

217 Bedford Road

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Design and access statement
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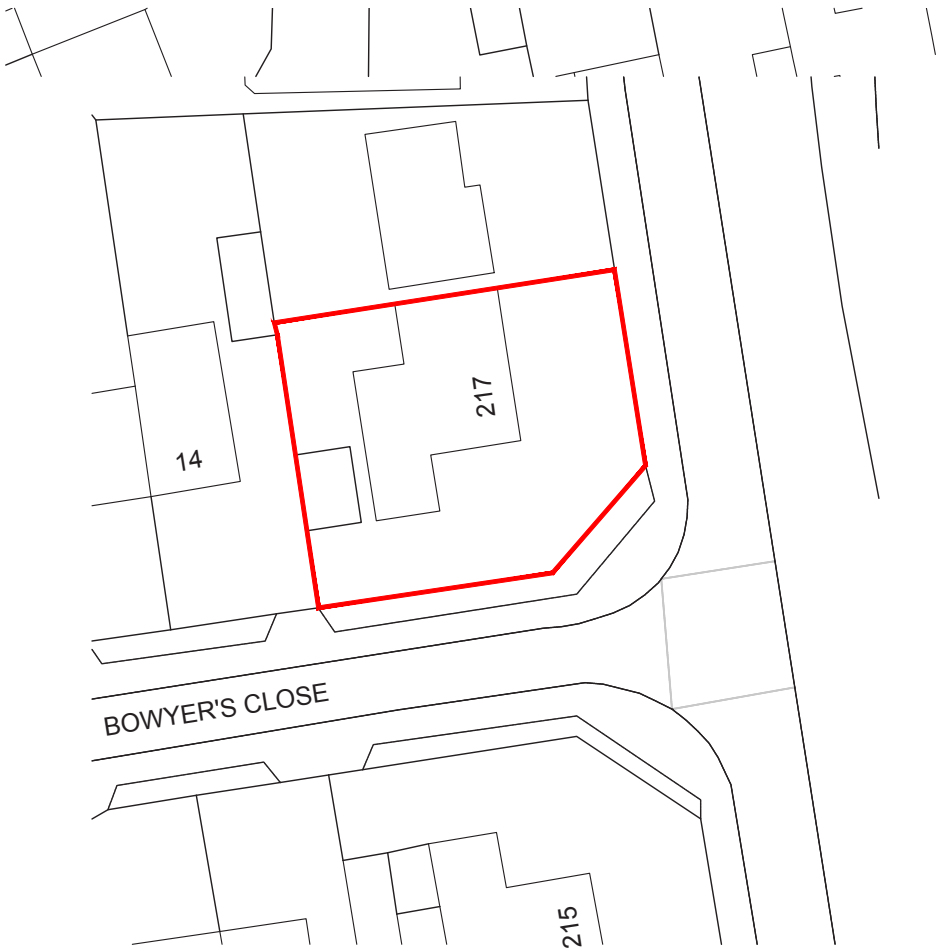
This statement, in accordance with guidance, will:
1./ Demonstrate how the proposals relate to the site context, and the impacts upon it

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.

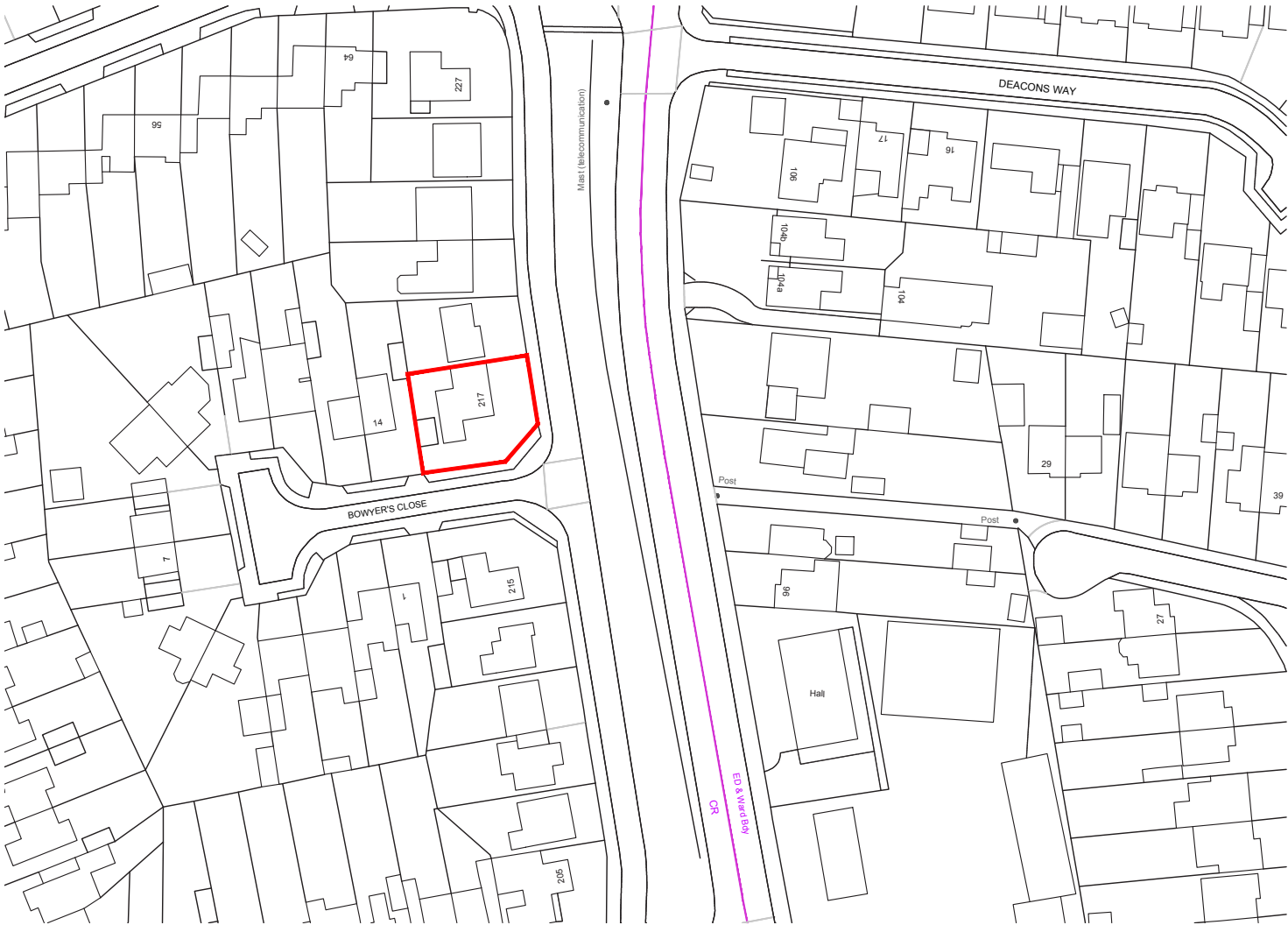
The content of this statement is proportionate to the scale, complexity and nature of the application. It will tell the story by explaining the design thinking behind the proposal and how issues relating to access have been addressed using images, plans and diagrams to supplement the text.

Address:
217 Bedford Road

Description
Construction of new front and rear dormer and conversion of loft Demolition of the existing garage to create a new side extension. Upgrade of existing windows to replacement upvc and aluminium framed windows. Remodelling of the existing interior, roof coverings.



Block Plan as Existing



Location Plan 1:1250

1.0 The condition of the existing building externally

North Elevation:

- Existing brickwork and render in moderate condition
- Existing painted pebble dashing in fair condition.
- UPVC Windows in variable condition
- Rainwater goods and soffits/fascias in variable condition
- The existing flat roof is potentially end of life.

Western Elevation:

- Existing bay window-to is showing signs of damp and deterioration
- Existing garage is tired and end of life.
- Existing masonry is in variable condition
- Roof slates are in fair condition and in need of further review. Rain water goods and gutters in moderate condition.
- The existing roof is in need of replacement and currently performs poorly from an energy perspective.
- A number of neighbouring properties have undertaken loft works to varying degree of quality.

Eastern Elevation:

- Existing brickwork in fairly good condition
- Existing roof tiles are in poor condition in need of repair
- Existing rainwater goods are in moderate condition
- UPVC / aluminium windows on this elevation are in moderate condition but in need of upgrade..

Southern elevation:

- Existing brickwork in variable condition
- Existing roof tiles are in poor condition in need of repair
- Existing rainwater goods are in moderate condition
- UPVC / aluminium windows on this elevation are in moderate condition but in need of upgrade..
- Existing porch and entrance area requires upgrading



Rear elevation as existing (Western Elevation)



View of the existing front elevation (Eastern Elevation)



Internal view of the front living room - typical condition



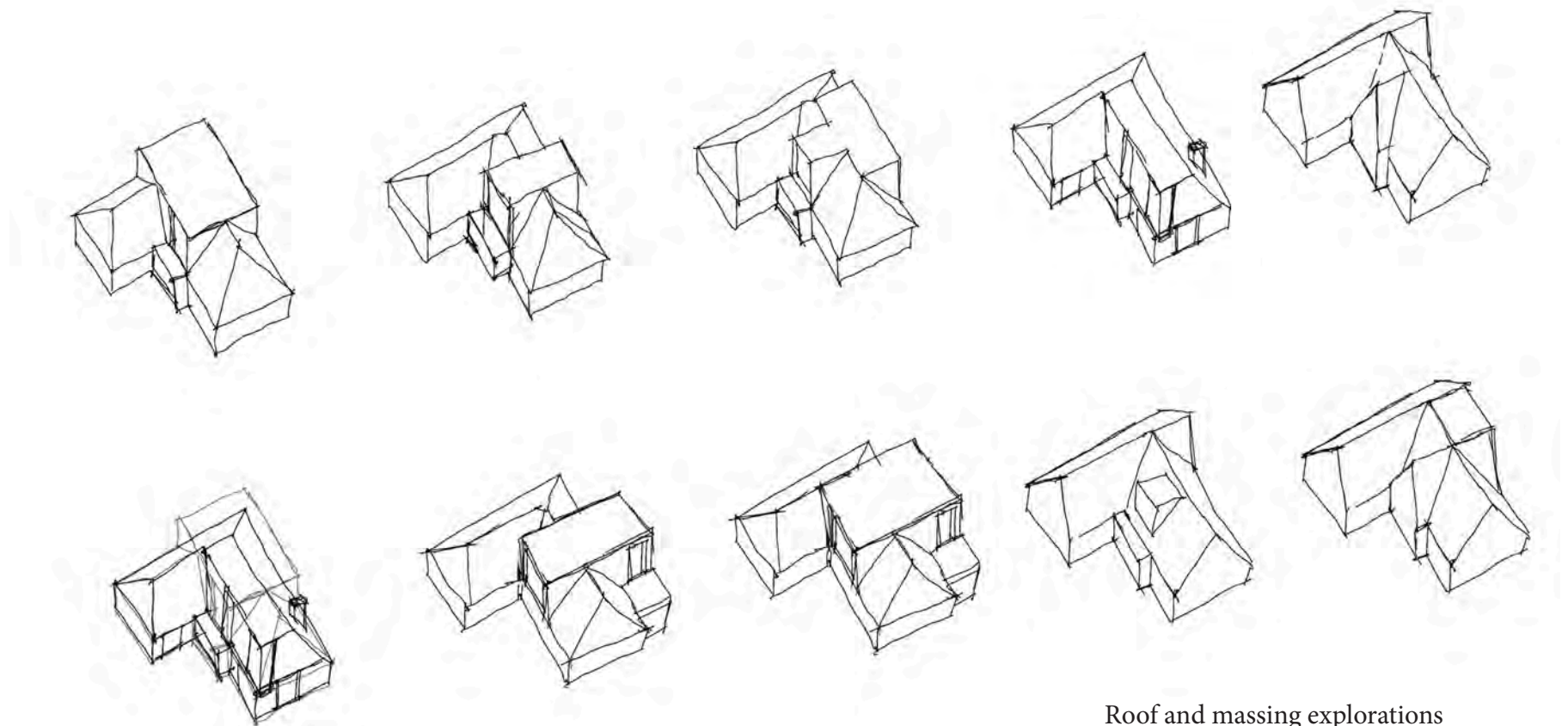
Internal view of the kitchen - typical condition

2.0 Existing plans and sections

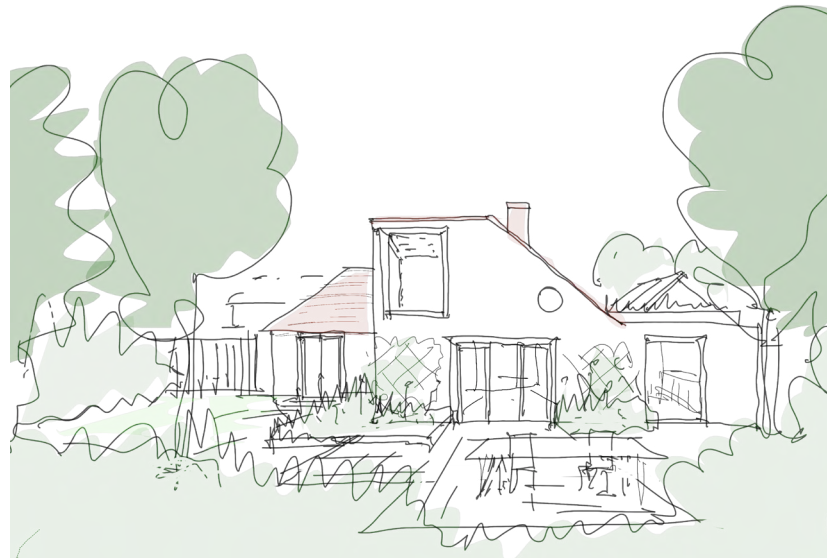
3.0 Design Developent

The property is currently a tired 1970s bungalow that has been subject to a number of piece-meal alterations over the years. The project aims to transform this into an exemplary contemporary home for a young family.

- The proposed alterations to 217 Bedford Road are part of a sympathetic strategy of modern intervention, to enhance the enjoyment of the existing side and front garden, better organising the interior to create a series of spaces suitable for a 21st Century lifestyle.
- The project aims to create a simple first floor intervention to create new accomodation and generate a sympathetic but central focus to the roof area.
- The project aims to increase the amount of accommodation without loosing the identity and form of the original building.
- The main entrance is shifted to improve internal circulation and allow living spaces to benefit from the southern aspect to the garden.
- The existing garage is substituted for a new wing of ground floor living accomodation and a work from home space.
- These proposals aim to upgrade the existing property to current energy standards, improve living accommodation in a manner that sets an example to surrounding properties and substantially improves the appearance of the property both from the street and the rear.
- The existing property was constructed in the mid 20th Century, the proposed designs aims to respect the history of craftsmanship associated with the heritage of housing by progressive early 20th C architects in the Hitchin and Letchworth areas in a contemporary manner.



Roof and massing explorations



Elevational studies

3.1 Pre-application advice reference 25/00017/ PREH

The report states that within this context:
“The surrounding streetscene is mixed with a variety of housing types and styles, many of which have been altered and extended including extensions to the roof. The material palette used in the locality appears consistent with the use of brown plain clay tiles, red facing brick, minor elements of render and cladding with windows having some variation in openings and materials. On the opposite side of Bowyer’s Close sits a similar bungalow; there are different, subservient extensions..”

The following material matters were raised:

- The proposal is an extension to a dwelling within the settlement boundary of Hitchin where development is supported in principle.
- For the Annex any future application should provide some demonstration of need and compliance with other aspects of policy HS6.
- The 2no. dormer windows would create unsympathetic bulk which might dominate the roof scape.. there are a few dormer windows within the wider streetscene; however, these are smaller or further set in.”

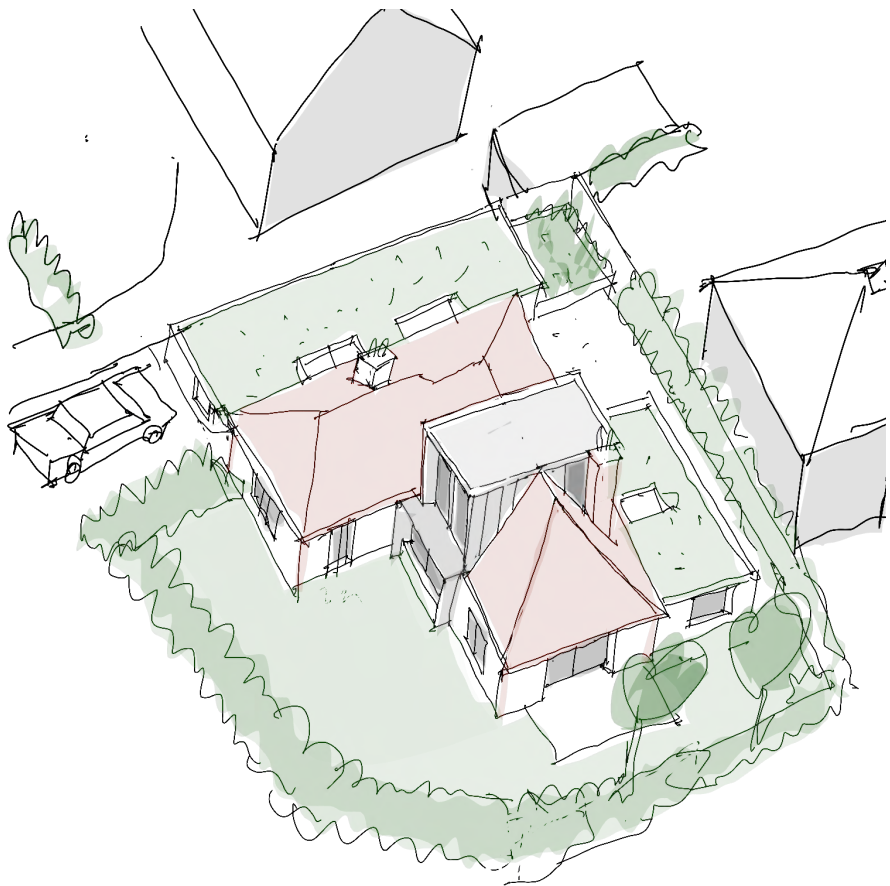
the proposal would not result in unacceptable harm in terms of overdominance, shading or loss of privacy to no.14 Bowyer’s Close.

-The current proposal would not result in unacceptable harm in terms of overdominance, shading or loss of privacy to no.219

The colour of the suggested materials would be considered unsympathetic to the dwelling. The proposed “slate grey fibre cement decorative panels” cladding the dormer would clearly deviate from the existing palette of materials forming the external appearance of surrounding buildings.

This proposal takes the bungalow from a 2-bed to a 4-bed property. As such, this proposal would not comply with Policy T2 of the NHLP which requires 2 parking spaces for dwellings with 2 bedrooms or more. however, I do note that there would be room to create a second on-site parking space.

In principle, the proposed side extension would be acceptable; however, the scale of and the materials used for the dormer windows would present a distinct change and impact on the character of the existing dwelling,



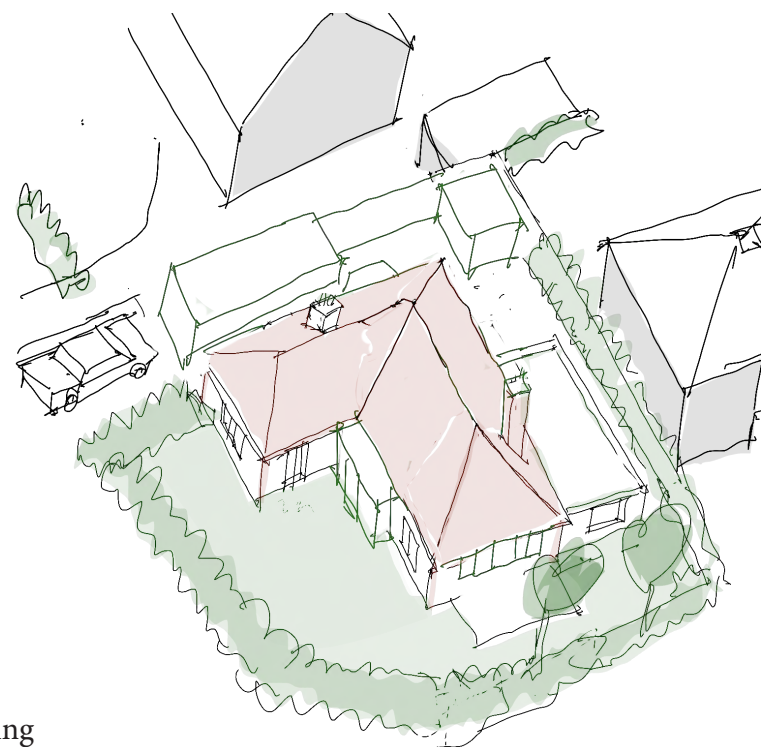
Proposals submitted as part of 25/00017/PREH

3.2 Subsequent amendments agreed with the LPA following discussions



1. The front dormer viewed as less of a concern as it has been moved in from the eaves and dropped slightly at the ridge with a stepped detail.
2. The materials/cladding to the dormer are less significant now that the size has reduced. a dark brown/gray color to align more closely with the roof tiles.
3. The rear dormer will be pushed back (as agreed) to align with the front dormer and set in from the eaves to match the front dormer, this creates a symmetrical arrangement when viewed from Bedford rd. The western portion of this rear dormer extends by approximately 1m further to the west however this was not viewed as a concern.
4. The ground floor extension size is generally acceptable.

3.1 Design Strategy

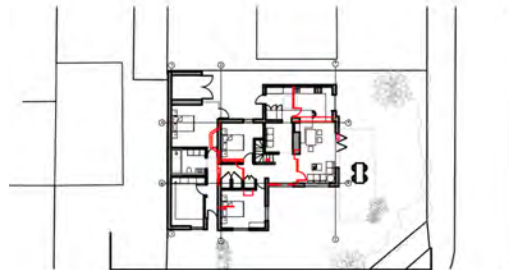


As existing

- Policy 28/ D2 – House Extensions
 - Following discussion with the LPA, the extension is considered to be sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling.
 - There is also an appropriate distance between the proposed extension and the windows of the adjoining properties.
 - The form and scale of the new side and roof extension is subservient to the existing property and ensures that overshadowing is minimised. The form of the dormer is contemporary in style but aims to complement the streetscape, and will be set in from the eaves in a proportionate manner.
 - The proposed materials compliment the existing property and are contemporary in nature.
- Policy D1 – Sustainable Design
 - The proposals reduce energy consumption and waste;
 - The proposals retain existing vegetation and propose appropriate new planting to roof areas resulting in a demonstrable biodiversity net gain.
 - The design aims to enhance the public realm and demonstrate how this building can be retrofitted to accommodate 21st century lifestyles.
- D3 – Protecting Living Conditions
 - The proposals do not cause unacceptable harm to living conditions within the existing dwelling or adjacent properties.
 - Windows are organised and treated to avoid overlooking to the north and west.
 - The proposals comply with the BRE 45 degree test with regard to effects upon neighboring windows.
- Policy T2 Parking
 - The proposals increase the number of parking spaces and remove a poorly constructed garage which is currently not suitable in scale or condition to accommodate modern vehicle storage.
 - The proposals remove the garage but enlarge the driveway in length and width to potentially facilitate two spaces.
 - Whilst the proposals can accommodate two spaces it is noted that the site is well served in terms of access and on street parking for visitors.
- Policy HS6 Relatives' and dependents' accommodation
 - The accommodation is not self contained.
 - The proposals can potentially create a future residential annex but are proposed primarily to accommodate space for a family with 3 teenage dependents with home office space at the front.
 - The extension is subordinate to the main dwelling and designed as part of the main house, and if it was to be an annex is such that it can be easily (re-)incorporated into the main house if use as an annex ceases.



Elevation as Proposed



Notes:

- a. Replacement UPVC window, crittall style
- b. New aluminium sliding window
- c. Dark grey/dark brown aluminium /fibre cement cladding
- d. Aluminium parapet cappings (dark grey/brown)
- e. New iroko front door
- f. New aluminium fixed window with iroko surround
- g. Existing tiles cleaned and replaced as necessary
- h. New dry fixed vented ridge
- i. New timber fascias
- j. Off white masonry paint to existing and proposed brickwork and render
- k. EPDM roof with sedum membrane



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Indicative site boundary - refer to title deed
Note: This drawing is copyright
Do not scale from this drawing
Note: To be read in conjunction with Structural Engineers
information, specification and drawings
All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.
All sundry work not shown to be undertaken in accordance
with the British Standards.
Note: This drawing is not a deed plan.

Michael Collins Architect LLP

Bedford Road

237 South Elevation as
proposed

Stage:
Status:

022

A T50@A1



3.2 Proposed materials

The proposals compliment and add to the palette of materials from the host property with sharp detailing. These are supplemented by new glazing systems, fibre cement cladding, timber detailing and a new biodiverse green roof system.

Key components

- The existing elevations are unified through the use of an off white colored masonry paint. Selected areas of brick detailing will be retained.
- The existing windows will be replaced with new UPVC low energy windows with casements that are sympathetic to the existing. Crittal effect windows are proposed with gridded astragals, a style that is considered contemporary but also in keeping with the early-mid Century origins of the property.
- New selective windows will be formed from powder coated aluminium with the frames expressed with iroko surrounds.
- Powder coated aluminium cladding will be proposed to the exterior of the dormer/roof extension. The bronze (dark brown/grey) color of this cladding is proposed to align with the existing dark brown tiles. Similar crisp powder coated aluminium cappings are proposed to the top of flat roofs.
- Sedum is proposed to the flat roofs with fully glazed flat rooflights

Images

- Top left MCA, Meadow House , Iroko reveals and painted brick
- Top right MCA, The Garden House, Aluminium dormer
- Bottom Left Surman Weston, Surbiton House, windows
- Bottom right, MCA Meadow House, Sedum roof/rooflight



Proposed Plans