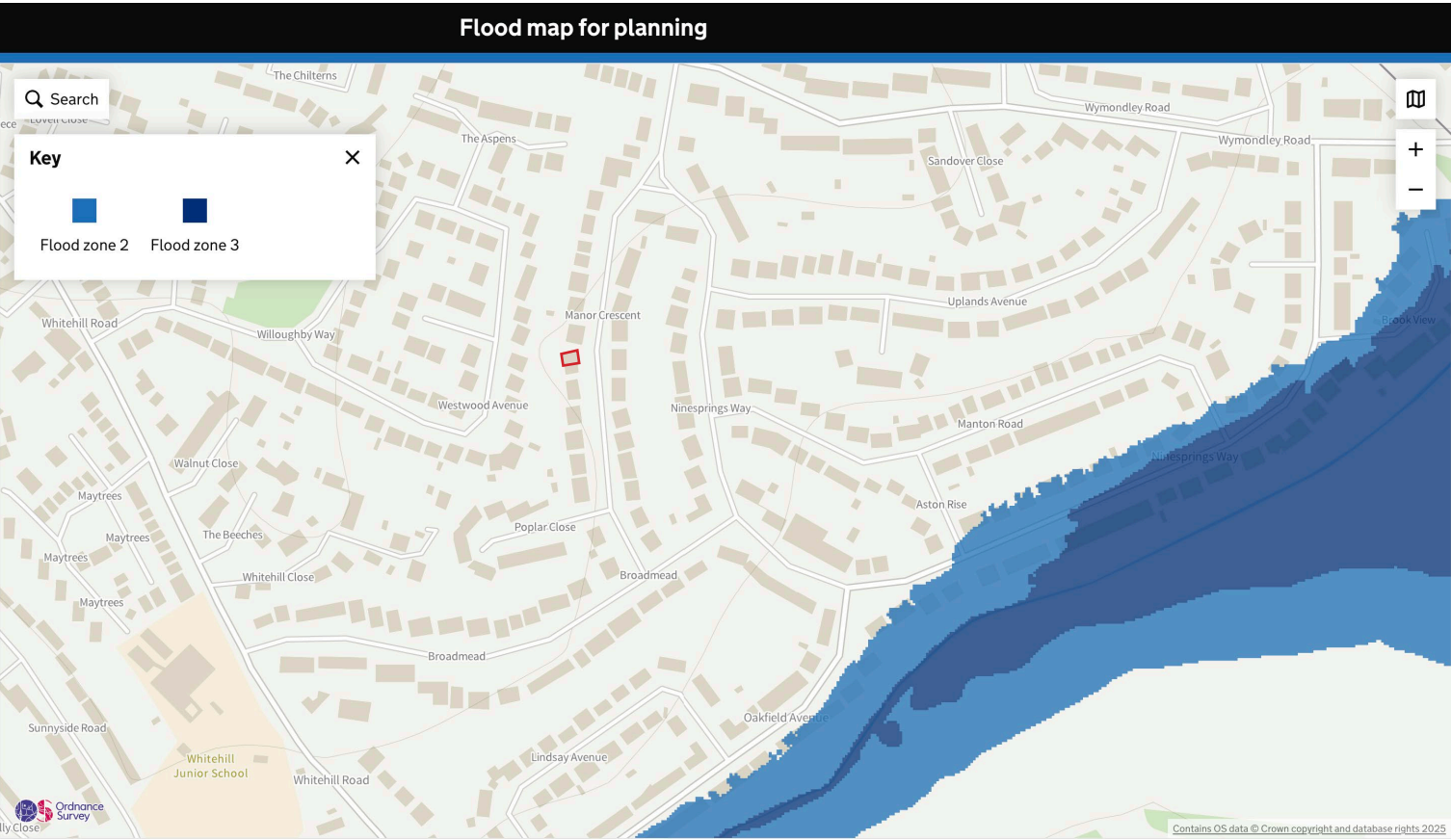
6.6 Flood risk

- The site is situated within Flood Zone 1 from rivers and other waterways (see adjacent map). The site is not identified as being in close proximity to an area with a high risk of damage to surface flooring. The local authority will provide guidance on the necessity for further flood risk assessments.

Flood risk from surface water



Flood zones map





Suite 4a, 30 Bancroft
Hitchin, SG5 1LE

01462 236866

info@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com