



April 2024

192 Norton

1 norton Letchworth Garden City, N21 3DE
Garden Studio

[Michael Collins Architect LLP](#)

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Existing

1.0 Summary

The following is the description of the proposals:
The addition of a garden studio at the south side of the property.

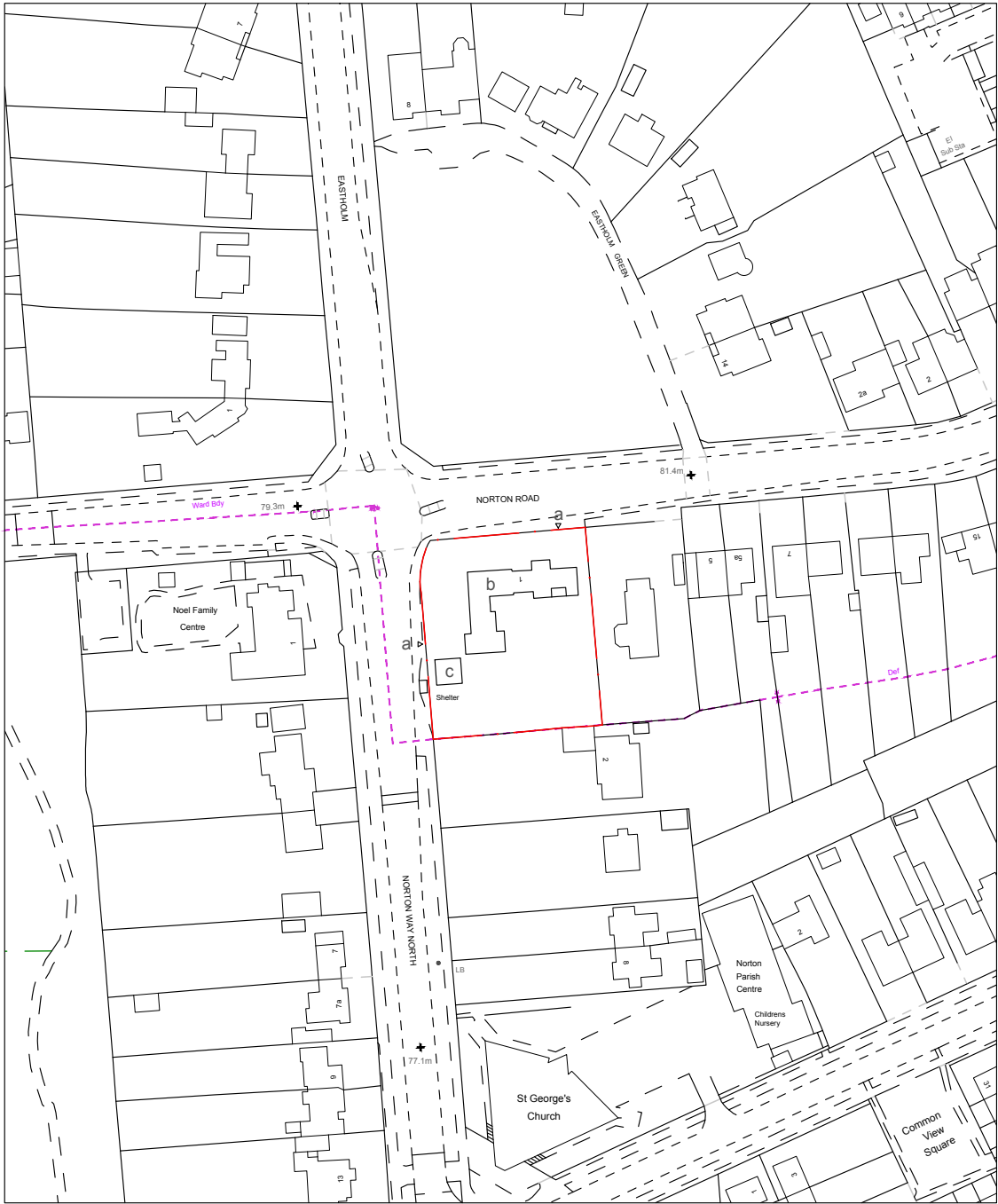
1.1 Building description & land use

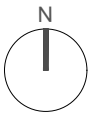
The property was historically a single dwelling but was recently sub-divided into two dwellings. The present owner applicant wishes to re-instate the property as a single dwelling.



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- a. Existing vehicular/pedestrian
- b. Existing building footprint
- c. Existing garage





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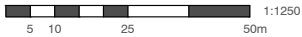
1 Norton Road

Job No: 192 Location Plan

Stage 3
Status: Planning

001

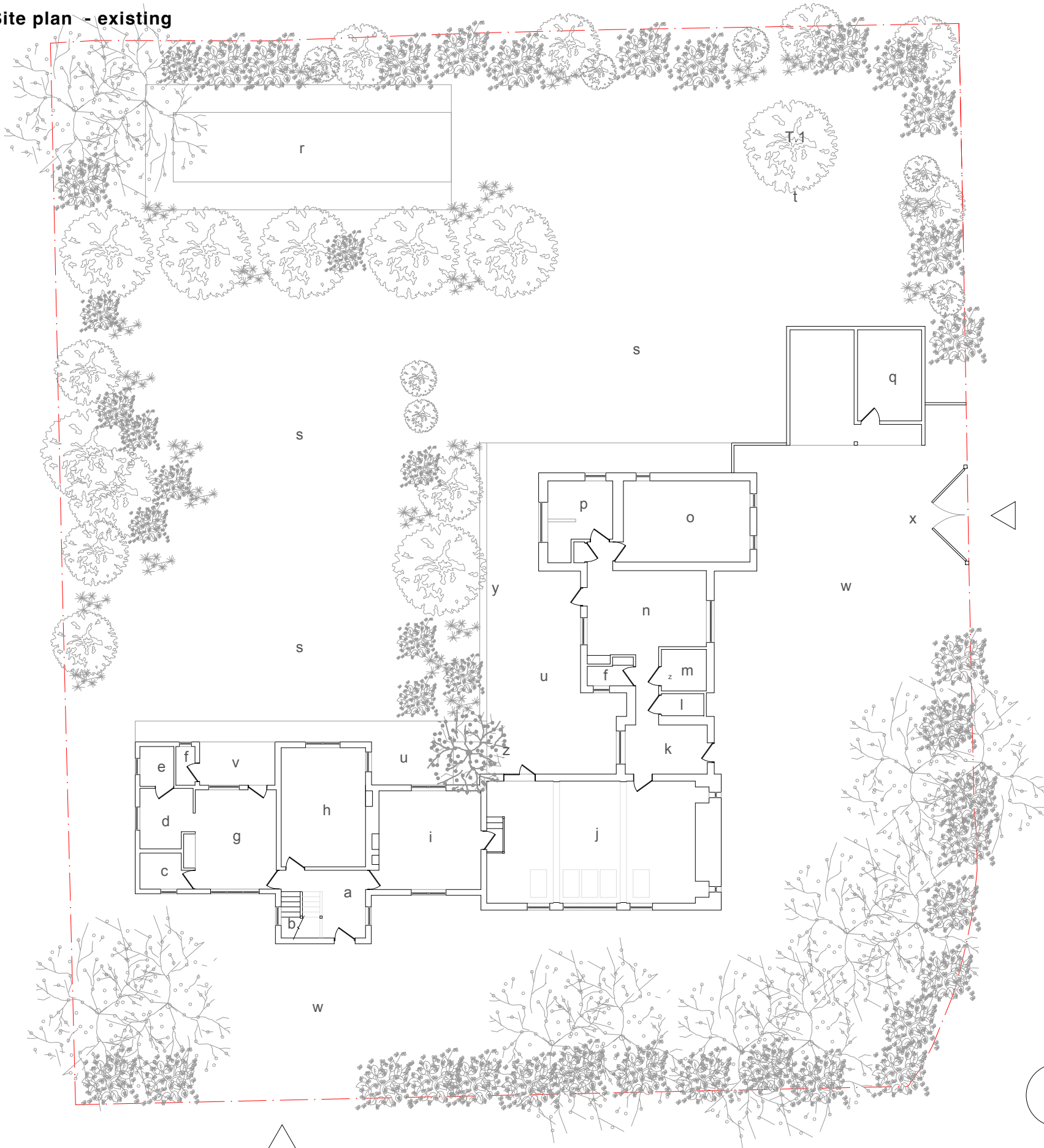
REVISION: Scale 1:1250 @:A3



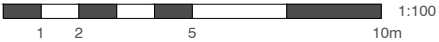
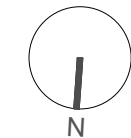
1.2 Photo survey



1.3 Site plan - existing



- Notes:
- a. Reception hall
 - b. Staircase
 - c. Scullery
 - d. Kitchen
 - e. Utility room
 - f. WC 1
 - g. Dining room
 - h. Sitting room
 - i. Family room
 - j. Studio/Drawing room
 - k. Secondary entrance hall
 - l. Boiler room
 - m. Laundry
 - n. Kitchen/Breakfast room
 - o. Bedroom 1
 - p. Family bathroom 1
 - q. Garage
 - r. Pool (now derelict)
 - s. Lawn
 - t. Kitchen garden
 - u. Hard landscape - Tile
 - v. Veranda
 - w. Gravel
 - x. Existing electric gate
 - y. Existing wall
 - z. Existing tree



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1 Norton Road

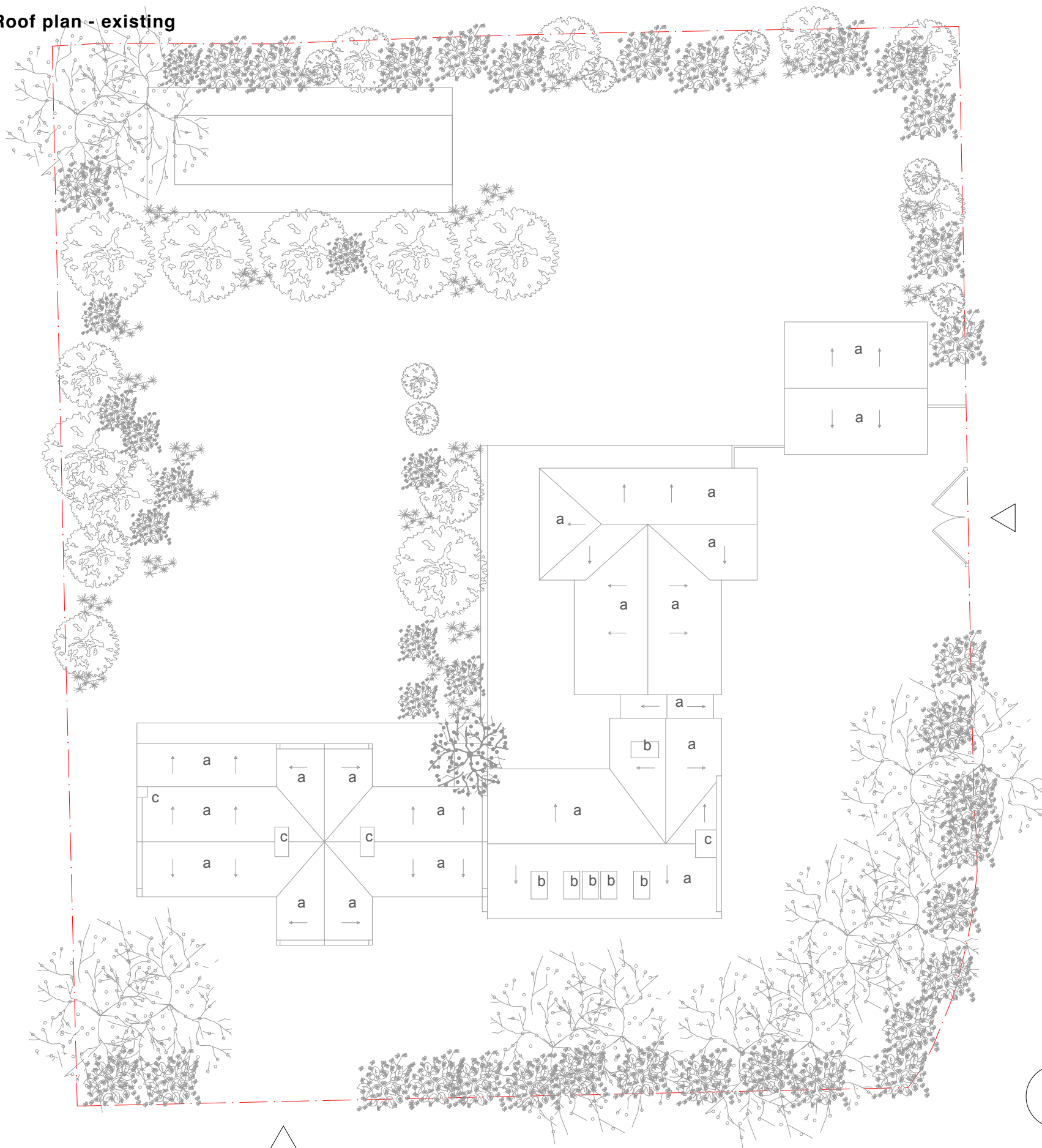
Job No.
192 Existing Site &
Ground Floor Plan

Stage 3
Status Planning

002

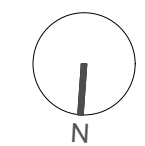
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1.4 Roof plan - existing



Notes:

- a. Pitched roof
- b. Rooflight
- c. Chimney



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1 2 5 10m

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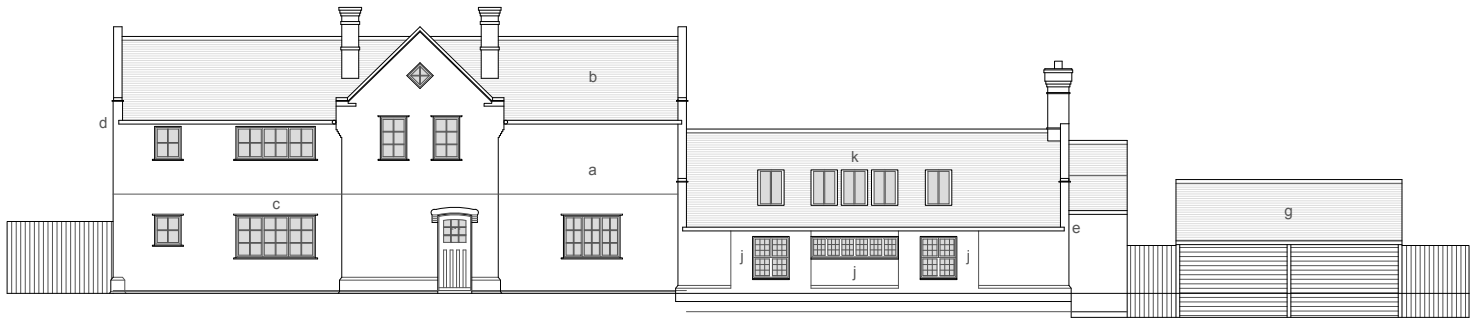
Job No. 192 Existing Roof Plan

Stage: Stage 2
Status: Preliminary

004

REVISION: Scale 1:100 @:A1

1.5 Elevations - existing



Elevation AA as Existing



Elevation BB as Existing



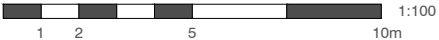
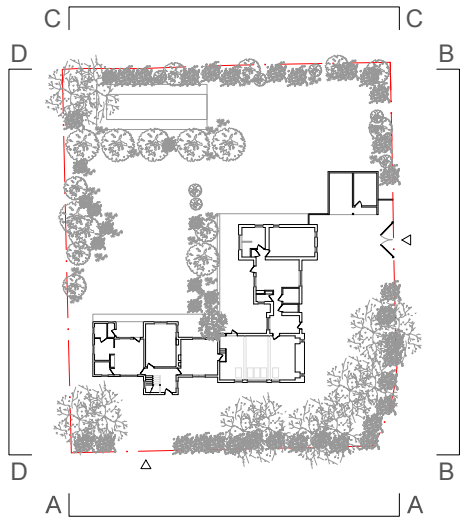
Elevation CC as Existing



Elevation DD as Existing

Notes:

- a. Existing rendered masonry
- b. Existing clay tiles
- c. Existing UPVC windows
- d. Existing UPVC rainwater goods
- e. Existing cast iron rainwater goods
- f. Existing timber link
- g. Existing garage/car port
- h. Existing timber doors
- i. Existing UPVC windows
- j. Existing timber leaded windows
- k. Existing aluminium/timber rooflights
- l. Existing tree



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1 Norton Road

Job No. 192 Existing Elevations

Stage: Stage 2
Status: Preliminary

REVISION: Scale 1:100 @:A1

005

Relevant matters

2.1 Relevant planning policy considered as part of developing these proposals

- The site falls outwith a designated Archaeological Area
- The site is located within the Letchworth Heritage Character Area
- The host dwelling is a building of local interest

2.2 Design strategy

The proposals aim to retain a subservient addition to the dwelling whilst creating a better relationship with the garden.

2.3 Amenity & Neighbouring Buildings

Careful consideration has been given to ensure that the proposed extension would not cause any impact on the living conditions of neighbouring properties in terms of a) the scale of the additions, and b) the location and number of any new window openings.

- The proposed garden studio combines a flat roof and pitch roof, proportionate in conjunction with the existing building to the scale of the existing terrace and neighbouring properties' existing extensions. The proposals limit impacts on the living conditions of neighbouring properties.
- Light into the northern neighbouring property windows will not be materially affected as there is an existing 1.8m fence, and on the basis of existing window positions, this also should mean that our proposed elevation should not significantly impact any light entering into this property.

2.4 Scale and massing

- The existing building presents a simple formal presence at the rear. The extension will remain subservient in scale.
- The additions are proportionate and aim to improve the character of the original building, in a contemporary but respectful manner to the host dwelling.

2.5 Design quality and materiality

- The proposals seek to avoid a pastiche approach which would arguably damage the legibility of the relationship to the host building. The recent southeastern extension is generic in nature and arguably confuses the ability to read the existing building.
- Aluminium frames will be used for new windows and New roof will be black corrugated metal in reference to mirror the pattern the existing garage cladding, but in a more modern envelop.

2.6 Access

- The proposals enhance the accessibility of the site and the property by allowing level access to the house and garden areas.

2.7 Waste

- The proposals do not alter the current waste storage strategy. Bin storage will be incorporated sensitively into the existing front garden area.

2.8 Environment

- The proposals involve the upgrade of the existing building, and improved thermal performance of the roof and walls, in addition to the highly insulated new extension.

2.9 Habitat

- The local authority is to advise if further habitat studies are required as part of the attic/roof refurbishment works.

2.10 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.

2.11 Flood risk

- The site is located within flood risk zone 1 from rivers and waterways.
- The site is in a low-risk area for surface flooding. The local authority is to advise if further flood risk assessments are required.

Flood risk summary for the area around:

1, NORTON ROAD, LETCHWORTH GARDEN CITY, SG6 1AA

Rivers and the sea

Very low risk

▼

[More information about your level of flood risk from rivers and the sea](#)

This flood risk summary is not property specific.

Very low risk means that this area has a chance of flooding of less than 0.1% **each year**.

This service takes into account any flood defences.

Surface water

Very low risk

▼

[More information about your level of flood risk from surface water](#)

This flood risk summary reports the highest risk from surface water within a 15 metre radius of this property.

Very low risk means that this area has a chance of flooding of less than 0.1% **each year**.

This information is suitable for identifying:

- which parts of counties or towns are at risk, or have the most risk
- the approximate extent and depth of flooding

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

Other flood risks

Reservoirs

Flooding from reservoirs is unlikely in this area

Groundwater

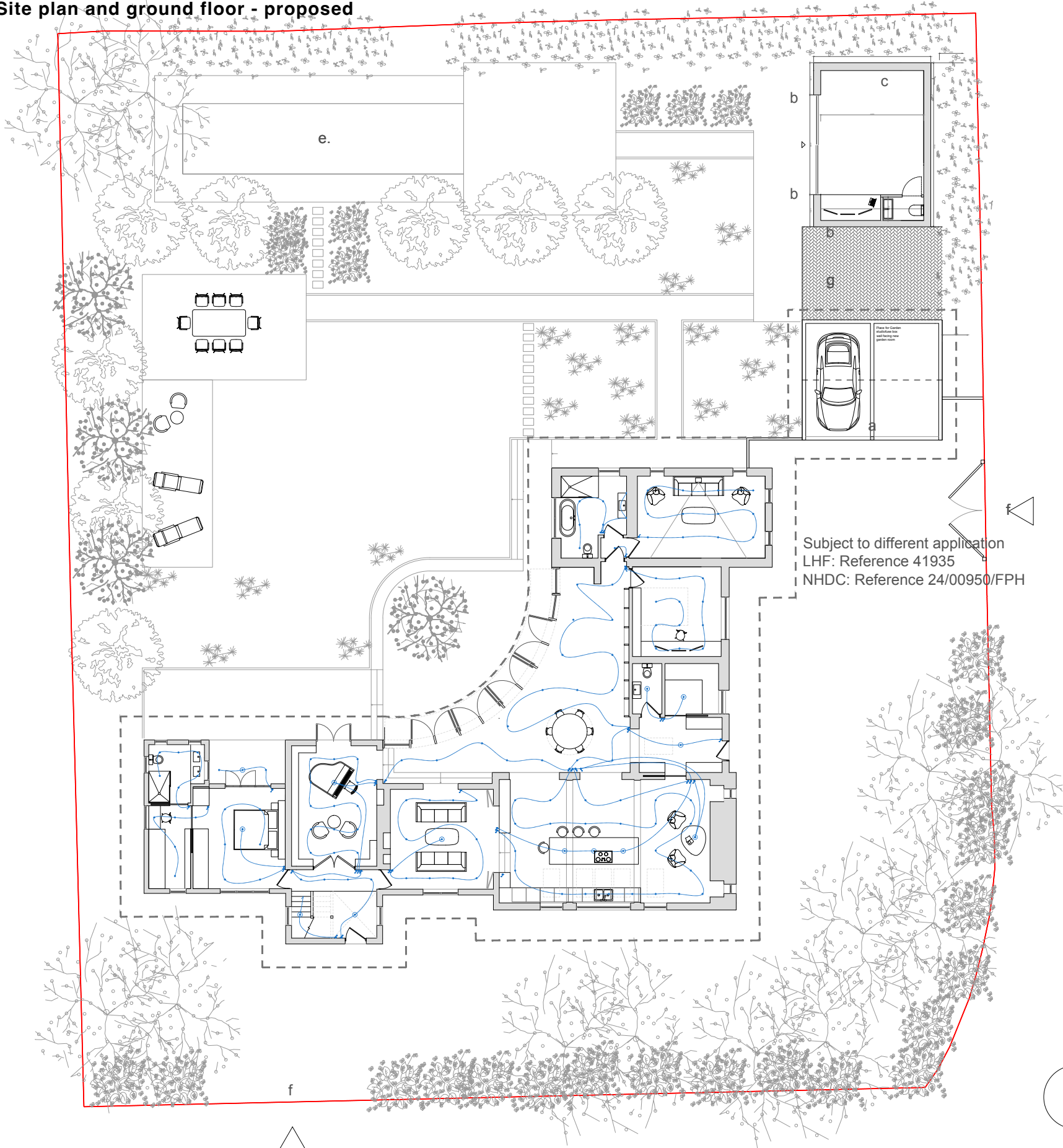
Flooding from groundwater is unlikely in this area

Surface Flooding Map



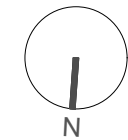
Proposal

3.1 Site plan and ground floor - proposed



Notes:

- a. Double existing car port/garage
- b. New full height aluminium black windows
- c. Roof light over
- d. Green roof
- e. Existing pool refurbished
- f. Existing entrance to the property
- g. Clay tile/brick terrace
- h. Solar PV panels



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1 2 5 10m

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1 Norton Road

Job No.
192 Proposed Site &
Ground Floor Plan

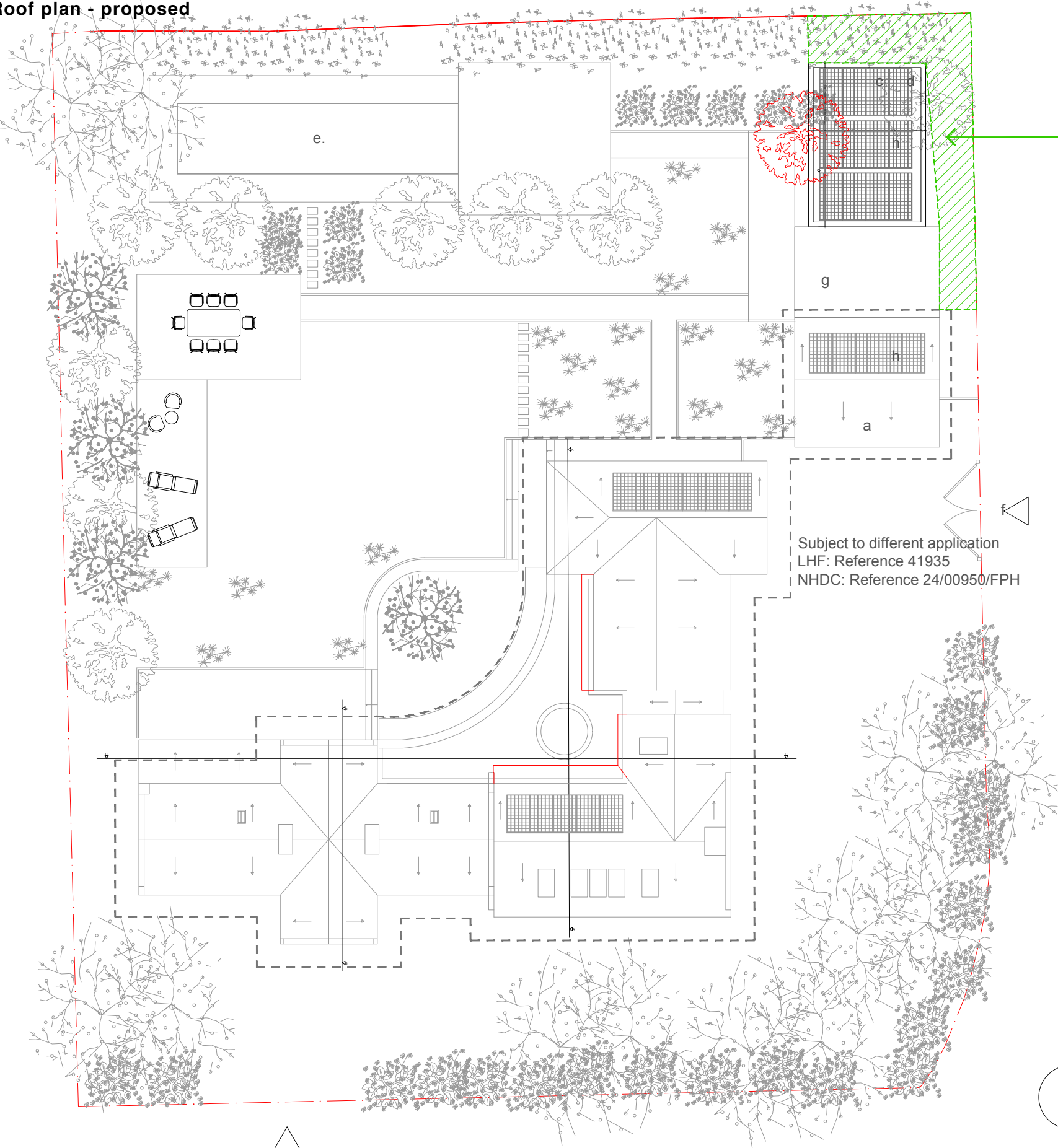
Stage 3
Status Planning

023

REVISION: Scale
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3.2 Roof plan - proposed

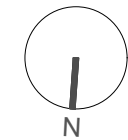


Area between the outbuilding and the fence where tall evergreen will be planted, which will be higher than 2m

Notes:

- a. Double existing car port/garage
- b. New full height aluminium black windows
- c. Roof light over
- d. Green roof
- e. Existing pool refurbished
- f. Existing entrance to the property
- g. Clay tile/brick terrace
- h. Solar PV panels
- Duntakings
- - - Site boundary

Subject to different application
LHF: Reference 41935
NHDC: Reference 24/00950/FPH



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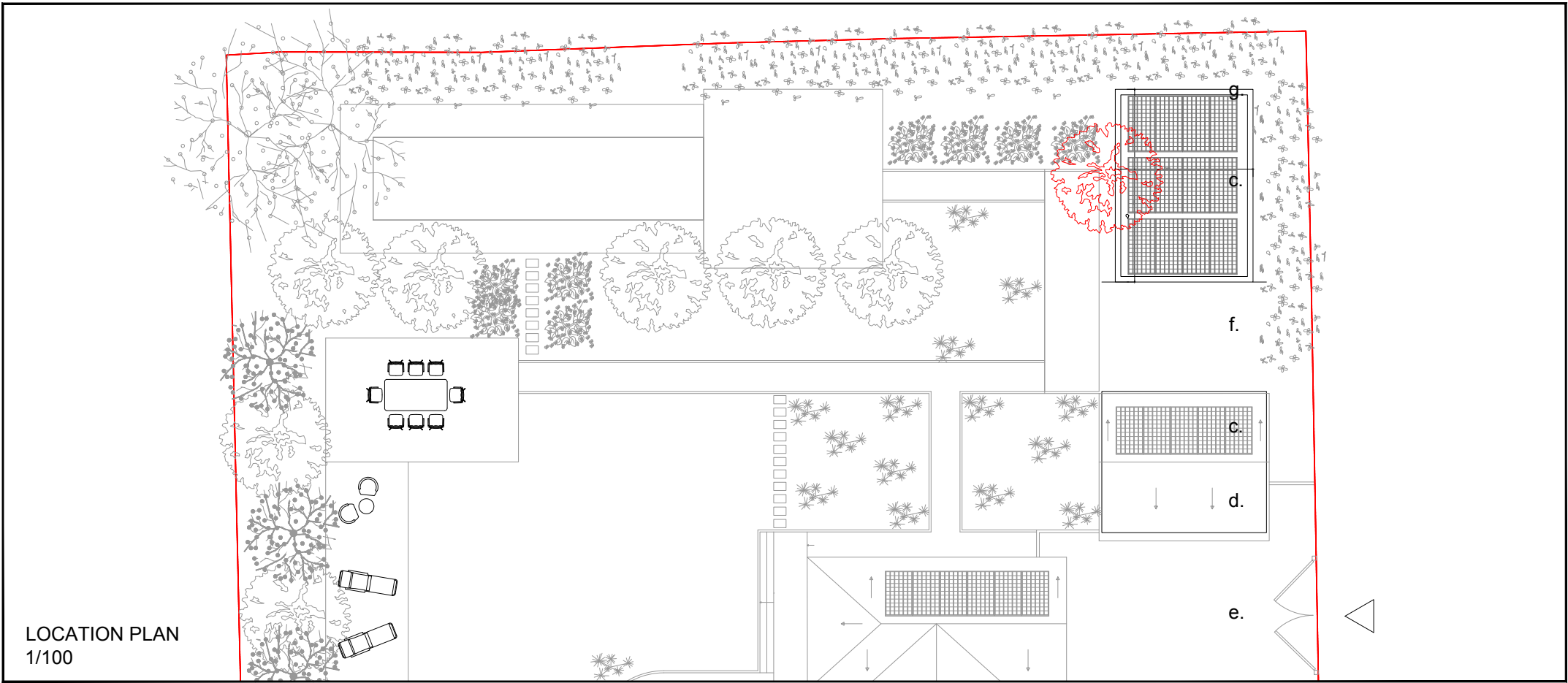
Job No.
192 Proposed First Floor
and Roof Plan

Stage 3
Status Planning

024

REVISION: Scale
1:100 @:A1

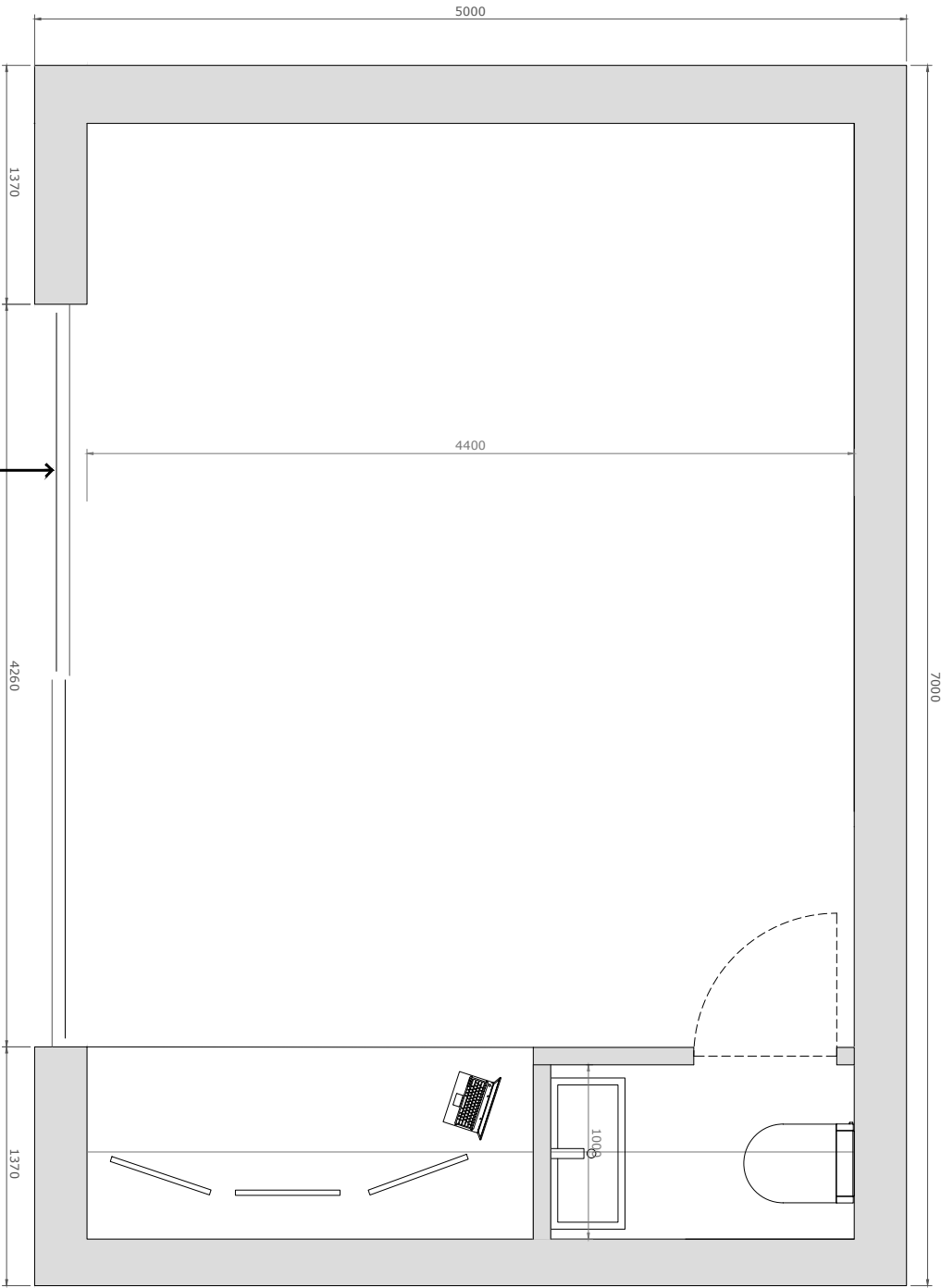
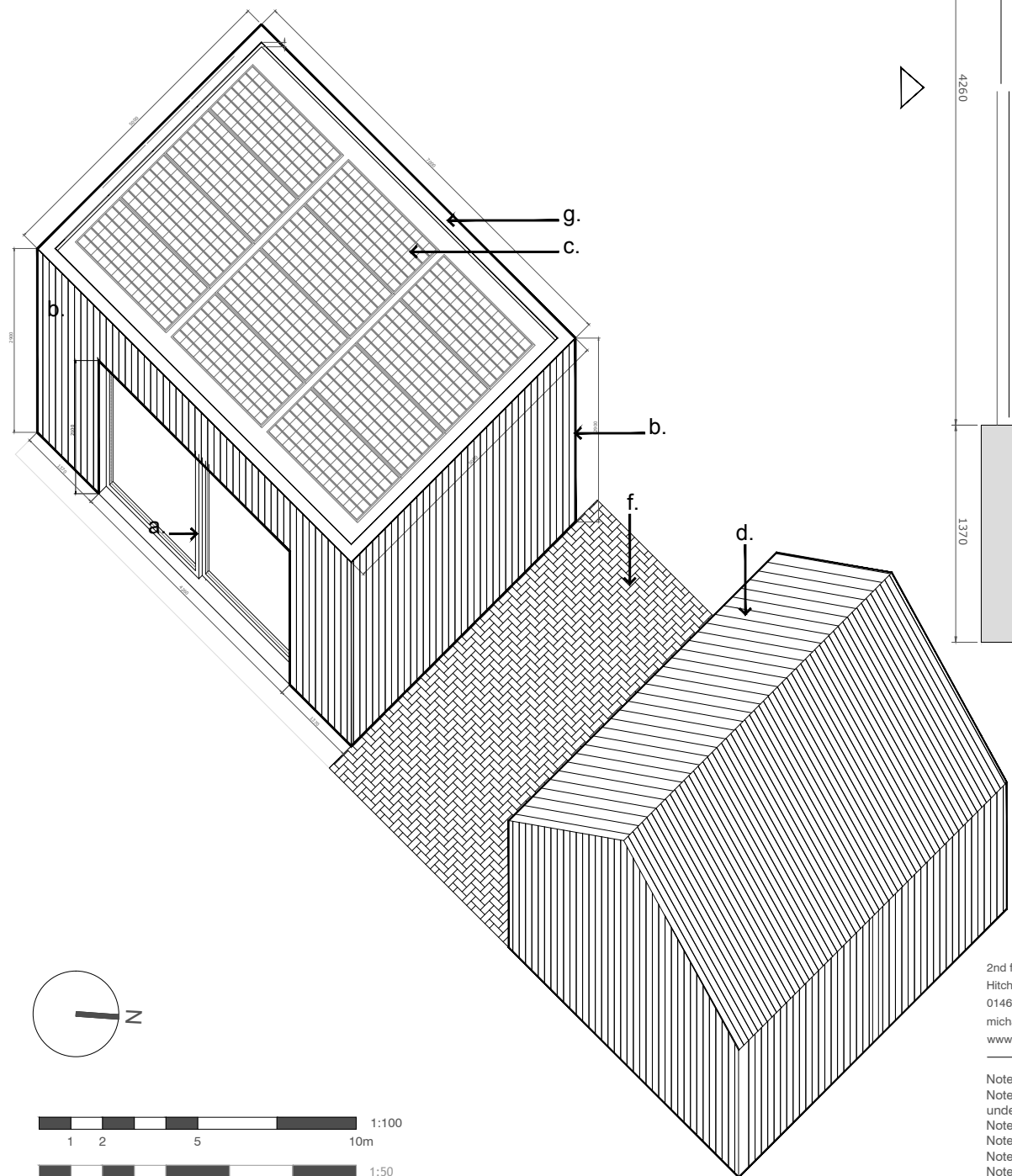
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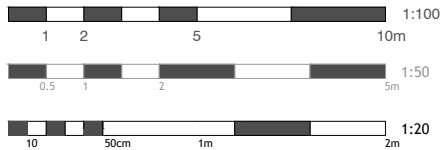
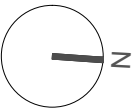
LOCATION PLAN
1/100

- Notes:
- a. UPVC french doors
 - b. Wood feather edge stained black cladding
 - c. PV panels on the single ply flat roof
 - d. Existing carport
 - e. Existing car entrance to the property
 - f. Clay tile - terrace
 - g. Parapet - reduced to 70mm with a membrane lapped over.

ISOMETRIC 1/50



PLAN / LAYOUT 1/20



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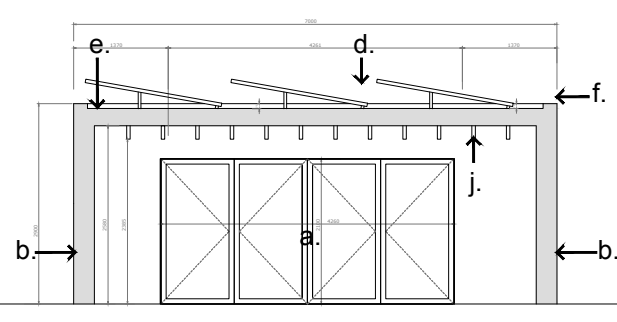
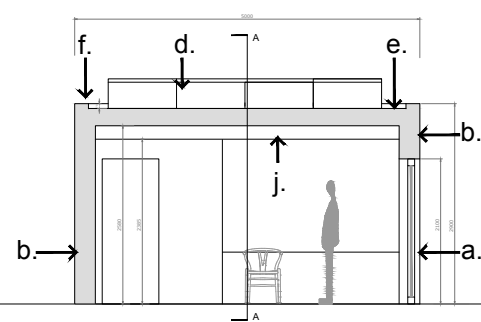
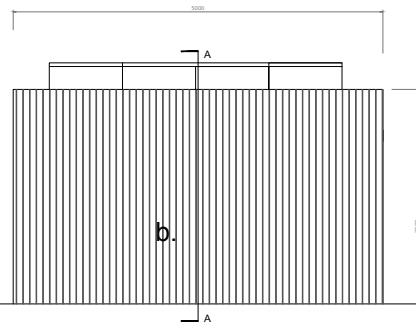
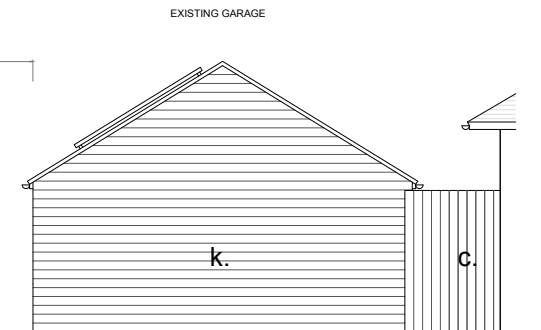
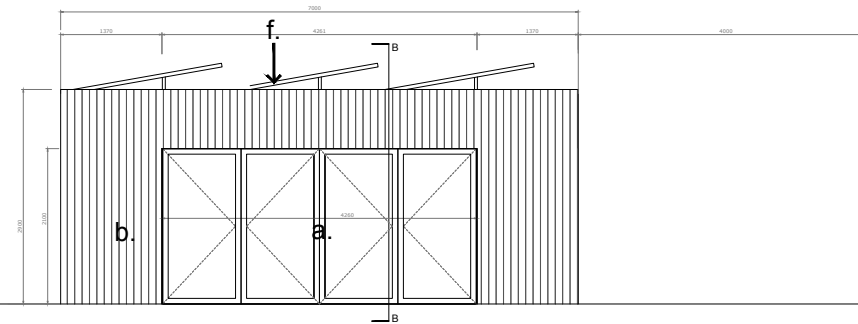
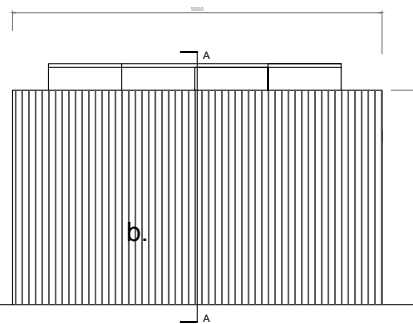
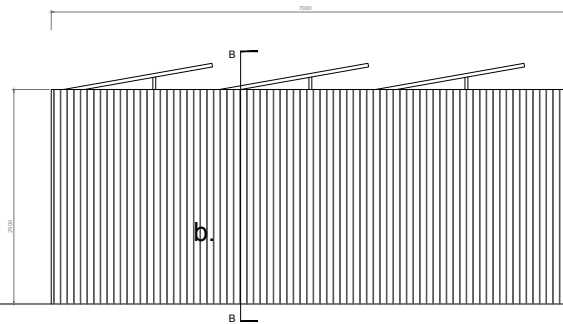
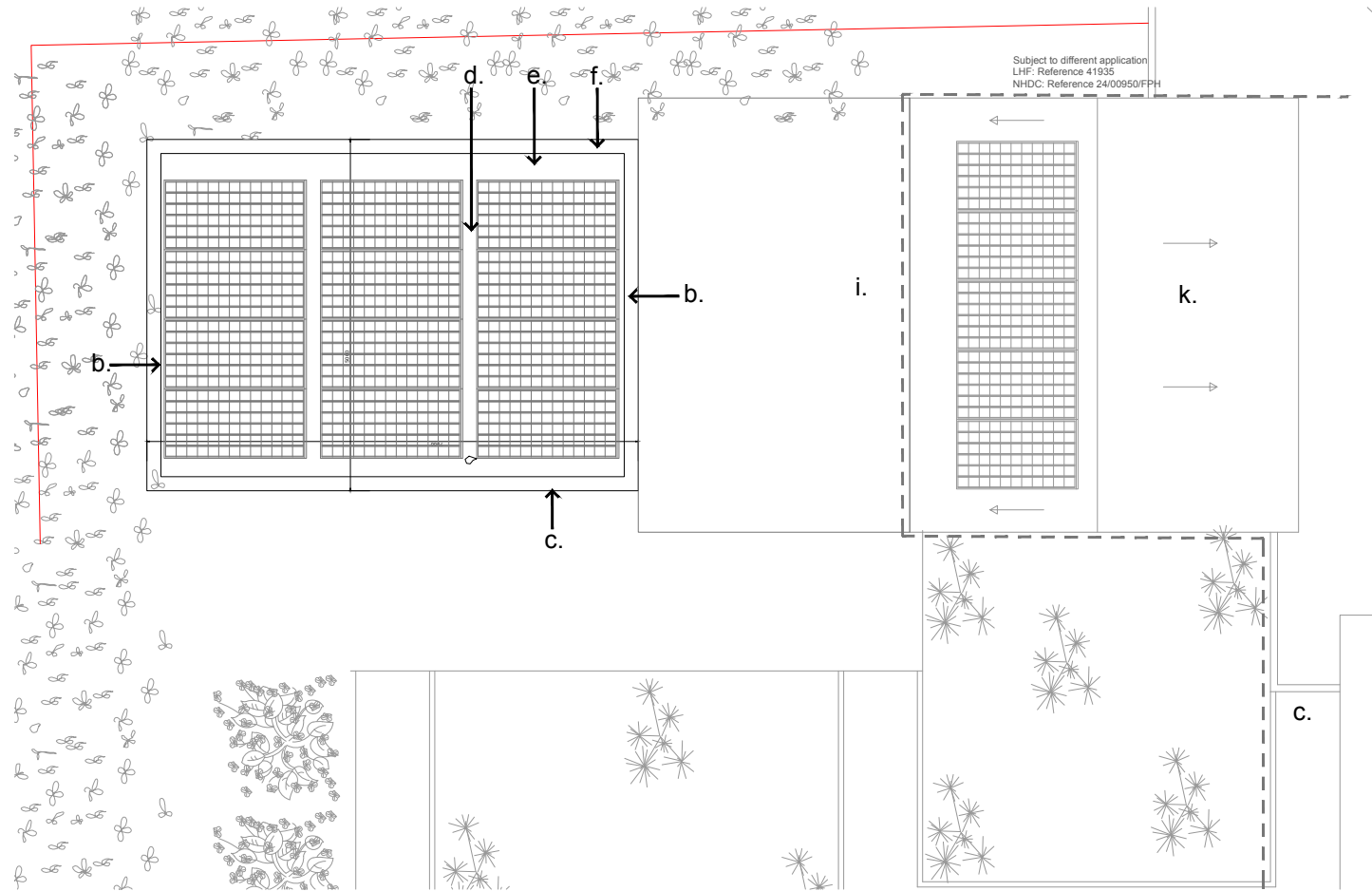
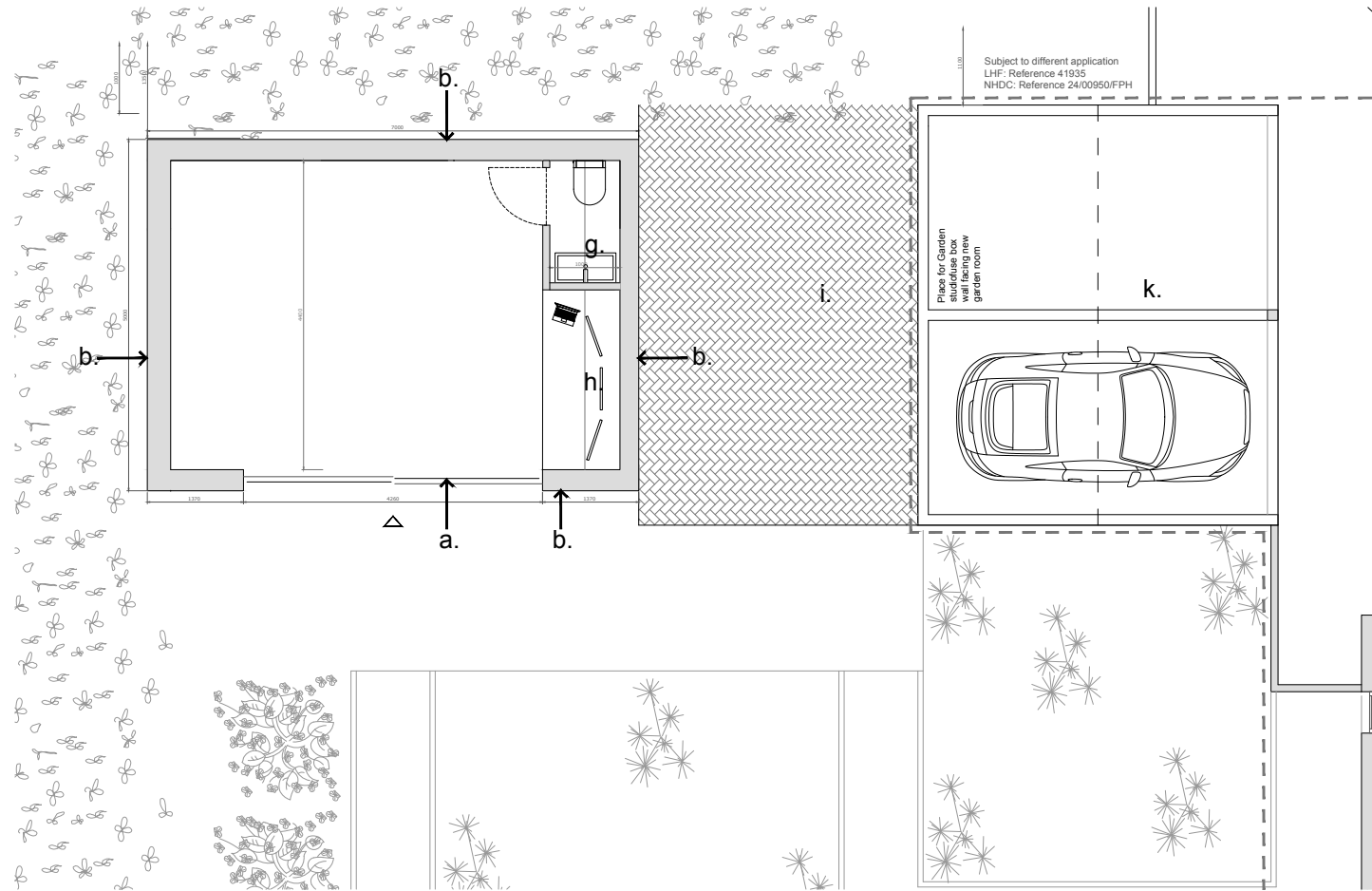
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1 Norton Road
Job No. 192 Garden studio
envelop and footprint
Stage: Stage 2
Status: Preliminary

REVISION: Scale 1:100 @:A1

025



Notes:

- a. Black UPVC double french doors
- b. Wood feather edge stained black cladding
- c. Existing gate to the front garden
- d. PV panels on the flat roof
- e. Single-ply finish on flat roof
- f. Black / dark aluminium flashing to parapet - reduced to 70mm with a membrane lapped over.
- g. Toilets

- h. Desk
- i. Clay tile - terrace
- j. Exposed joist and warm roof
- k. Existing carport with dark wood cladding
- l. New vegetation to the boundary: evergreen bush to a height that hides the garden room from the external road side.

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1 Norton Road

Job No. 192 Garden studio envelop and footprint

Stage: Stage 2
Status: Preliminary

026

REVISION: Scale 1:100 @:A1

Visualisations





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