



Broadcroft (270)
March 2026
Planning Document
Design and Access Statement

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1 Summary

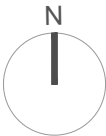
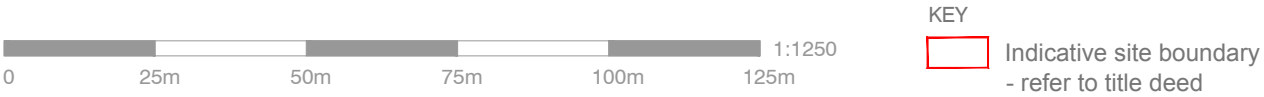
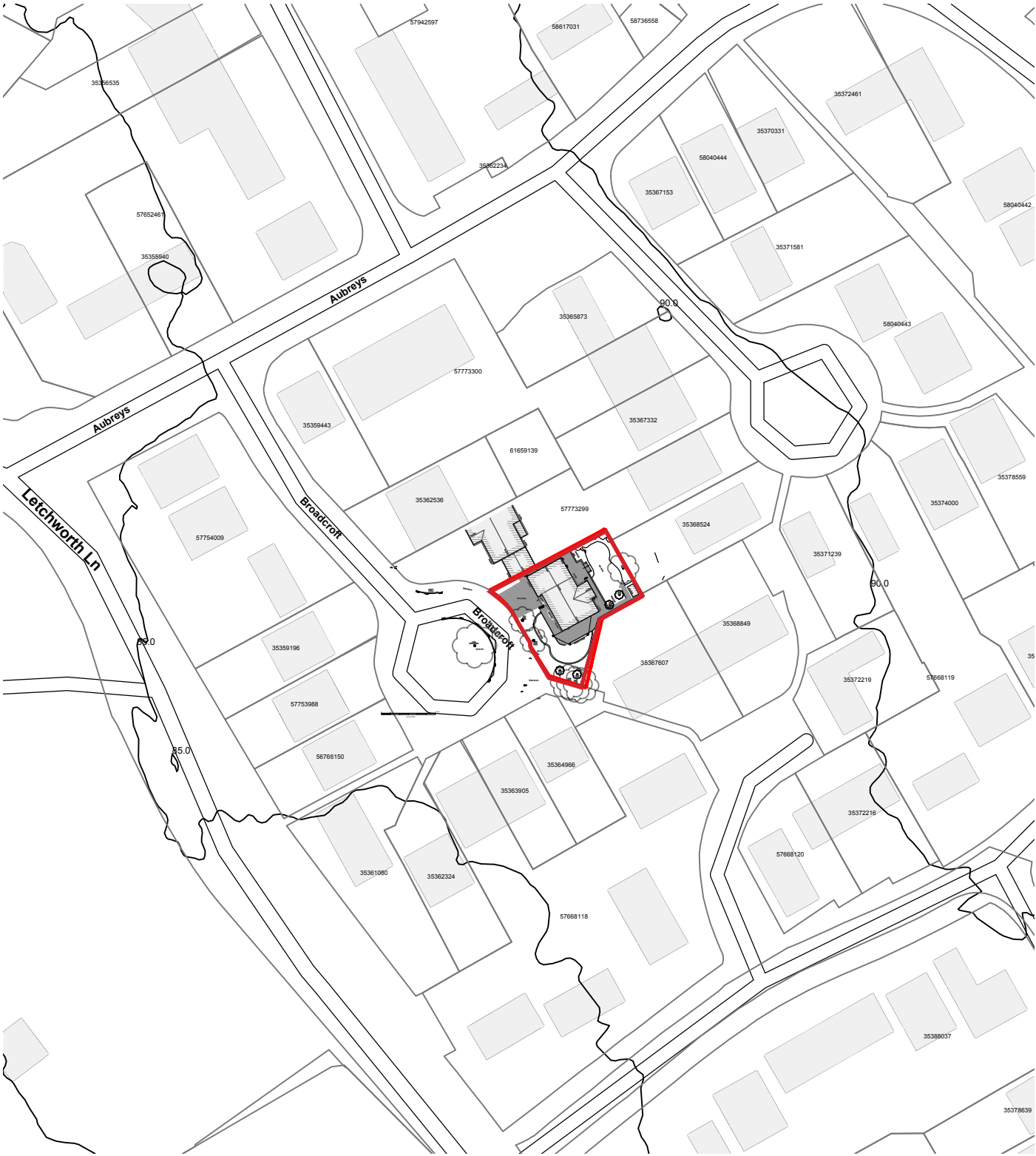
1.1 Summary of the Proposal

The following is a description of the proposals:

- The erection of a new single-storey rear extension.
- The replacement of the existing garden shed and pergola with new outdoor fire place, storage, and canopy structure. The upgrade of the existing patio with new paving and associated landscaping.
- To the front of the property, the proposal include the replacement of the windows and the entrance door, as well as a change of use of the garage. The latter involves a new door and timber cladding to close and insulate the existing bay of the car door.
- New and replacement windows and glazed doors to the side and rear elevations.
- New roof lights to the rear (North) side of the existing pitched roof.
- New solar panel on the existing garage's roofs and main buildings' pitched roof.
- Roof works including the re-tiling and insulation of the existing roof.
- New heating system (Air Source Heat Pump), MVHR system and associated upgrades.
- Reconfiguration of internal layout and structures



Source - Google map (c) Google 2026 (Not to scale)
Ownership boundary indicative, refer to title deed.



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3 Broadcroft
SG6 3UA, Letchworth Garden City

Job No. **270** Location Plan as Existing

Stage 3
Status: Planning

001

REVISION C

Scale 1:1250 @A3

1.2 Site history, building description, and use

The property is currently a private residence. It was constructed between 1960 and 1980, likely in the early 1970s, as part of the wider Manor Park Estate development.

The dwelling is a two-storey detached building with an attached single-storey garage. It is set within gardens to three sides: partially to the front, along the south side, and to the rear.

Architectural features are typical of mid-20th-century housing in this area of Letchworth Garden City, including white-framed windows, white fascia boards on the front brick façade, and a pitched tiled roof. The property is representative of the character and materials commonly found within the estate.



Fig.1

Source:
Fig.1 - Google Earth 2026
Fig.2 - Source: Letchworth Garden City Heritage Foundation, (c) Garden City Collection
Fig.3 & Fig 4 - Digimap (C) historic

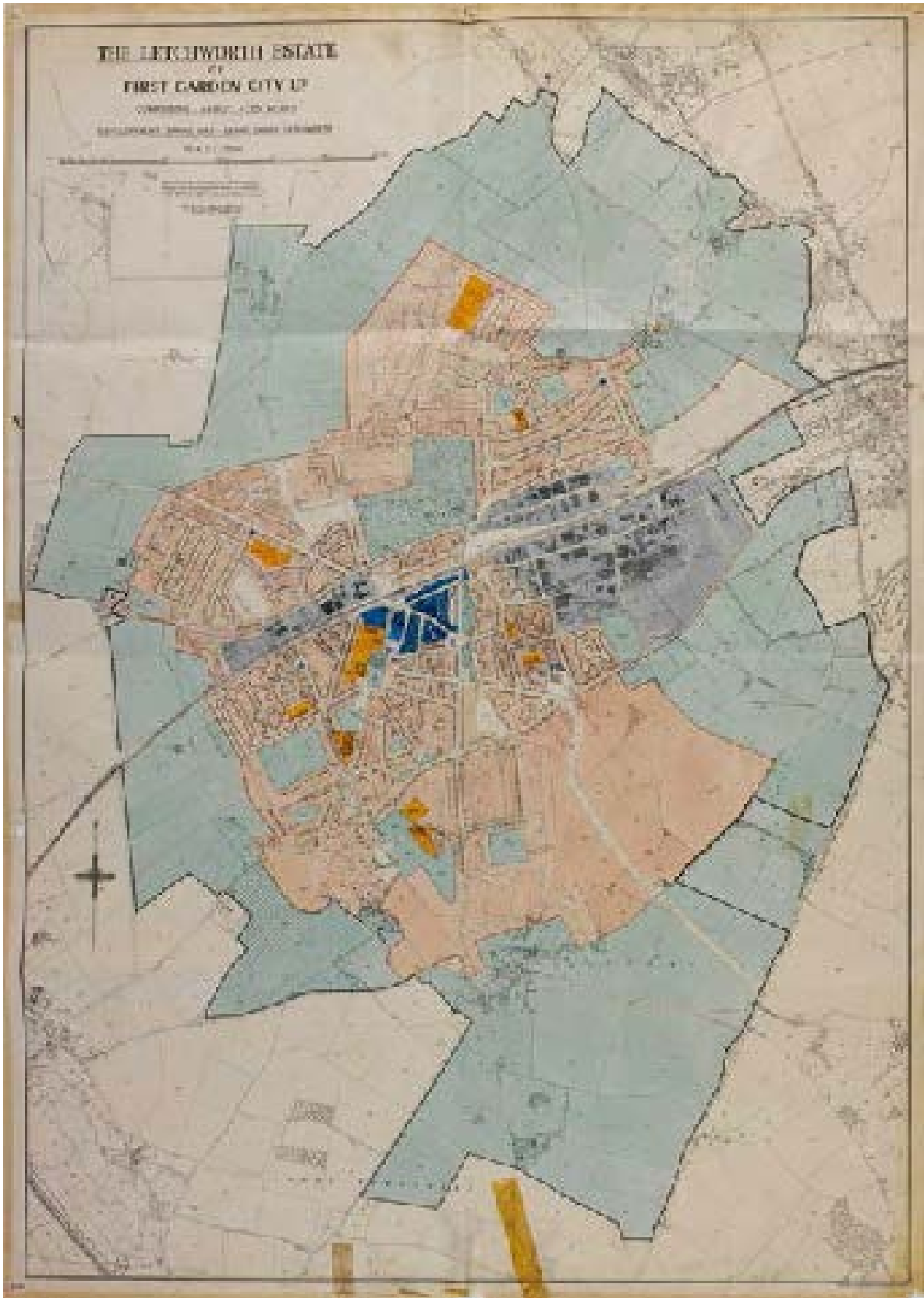


Fig.2

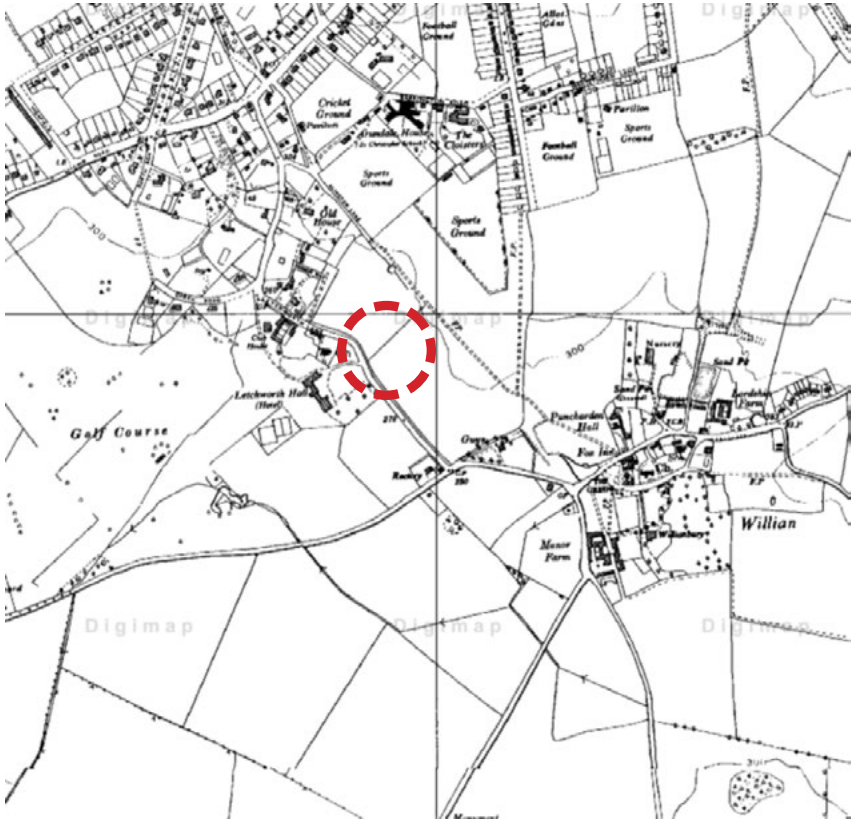


Fig.3

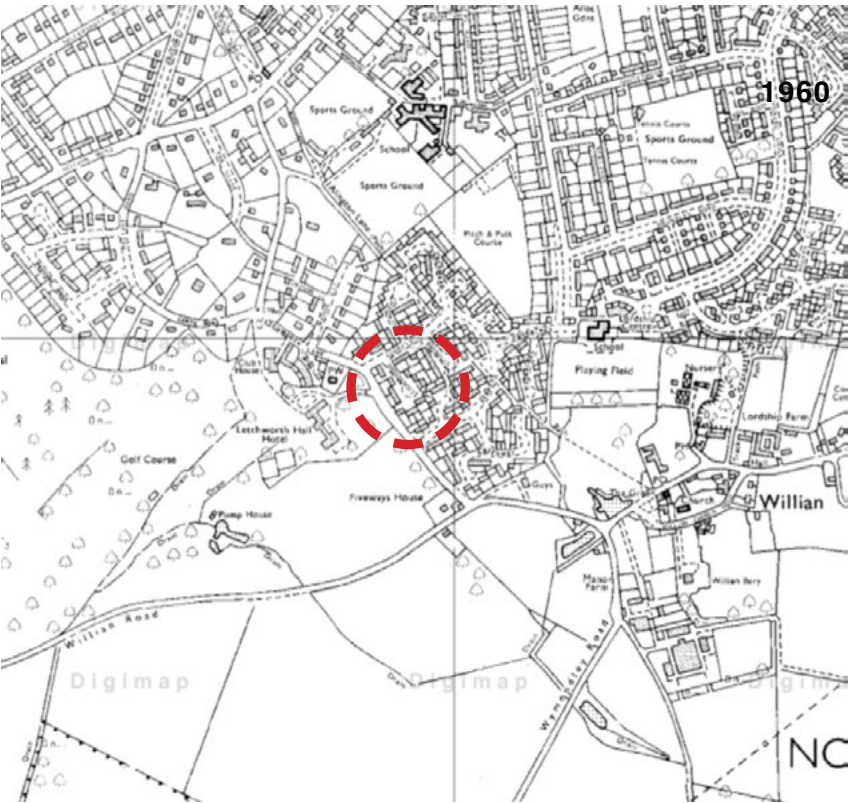


Fig.4

1980

1.3 Condition of the existing building

Internal Layout and Condition

- Currently, the kitchen, dining space, and living room are contained within separate rooms. The long route from the kitchen to the living room, separated by the staircase, limits usability, wastes space, and reduces incoming sunlight and daylight. This layout also restricts the connection between the living spaces and the garden.
- The utility room and the adjacent study/storage room are the only two spaces that provide direct access to the rear garden. These rooms are rarely used, and combined with the current ground floor configuration, this results in a limited connection between the main living spaces and the garden.
- The existing garage is used mainly for storage, and a more efficient layout could significantly improve the use of this space.
- The existing ground floor toilet is tight, and the house’s plumbing and heating systems are old, with known leakage issues and in need of replacement.

External layout and condition

- The property features a uniform yellow facing brick finish laid in stretcher bond across all external façades. The brickwork is generally in good to moderate condition.
- The existing white-coloured fascias are constructed of timber or crocidolite, while the vented soffits are made of timber, vinyl/uPVC, or aluminium.
- Rainwater goods are light grey and white PVC.
- The white uPVC windows and glazed doors are in moderate condition. Replacement is recommended to improve energy performance and thermal efficiency.



Front Facade (South-West)
Approach view from driveway



Front Facade (South-West)
View from garden



Side Facade (South-East)
View from garden



Rear Facade (North-East)
View from rear garden



Side Facade (North-West)
View from rear garden



Rear garden, existing garden shed

1.3 Condition of the existing building

Front (South-West Elevation)

- The main entrance door is glazed and features additional fixed glazing on its sides, which impacts privacy.
- The first-floor windows are divided into two or three sections by transoms. The upper transom sections may pose issues for means of escape and make manual ventilation difficult, as these openings are positioned high and are hard to reach.
- Access to the garage is via a white metal sectional garage door.
- A large portion of the ground floor façade, including the existing living room window, is screened by a dense 2m-high hedge.

Side (South-East Elevation):

- There is an existing timber pergola attached to the South-East façade.
- There are no gates between the public street and the side garden, resulting in a lack of privacy; people can, and have, entered the side garden without being invited.

Rear (North-East Elevation):

- The rear elevation currently has limited connection with the garden due to its fragmented form and recessed elements, which create a series of distinct, disconnected areas within the garden.



Side Facade (South-East)



Rear Facade (North-East)

1.3 Condition of the existing building

The current state of the house:

- Many of the existing fixture/parts are now coming to the end of their lifecycle or stopped working properly due to the past poor workmanships.
- Some fixtures started to collapse (e.g. 40+ years old water pipes running through the house) or worn out beyond repair (e.g. Duct connecting the toilet and the sewer, Lock/key system of some doors and windows).
- Tactical solutions/Quick fixes are not always available for these problems, and some fixtures (e.g. Ground floor toilet, Ceiling lights and radiator/heating system in the area of water leakage risk) are currently not in use due to the safety or hygiene concern.
- Many of these issues are contributing to the significant heat loss and energy inefficiency, and this trend will accelerate as more and more fixtures/parts are becoming partially or entirely unfunctional.

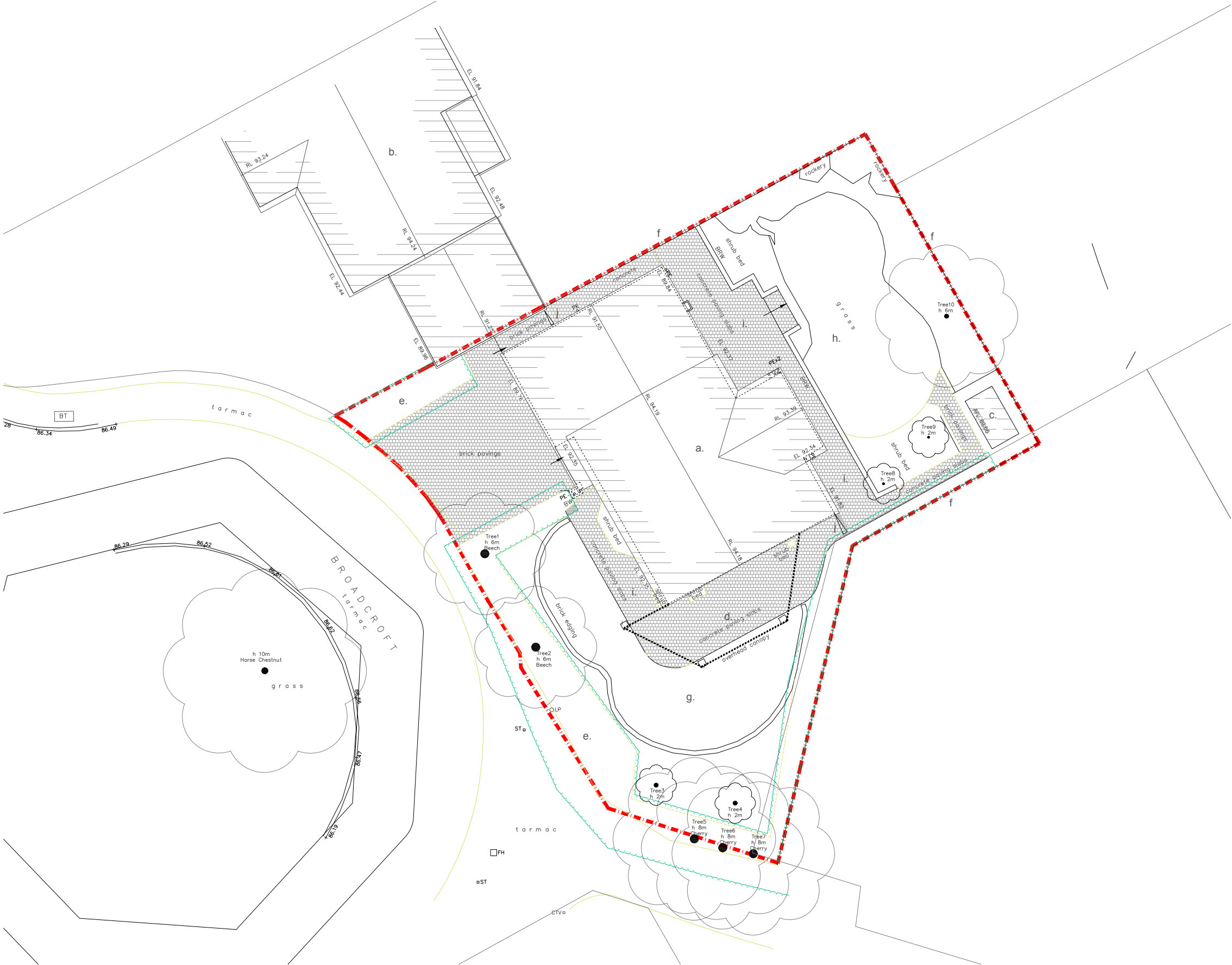


Ground Floor Toilet out of order



Living room
Garage

2. Existing Plans



- Notes:
- a. Existing building - 3 Broadcroft
 - b. Neighbouring property - 2 Broadcroft
 - c. Existing timber garden shed
 - d. Existing timber canopy
 - e. Existing hedge
 - f. Existing timber panel fence
 - g. Existing front and side garden
 - h. Existing rear garden
 - i. Existing patio
 - j. Existing side gate

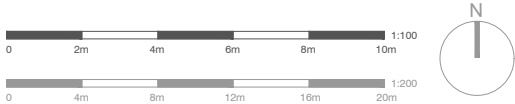
- KEY:
- Indicative Site boundary (refer to title deed)
 - Hard landscape surface
 - Canopy
 - Hedge

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3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Site and Roof Plan
as Existing

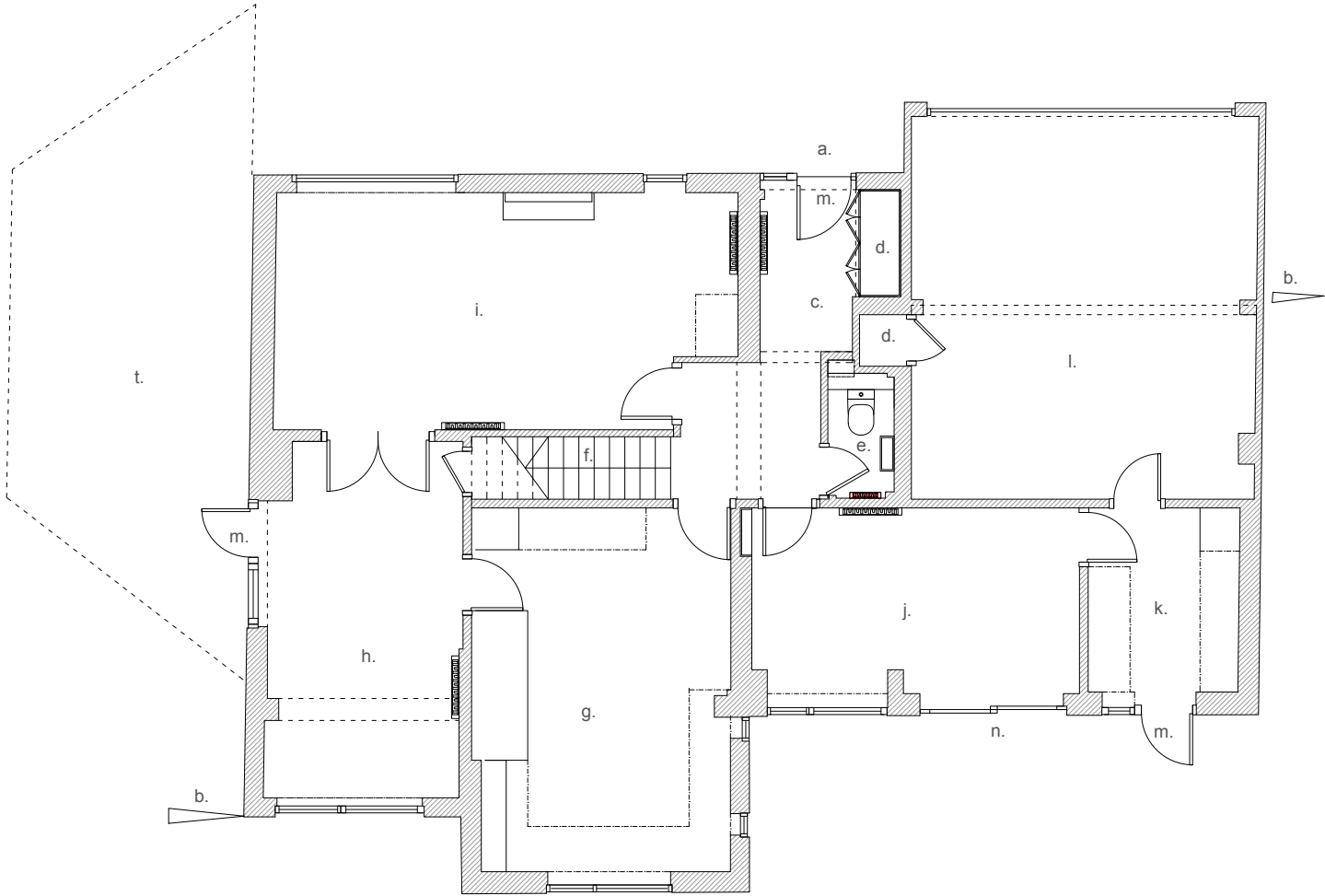
Stage 3
Status: Planning

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1:200 @A3

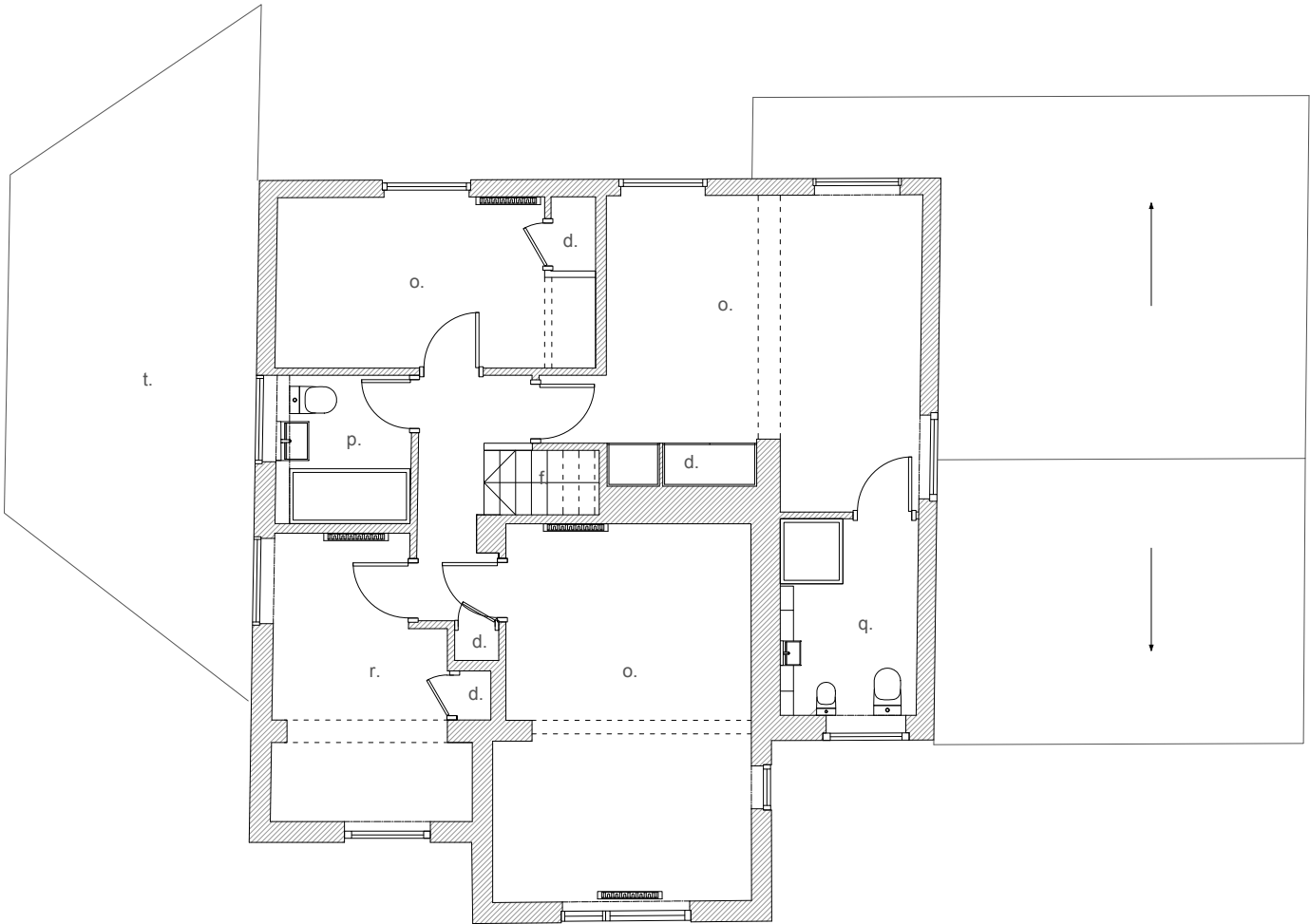


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Ground floor Plan as Existing



First Floor Plan as Existing

- Notes:
- a. Existing main entrance
 - b. Existing side gate
 - c. Existing front hallway
 - d. Existing storage
 - e. Existing toilet
 - f. Existing staircase
 - g. Existing kitchen
 - h. Existing dinning room
 - i. Existing living room
 - j. Existing study/storage room
 - k. Existing utility room
 - l. Existing garage
 - m. Existing glazed hinged door
 - n. Existing glazed sliding door
 - o. Existing bedroom
 - p. Existing family bathroom
 - q. Existing ensuite bathroom
 - r. Existing study
 - s. Existing sloping tiled roof
 - t. Existing timber canopy



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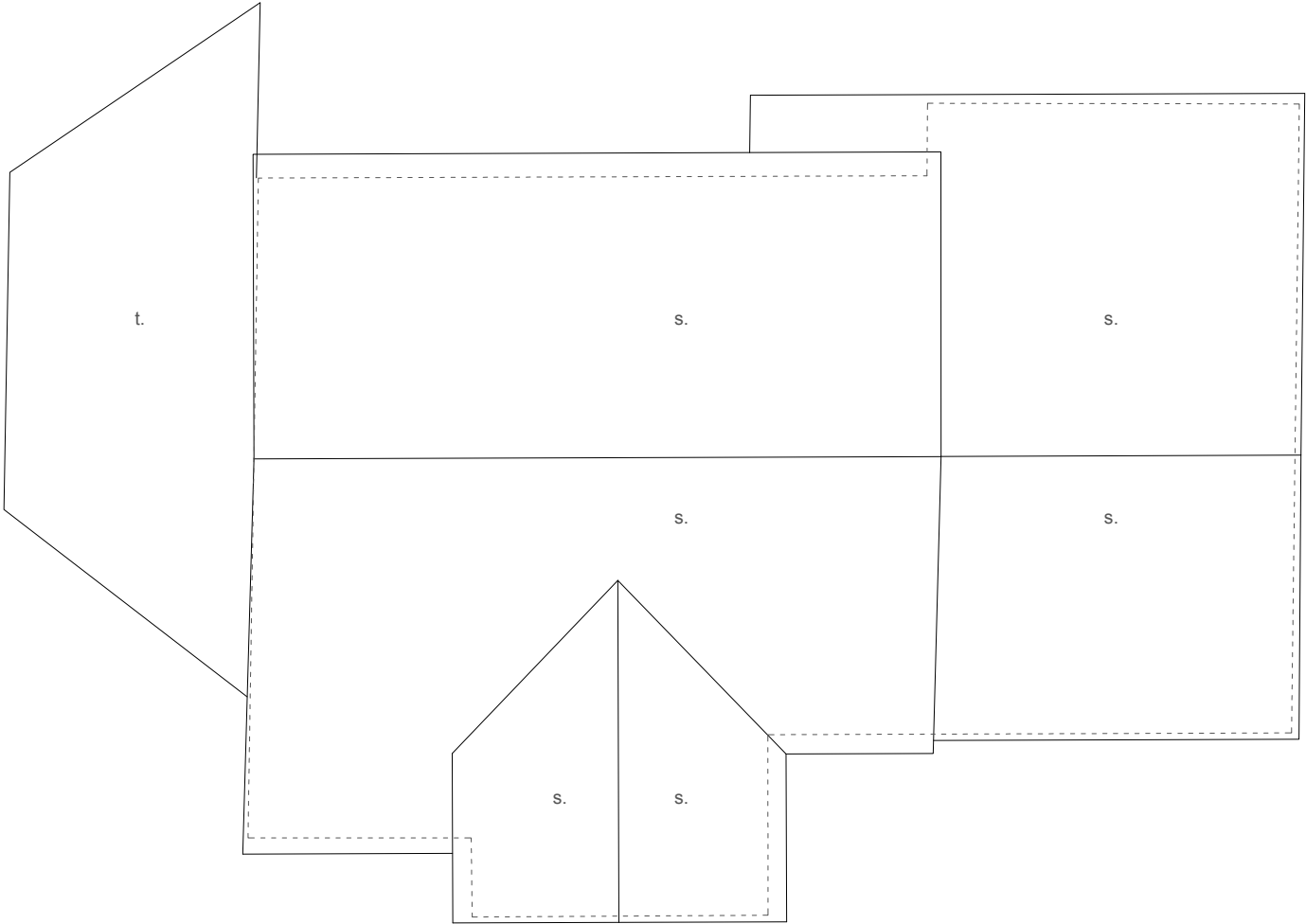
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Job No.
270 Ground and First Floor
Plan as Existing

Stage 3
Status: Planning

003
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Scale
1:50 @A1
1:100 @A3



Roof Plan as Existing

- Notes:
- | | | | |
|----|------------------------|----|------------------------------|
| a. | Existing main entrance | j. | Existing study/storage room |
| b. | Existing side gate | k. | Existing utility room |
| c. | Existing front hallway | l. | Existing garage |
| d. | Existing storage | m. | Existing glazed hinged door |
| e. | Existing toilet | n. | Existing glazed sliding door |
| f. | Existing staircase | o. | Existing bedroom |
| g. | Existing kitchen | p. | Existing family bathroom |
| h. | Existing dinning room | q. | Existing ensuite bathroom |
| i. | Existing living room | r. | Existing study |
| | | s. | Existing sloping tiled roof |
| | | t. | Existing timber canopy |



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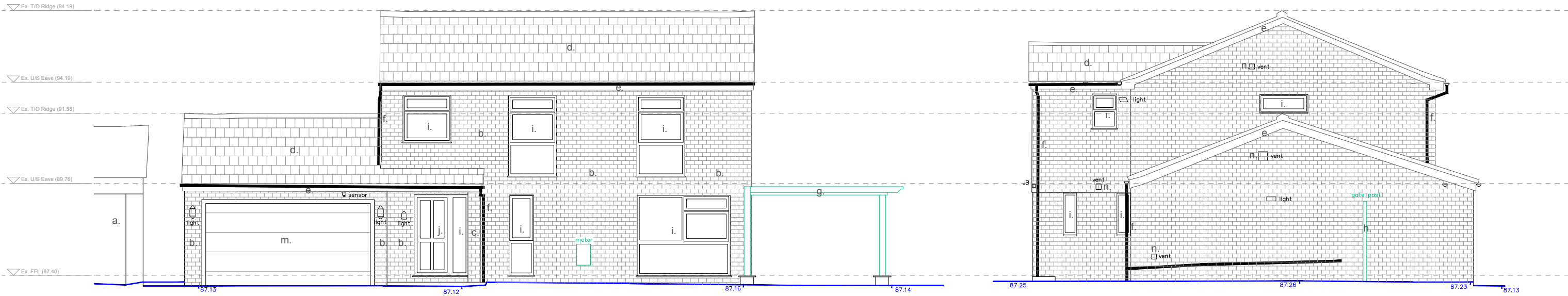
3 Broadcroft
SG6 3UA, Letchworth Garden City

Job No.
270 Roof Plan as Existing

Stage 3
Status: Planning

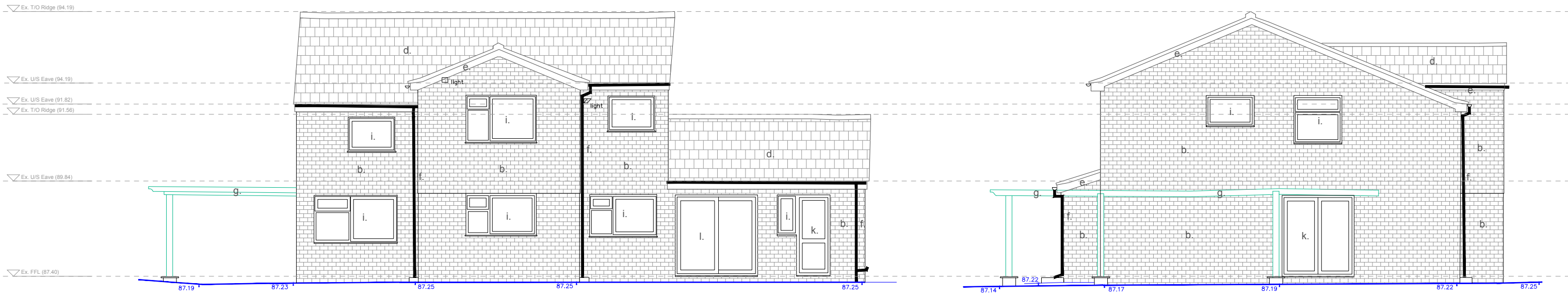
004

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Front Elevation AA (West)

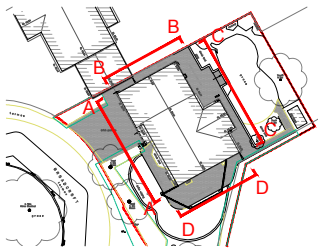
Side Elevation BB (North)



Rear Elevation CC East)

Side Elevation DD (South)

- Notes:
- a. Neighbouring property
 - b. Existing yellow brick wall
 - c. Existing yellow brick post
 - d. Existing grey/brown tiled roof
 - e. Existing white fascias
 - f. Existing grey rainwater goods
 - g. Existing timber canopy
 - h. Existing timber side gate
 - i. Existing white uPVC window
 - j. Main entrance, Existing white uPVC door with fixed glazing
 - k. Existing white uPVC glazed hinged door
 - l. Existing white uPVC glazed sliding door
 - m. Existing white steel or aluminium garage door
 - n. Existing vent



Key Plan Not to scale



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3 Broadcroft
SG6 3UA, Letchworth Garden City

Job No.
270 Elevations as Existing

Stage 3
Status: Planning

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REVISION
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Scale
1:50 @A1
1:100 @A3

3. Relevant Matters

3.1 Relevant planning policy and planning history

3.1.1 Summary and List of Planning Policies

The site is not set within the North Herts Council’s conservation area North Hertfordshire District Local Plan No.2 with Alterations

- Policy 28 - House Extension

Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).

- Strategic Policies
- SP9 – Design and sustainability
- Development Management Policies
- D1 - Sustainable Design
- D2 – House extensions, replacement dwellings and outbuildings
- D3 – Protecting living conditions

National Planning Policy Framework (2024)

- Paragraph 139

3.1.2 Relevant planning policy considered as part of developing these proposals

The Scheme of Management is a regulatory framework established to preserve the historic character and distinctive qualities of Letchworth Garden City, including:

- Control of alterations and development, where owners must seek consent for external alterations, extensions, or demolition that could affect the appearance of properties, and ensures changes are sympathetic to the original architectural and garden city character.
- Protection of materials, details, and finishes, with an emphasis on using appropriate materials and maintaining key architectural features such as brickwork, roof tiles, windows, doors, and fascias.
- Landscape and setting, with Gardens, boundary treatments, trees, and open spaces are regulated to retain the overall character of streets and neighbourhoods.
- Consistency and stewardship that promotes high-quality design, sympathetic repair, and maintenance to ensure the long-term preservation of Letchworth’s heritage.
- the Heritage-led decision-making balances modern requirements with the need to conserve historic character, guiding both minor changes and new development.

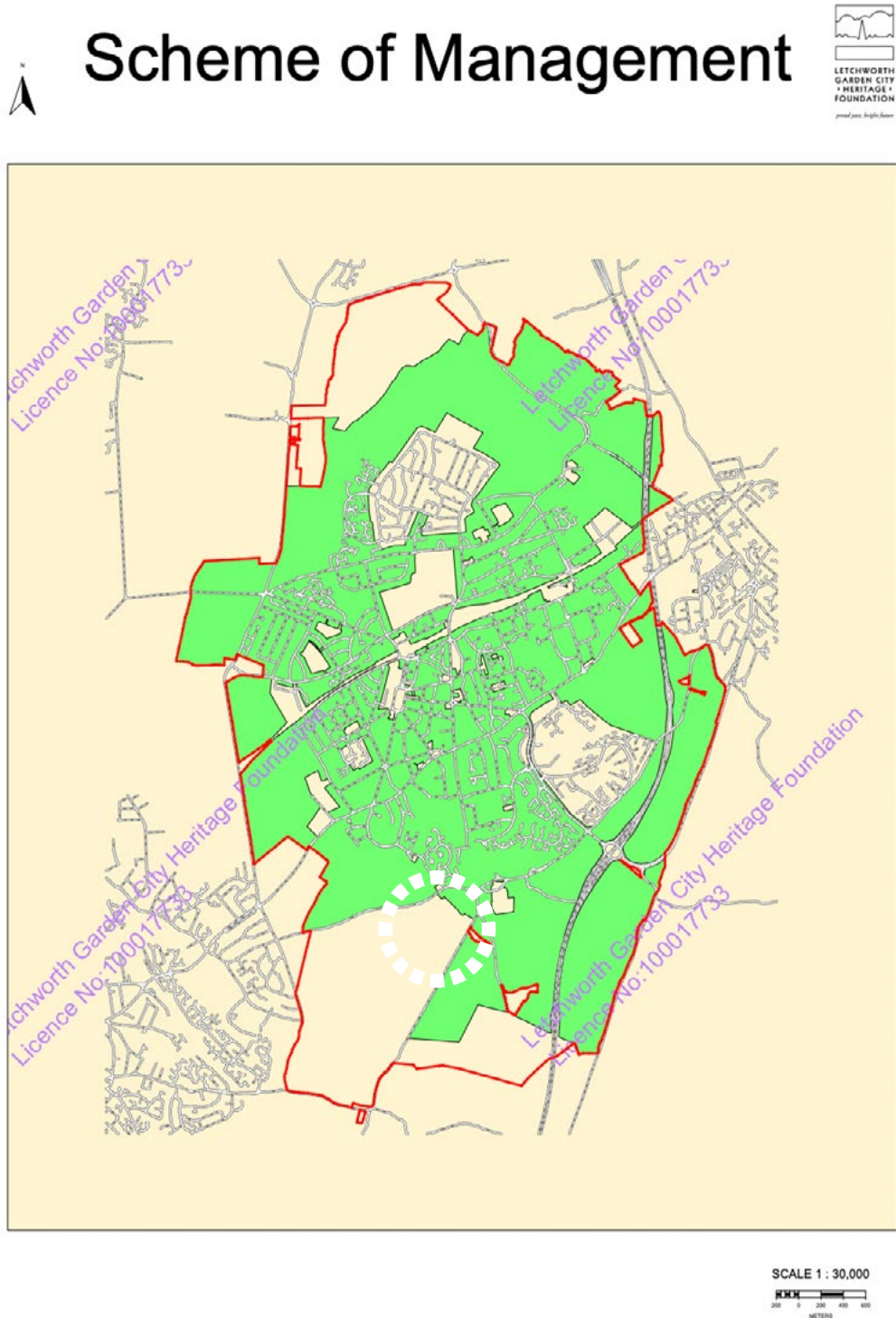
The site falls within the designated the Letchworth Garden City Heritage Scheme of Management, located in the part of Modern Character Area of the Scheme of Management. The house is not an house of special interest.

3.1.3 Relevant planning history: Heritage Considerations from Letchworth Garden City

The property is located in Letchworth Garden City, where the Heritage Foundation, as part of its custodianship of the town’s integrity, has clear design principles in place that divide the town into two areas. Advice was sought from the Heritage Foundation during the design stage to ensure that the proposal would be acceptable. The current scheme respects the early pieces of advice provided by the LGCHF:

- The double garage door is a feature of the street scene/ development and is retained as such.
- The style, proportions, and colour of the existing windows are retained throughout.
- No shed is proposed at the front of the elevation.
- The number and position of rooflights at the rear have been carefully considered;

Adjustment were made are to preserve the overall coherence/ uniformity of the various street scenes and developments, and the original design and features of buildings.



Source Letchworth Heritage Foundation website (2026)
<https://www.lethworth.com/your-home/forms-guides/scheme-of-management/>

3.2 Design strategy

3.2.1 Design brief and approach summary

This proposal reflects the need to adapt the house to accommodate 21st-century living for a young family, providing bright, open living spaces, a larger kitchen and dining area, and an enhanced garden to create a stronger overall connection between the interior and exterior spaces.

The proposal seeks to improve the connection with the garden. By reconfiguring and modestly extending the rear of the house with a single-storey addition, the project will enhance the relationship between the interior and the landscaped garden, achieving a sense of modern architectural integrity.

It was noted that a new freestanding shed at the front of the house would not be acceptable on grounds of breaking the existing building line and its associated impacts on the streetscape. It was however indicated that a gate to separate the front porch and the side garden would be acceptable.

The existing shed at the rear would be replaced to create a more functional space, incorporating an external chimney to provide a convivial atmosphere, connected with a pergola running from the side of the house.

3.2.2 Design quality and materiality

- The proposal uses the mid-century feature of the property to create a dialogue between the front facade's mid-century features and the updated use of the building.
- The new addition aims to interpret the ambitions of the LGCHF Modern Area Character Appraisal and Management Plan, creating a modern extension using traditional materials with a sense of craft.
- Slimline aluminium frames concealed by oak framing will be used for new windows at the front and for the clerestory windows.
- A wildflower roof will be used to soften the existing flat roof impact visually.

3.2.3 Scale and massing

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

3.2.4 Response to planning policy

These proposals comply with the key Design Principles as outlined by the Letchworth Garden City Heritage Foundation:

- Contextual and sympathetic design: New development should respect the scale, massing, materials, and detailing of surrounding historic buildings.
- Preserve garden city character: Maintain street patterns, plot layouts, green spaces, and tree-lined streets that reflect the original vision.
- High-quality materials and detailing: Use traditional materials (e.g., brick, tiled roofs, timber) and careful fenestration to complement existing architecture.
- Sustainable and functional modern living: Incorporate energy-efficient measures and contemporary lifestyles while protecting the heritage character.

These proposals comply with NHDC Local plan 2011-2031 policy D2 and the LGCHF Design Principles in that:

- The extension is considerate to the character of the property
- Single storey elements are located at least 1m from any boundary

The proposals comply with the objectives of the NPPF by:

- Proposing a sustainable approach to design.
- Avoiding impacts upon the wider public realm and character of the area.



Fig.1 - Google Earth 2026

3.2 Design strategy



Ariel photograph of the existing building
image from: Google Earth



Proposed Axonometric

3.3 Character Appraisal

Massing and Layout

- The house is located within the wider Manor Park Estate development area. The surrounding area is predominantly a residential neighbourhood comprising detached two-storey houses from the same period, dating from the 1970s.
- The dwellings are typically set back from the street and benefit from reasonably sized rear gardens, creating a consistent suburban character with a relatively open street frontage and landscaped private rear spaces.
- The spacing between the houses also contributes to a sense of openness within the estate.

Form and Materials

- The buildings within the estate display a consistent mid-century suburban character, with similar proportions, materials and overall built form.
- While a number of properties have been altered or extended over the years, the general architectural language of the estate remains legible.
- Yellow facing brick are the predominant façade materials, typically combined with white-framed windows and simple detailing. Roofs are generally characterised by low-pitched forms, which contribute to the cohesive appearance of the development and reinforce the architectural identity of the estate.

The proposal is in keeping with the defining characteristics of the surrounding area.

- The development reflects the volumes and proportions of neighbouring buildings. The two-storey extension and associated roof alterations are contained within the existing ridge height, ensuring that the overall scale and massing remain consistent with the character of the street.
- The rear extension is designed in a modest and subservient manner in terms of both position and scale.
- Light red/yellow facing brick is proposed as the primary material, reflecting the predominant palette of the surrounding properties. The fenestration to the front elevation is largely retained so that the style, proportions and appearance of the existing windows remain consistent with the established character of the house.
- Alterations to the roof include the introduction of new rooflights to the rear roof slope. These are positioned to avoid direct overlooking of neighbouring properties, thereby maintaining an appropriate level of privacy.



Source: Google Map (c) 2025 Google



3.4 Access

- The proposal retains the existing main access to the front / street elevation, proposes a side gate to the garden

3.5 Waste

- The proposal does not alter the overarching current waste storage strategy. Bin storage will be sensitively located on the west side of the existing garage and fully screened by the existing hedge along the site boundary, so it should have little to no visibility from the street.

3.6 Environment

- The proposal involves an upgrade of the existing building, including improvements to thermal performance of the roofs and walls. It incorporates a mechanical ventilation with heat recovery (MVHR) system, solar energy generation, and an air source heat pump.
- To optimise green and outdoor spaces, the scheme includes a canopy at the front of the house, contributing to greenery, biodiversity, sustainable drainage, and the overall environmental performance, including passive solar benefits.

3.7 Habitat

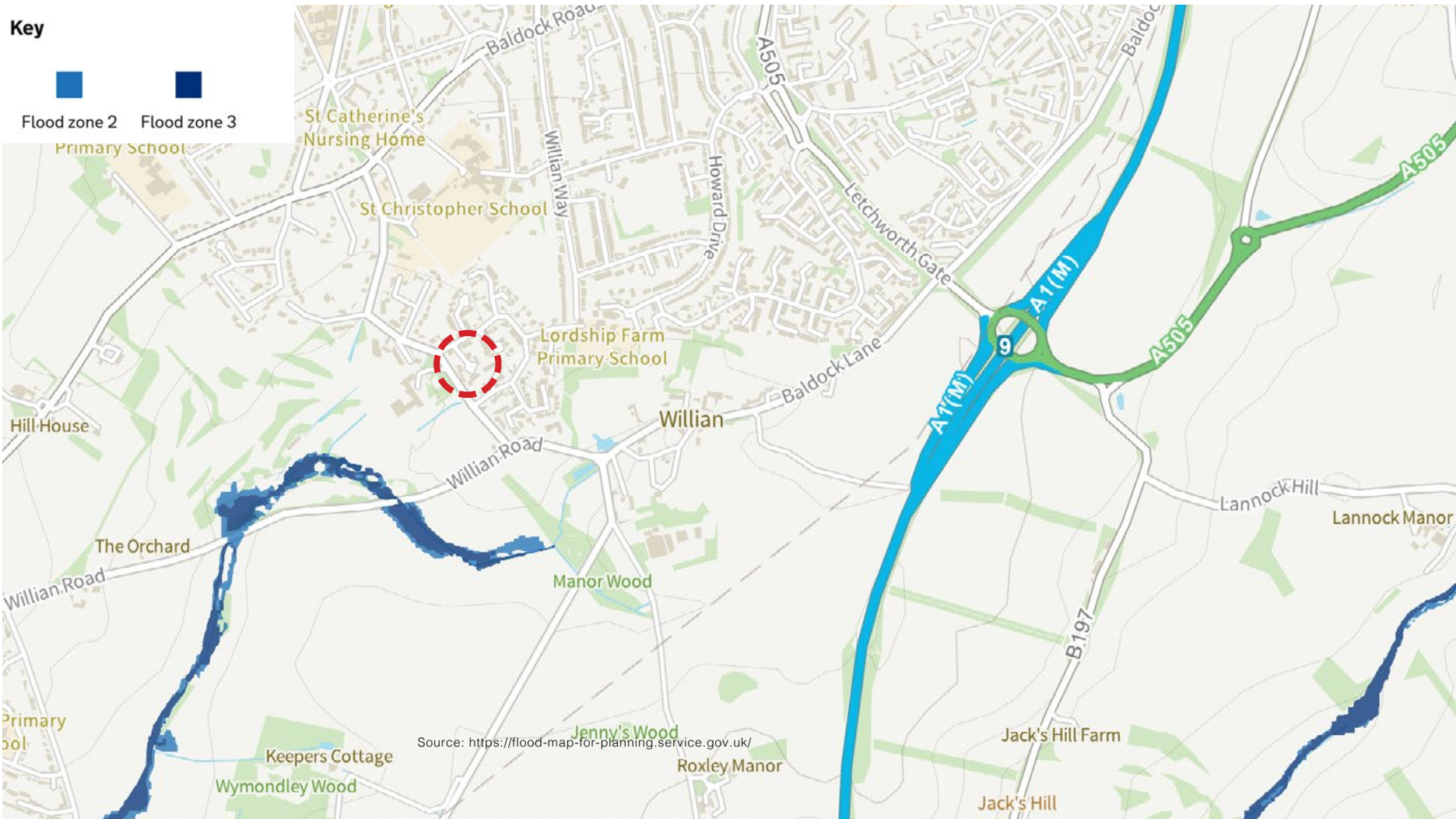
- The local authority is to advise if further habitat studies are required as part of the attic/roof extension works (PRA etc)

3.8 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.

3.9 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 summary

Your selected location: 3, Broadcroft, Letchworth Garden City, SG6 3UA

This information tells you the flood risk of the land around a building, not the building itself.

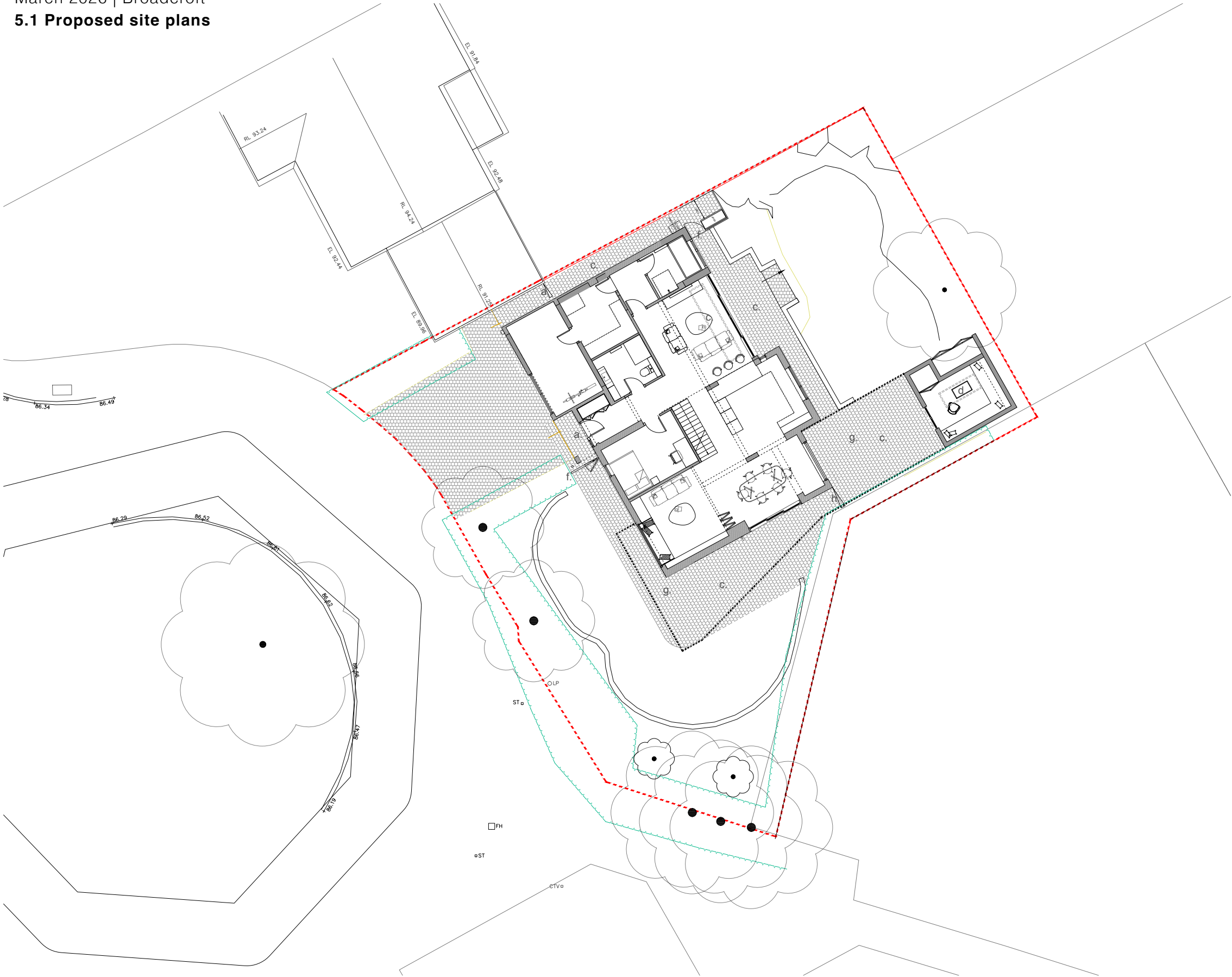
[How we assess an area's flood risk](#)

[Flood risk and climate change](#)

Surface water	Rivers and the sea	Groundwater	Reservoirs
Yearly chance of flooding Very low Low Medium High	Yearly chance of flooding Very low Low Medium High	We use groundwater flood alert areas to check the risk of flooding from groundwater. This location is outside of a groundwater flood alert area. What this means	Flooding from reservoirs is unlikely in this area.
Yearly chance of flooding between 2040 and 2060 Very low Low Medium High	Yearly chance of flooding between 2036 and 2069 Very low Low Medium High	What groundwater is Groundwater is the water that is usually held in rocks and soil underground. Groundwater flooding happens when this water rises and flows above the surface. Flooding from rivers is more likely when groundwater levels are high.	What a reservoir is A reservoir is a large natural or artificial lake that is designed to collect and store water. They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.
What surface water is Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems. Why surface water flooding is a problem	What makes rivers and sea flooding more likely Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise. This information takes into account any flood defences. Why flood defences cannot completely prevent flooding		

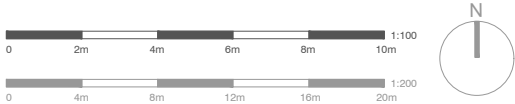
Source: <https://check-long-term-flood-risk.service.gov.uk/risk#.service.gov.uk/>

4. Plan as Proposed



- Notes:
- a. Existing main entrance
 - b. Existing side gate
 - c. Replacement patio
 - d. New garden room
 - e. New single storey extension
 - f. New side gate
 - g. New canopy
 - h. Replacement side gate

- KEY:
- Indicative Site boundary (refer to title deed)
 - Downtakings
 - Existing walls
 - Proposed walls
 - Hard landscape surface
 - Canopy
 - Hedge



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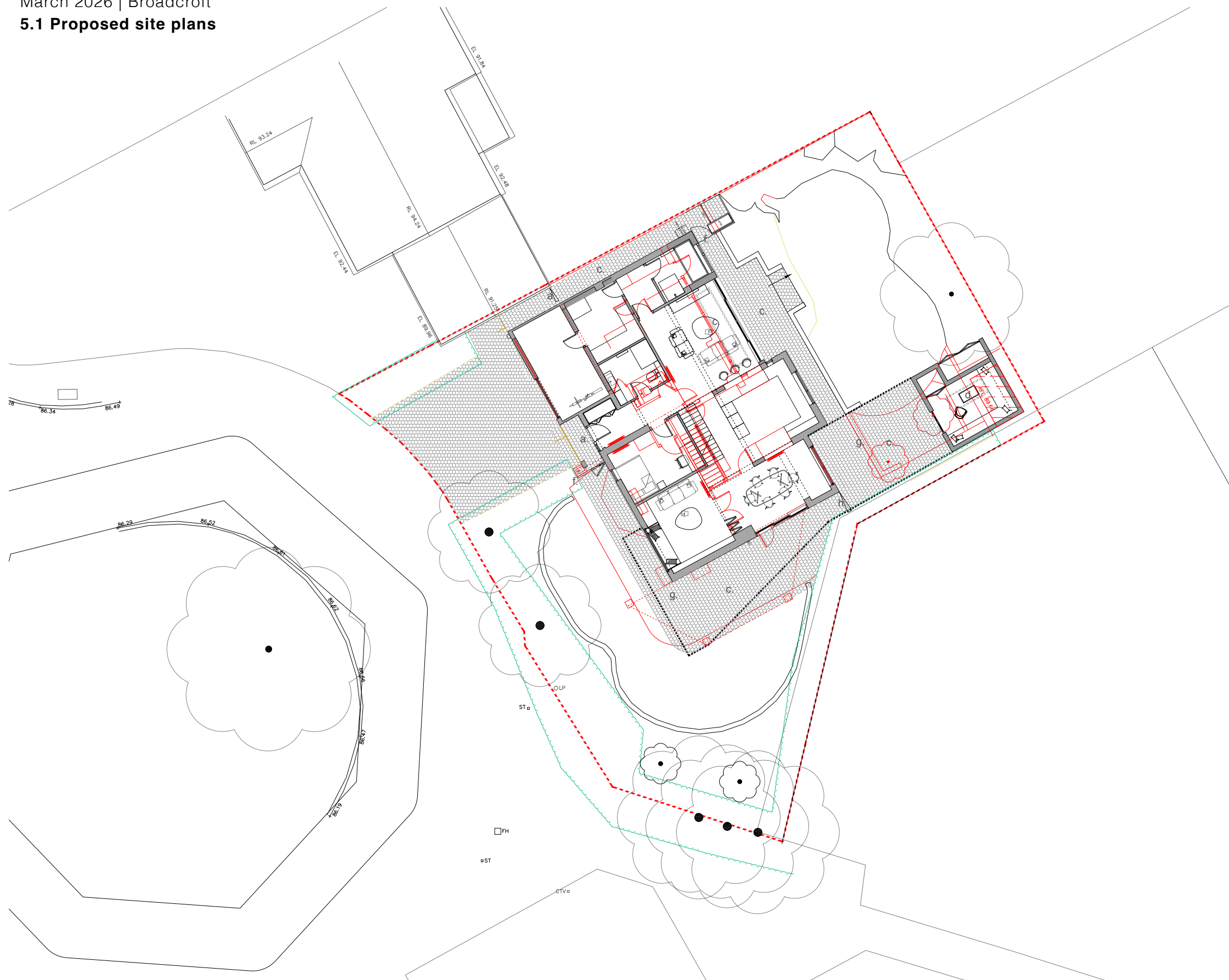
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270 Site Plan as Proposed

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REVISION
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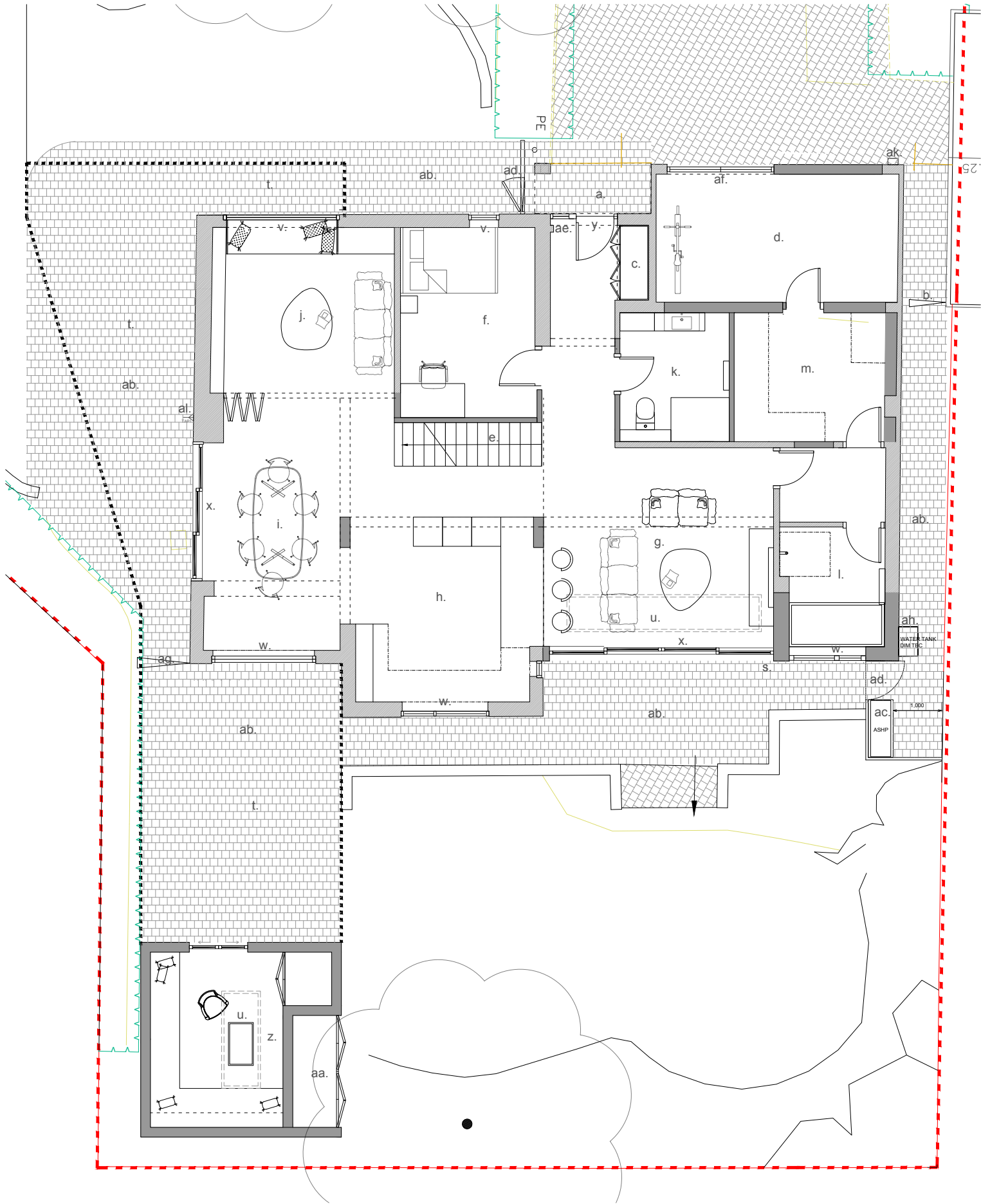
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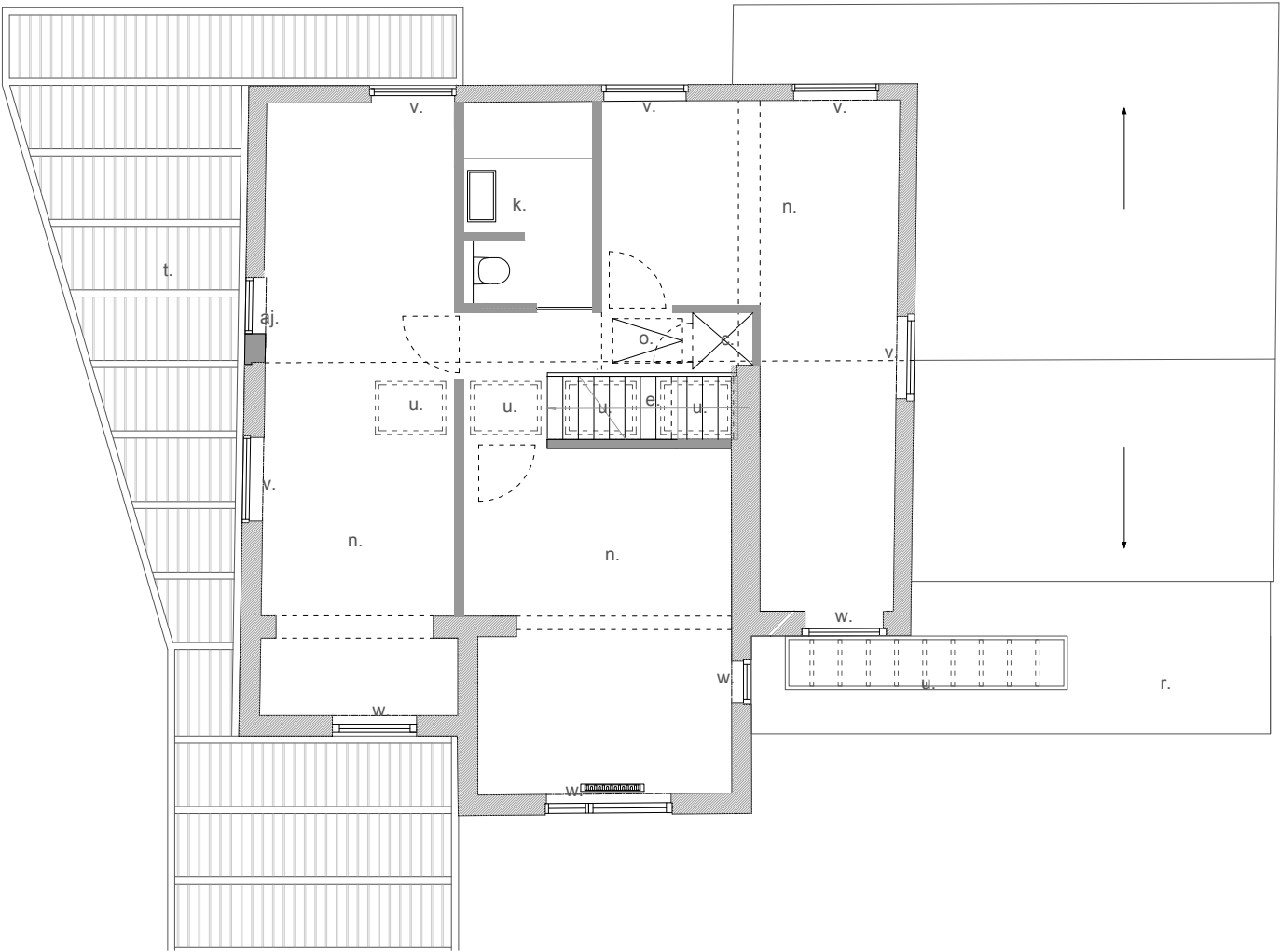


- a. Existing main entrance
- b. Existing side gate
- c. Replacement patio
- d. New garden room
- e. New single storey extension
- f. New side gate
- g. New canopy
- h. Replacement side gate

-  Indicative Site boundary
(refer to title deed)
-  Downtakings
-  Existing walls
-  Proposed walls
-  Hard landscape surface
-  Canopy
-  Hedge

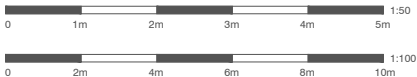


Ground floor Plan as Proposed



First Floor Plan as Proposed

- Notes:
- a. Existing main entrance
 - b. Existing side gate
 - c. Storage
 - d. New garage layout
 - e. New staircase
 - f. New guest room
 - g. New living room
 - h. Kitchen
 - i. Dinning room
 - j. New reading room
 - k. New family bathroom
 - l. New wet room
 - m. New utility room
 - n. Bedroom
 - o. New Loft hatch and storage above
 - p. Replacement grey/brown roof tile to match existing
 - q. New PV solar panel
 - r. New flat roof
 - s. New timber clad rear extension
 - t. New timber pergola canopy with fins at 150mm cc (above)
 - u. New aluminium framed roof light, dark grey (above)
 - v. White aluminium framed replacement glazing
 - w. New dark grey aluminium framed glazing with oak surrounding frame
 - x. New glazed sliding door, dark grey aluminium framed with oak surrounding frame
 - y. New hardwood front door
 - z. New garden room, yellow or cream coloured brick
 - aa. New garden storage with timber doors
 - ab. Replacement paved patio
 - ac. New air source heat pump
 - ad. New timber side gate
 - ae. Replacement fixed forested glazing, white aluminium frame
 - af. New timber door to garage
 - ag. Replacement side gate
 - ah. Rainwater harvesting tank
 - ai. New wildflower roof
 - aj. New white aluminium framed glazing with oak surrounding frame
 - ak. New wall-mounted EV charger
 - al. New outdoor tap
- KEY:
- Indicative Site boundary (refer to title deed)
 - Downtakings
 - Existing walls
 - Proposed walls
 - Hard landscape surface
 - Canopy
 - Hedge



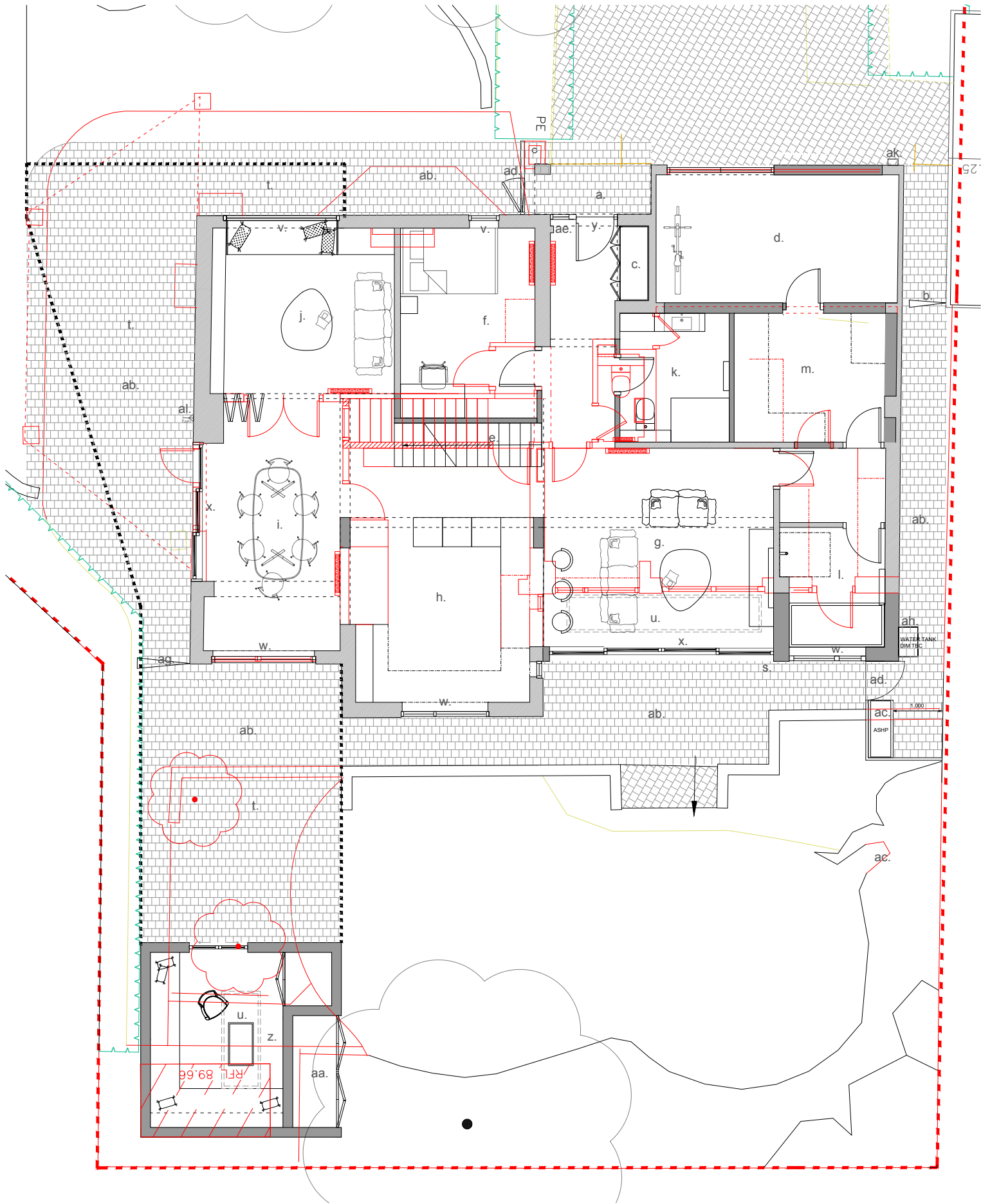
Second Floor, 99 Bancroft
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michael@michaelcollinsarchitects.com
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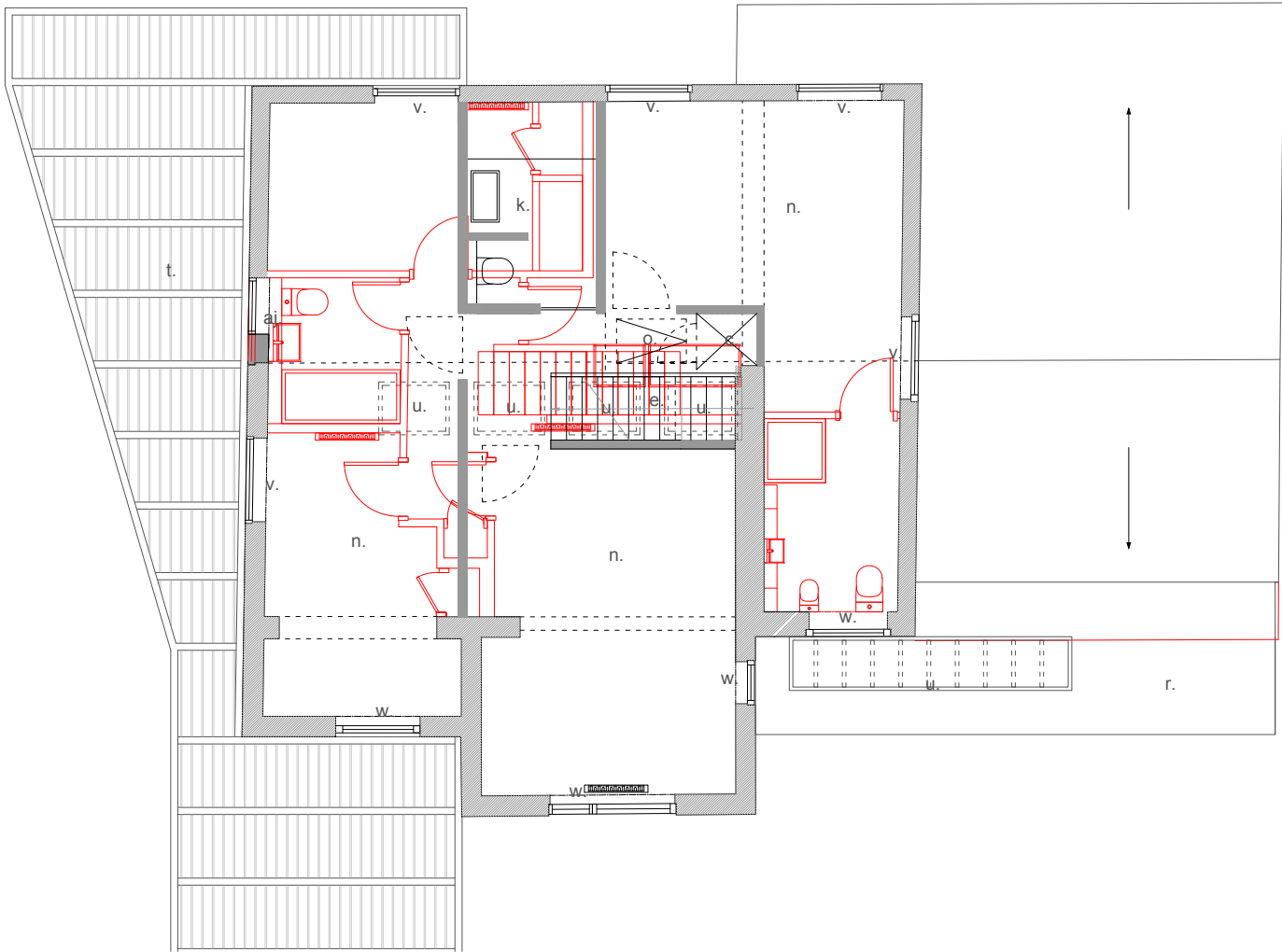
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3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Ground and First Floor
Plan as Proposed
Stage 3
Status: Planning

012
REVISION
C
Scale
1:50 @A1
1:100 @A3



Ground floor Plan as Proposed



First Floor Plan as Proposed

Notes:

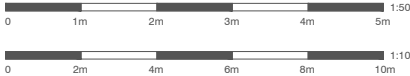
- a. Existing main entrance
- b. Existing side gate
- c. Storage
- d. New garage layout
- e. New staircase
- f. New guest room
- g. New living room
- h. Kitchen
- i. Dinning room
- j. New reading room
- k. New family bathroom
- l. New wet room
- m. New utility room
- n. Bedroom
- o. New Loft hatch and storage above
- p. Replacement grey/brown roof tile to match existing

- q. New PV solar panel
- r. New flat roof
- s. New timber cladded rear extension
- t. New timber pergola canopy with fins at 150mm cc (above)
- u. New aluminium framed roof light, dark grey (above)
- v. White aluminium framed replacement glazing
- w. New dark grey aluminium framed glazing with oak surrounding frame
- x. New glazed sliding door, dark grey aluminium framed with oak surrounding frame
- y. New hardwood front door
- z. New garden room, yellow or cream coloured brick

- aa. New garden storage with timber doors
- ab. Replacement paved patio
- ac. New air source heat pump
- ad. New timber side gate
- ae. Replacement fixed forested glazing, white aluminium frame
- af. New timber door to garage
- ag. Replacement side gate
- ah. Rainwater harvesting tank
- aj. New wildflower roof
- ak. New white aluminium framed glazing with oak surrounding frame
- al. New outdoor tap

KEY:

- Indicative Site boundary (refer to title deed)
- Downtakings
- Existing walls
- Proposed walls
- Hard landscape surface
- Canopy
- Hedge



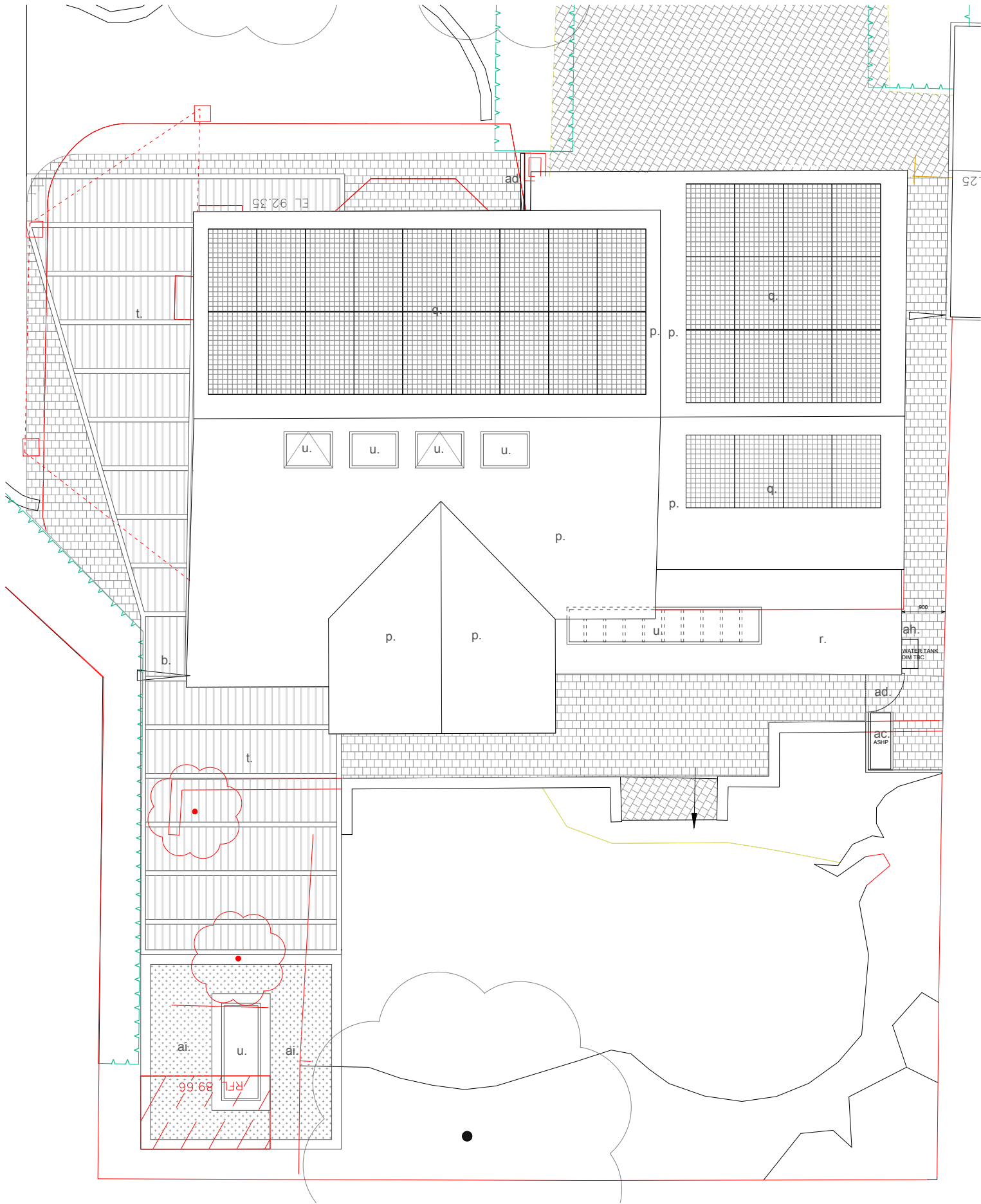
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3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Ground and First Floor
Plan as Proposed
(with downtakings)
Stage 3
Status: Planning

013
REVISION
C
Scale
1:50 @A1
1:100 @A3



Notes:

- a. Existing main entrance
- b. Existing side gate
- c. Storage
- d. New garage layout
- e. New staircase
- f. New guest room
- g. New living room
- h. Kitchen
- i. Dinning room
- j. New reading room
- k. New family bathroom
- l. New wet room
- m. New utility room
- n. Bedroom
- o. New Loft hatch and storage above
- p. Replacement grey/brown roof tile to match existing

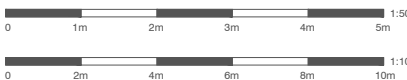
- q. New PV solar panel
- r. New flat roof
- s. New timber clad rear extension
- t. New timber pergola canopy with fins at 150mm cc (above)
- u. New aluminium framed roof light, dark grey (above)
- v. White aluminium framed replacement glazing
- w. New dark grey aluminium framed glazing with oak surrounding frame
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- ad. New timber side gate
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- af. New timber door to garage
- ag. Replacement side gate
- ah. Rainwater harvesting tank
- ai. New wildflower roof
- aj. New white aluminium framed glazing with oak surrounding frame
- ak. New wall-mounted EV charger
- al. New outdoor tap

KEY:

- Indicative Site boundary (refer to title deed)
- Downtakings
- Existing walls
- Proposed walls
- Hard landscape surface
- Canopy
- Hedge

Roof Plan as proposed



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3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Roof Plan as Proposed
Stage 3
Status: Planning

014
REVISION
C
Scale
1:50 @A1
1:100 @A3

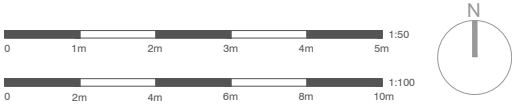
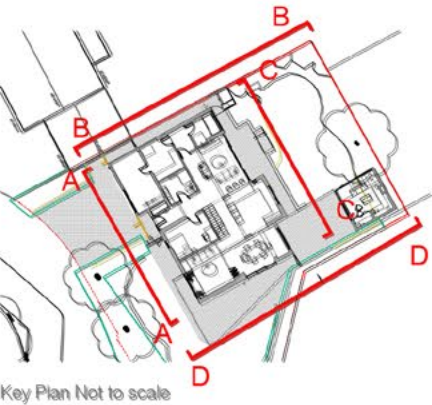


Front Elevation AA (West)



Rear Elevation CC East)

KEY:
Downtakings
Existing ground level



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3 Broadcroft
SG6 3UA, Letchworth Garden City

Job No.
270 Proposed Elevations
(1 of 2)

Stage 3
Status: Planning

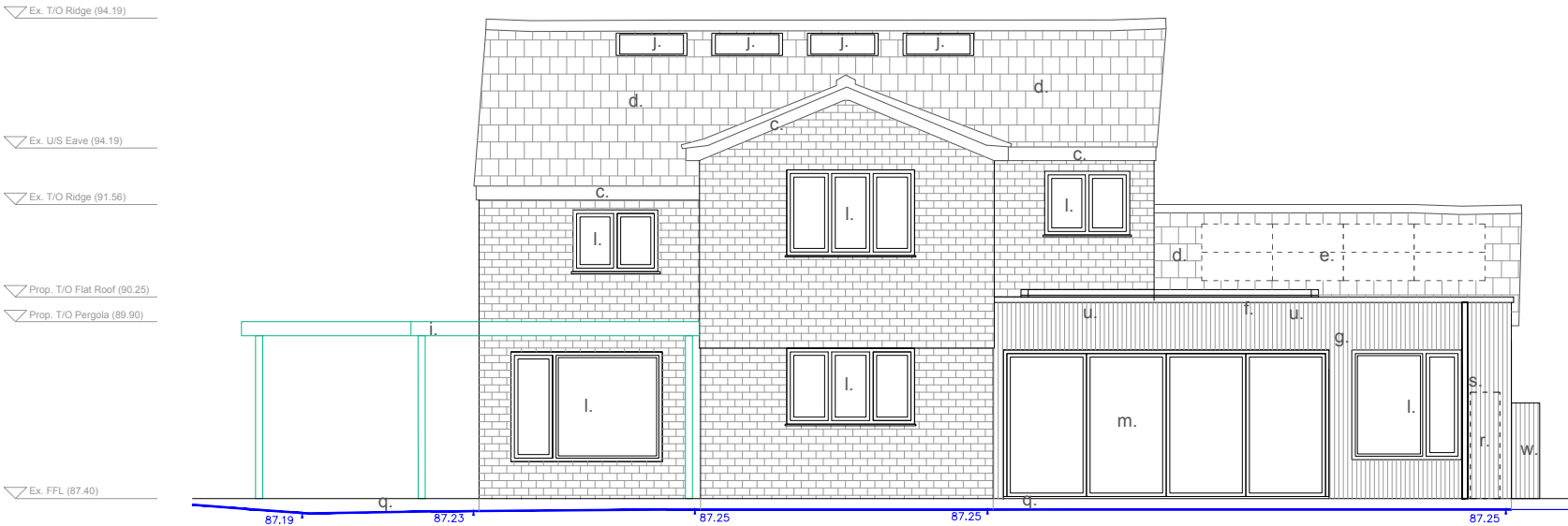
015

REVISION
C

Scale
1:50 @A1
1:100 @A3



Front Elevation AA (West)



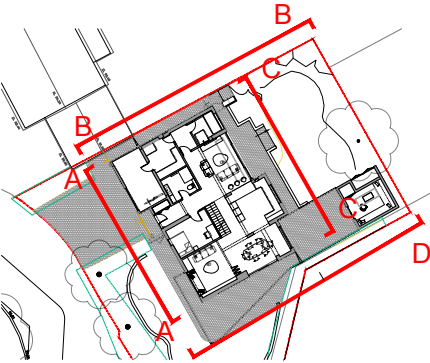
Rear Elevation CC East)

Notes:

- a. Existing yellow brick wall
- b. Existing yellow brick post
- c. Existing or replacement white fascia
- d. Replacement grey/brown roof tile to match existing
- e. New PV solar panel
- f. New flat roof
- g. New timber cladded rear extension
- h. New timber cladding
- i. New timber pergola
- j. New aluminium framed roof light, dark grey
- k. White aluminium framed replacement glazing
- l. New dark grey aluminium framed glazing with oak surrounding frame
- m. New glazed sliding door, dark grey aluminium framed with oak surrounding frame
- n. New hardwood front door
- o. New garden room, yellow or white cream coloured brick
- p. New timber door for garden storage
- q. Replacement paved patio, flush to FFL at rear garden
- r. New air source heat pump
- s. New timber side gate
- t. Replacement fixed forested glazing, white aluminium frame
- u. New dark grey aluminium capping
- v. New timber door to garage, with timber frame to match existing garage door dimension
- w. Rainwater harvesting tank
- x. New wildflower roof
- y. New white aluminium framed glazing with oak surrounding frame
- z. New wall-mounted EV charger
- aa. New outdoor tap

KEY:

- Downtakings
- Existing ground level



Key Plan Not to scale



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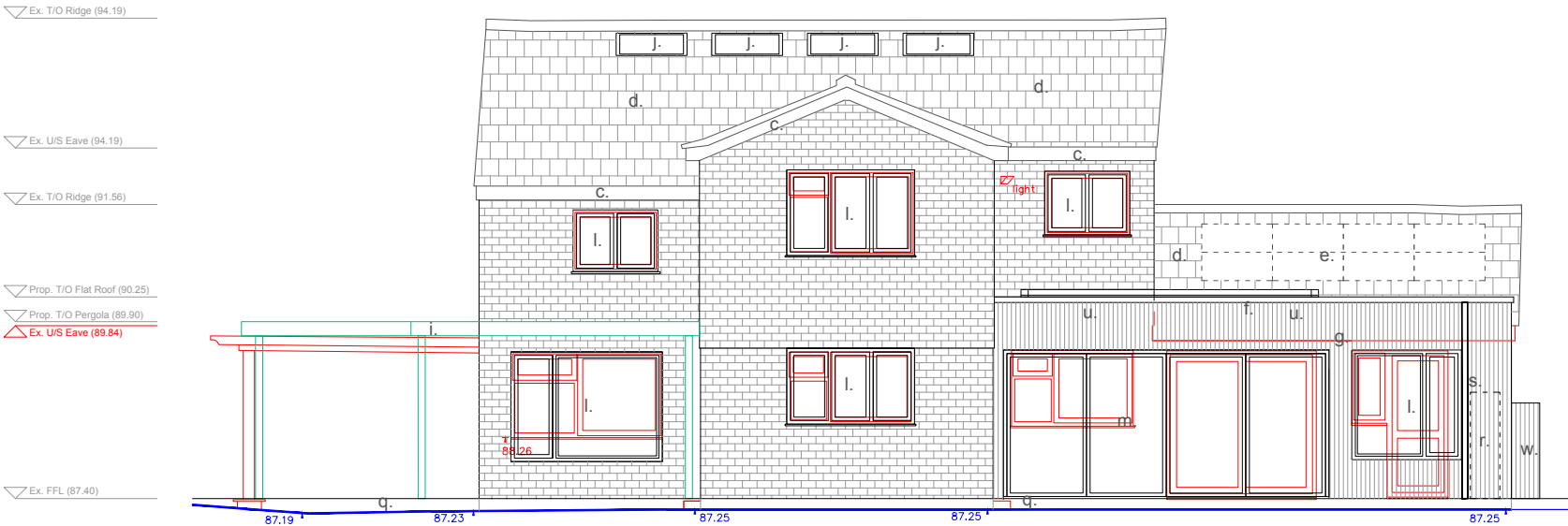
3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Proposed Elevations
(1 of 2)

Stage 3
Status: Planning

015
REVISION
C
Scale
1:50 @A1
1:100 @A3



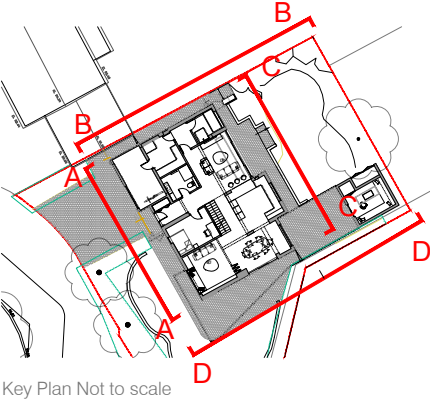
Front Elevation AA (West)



Rear Elevation CC East)

- Notes:
- a. Existing yellow brick wall
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 - d. Replacement grey/brown roof tile to match existing
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 - q. Replacement paved patio, flush to FFL at rear garden
 - r. New air source heat pump
 - s. New timber side gate
 - t. Replacement fixed forested glazing, white aluminium frame
 - u. New dark grey aluminium capping
 - v. New timber door to garage, with timber frame to match existing garage door dimension
 - w. Rainwater harvesting tank
 - x. New wildflower roof
 - y. New white aluminium framed glazing with oak surrounding frame
 - z. New wall-mounted EV charger
 - aa. New outdoor tap

- KEY:
- Downtakings
 - Existing ground level



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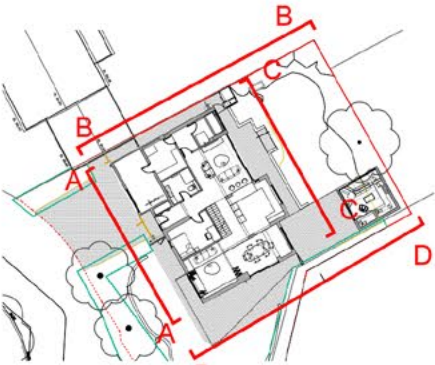


Side Elevation BB (North)



Side Elevation DD (South)

KEY:
— Downtakings
— Existing ground level



Key Plan Not to scale



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3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Proposed Elevations
(2of 2)
Stage 3
Status: Planning

017
REVISION
C
Scale
1:50 @A1
1:100 @A3

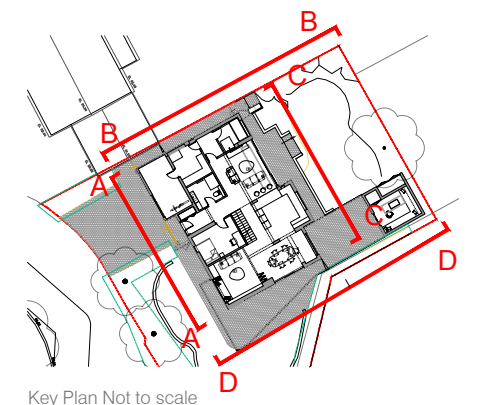


- a. Existing yellow brick wall
- b. Existing yellow brick post
- c. Existing or replacement white fascia
- d. Replacement grey/brown roof tile to match existing
- e. New PV solar panel
- f. New flat roof
- g. New timber cladded rear extension
- h. New timber cladding
- i. New timber pergola
- j. New aluminium framed roof light, dark grey
- k. White aluminium framed replacement glazing
- l. New dark grey aluminium framed glazing with oak surrounding frame
- m. New glazed sliding door, dark grey aluminium framed with oak surrounding frame
- n. New hardwood front door
- o. New garden room, yellow or white cream coloured brick
- p. New timber door for garden storage
- q. Replacement paved patio, flush to FFL at rear garden
- r. New air source heat pump
- s. New timber side gate
- t. Replacement fixed forested glazing, white aluminium frame
- u. New dark grey aluminium capping
- v. New timber door to garage, with timber frame to match existing garage door dimension
- w. Rainwater harvesting tank
- x. New wildflower roof
- y. New white aluminium framed glazing with oak surrounding frame
- z. New wall-mounted EV charger
- aa. New outdoor tap

KEY:

— Downtakings

— Existing ground level



Key Plan Not to scale

Michael Collins Architects Ltd.

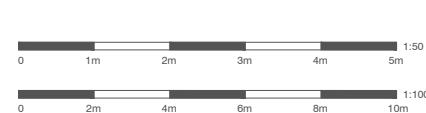
3 Broadcroft
SG6 3UA, Letchworth Garden City

Job No.
270 Proposed Elevations
(2 of 2)

Stage 3
Status: Planning

017

Scale
1:50 @A1
1:100 @A3



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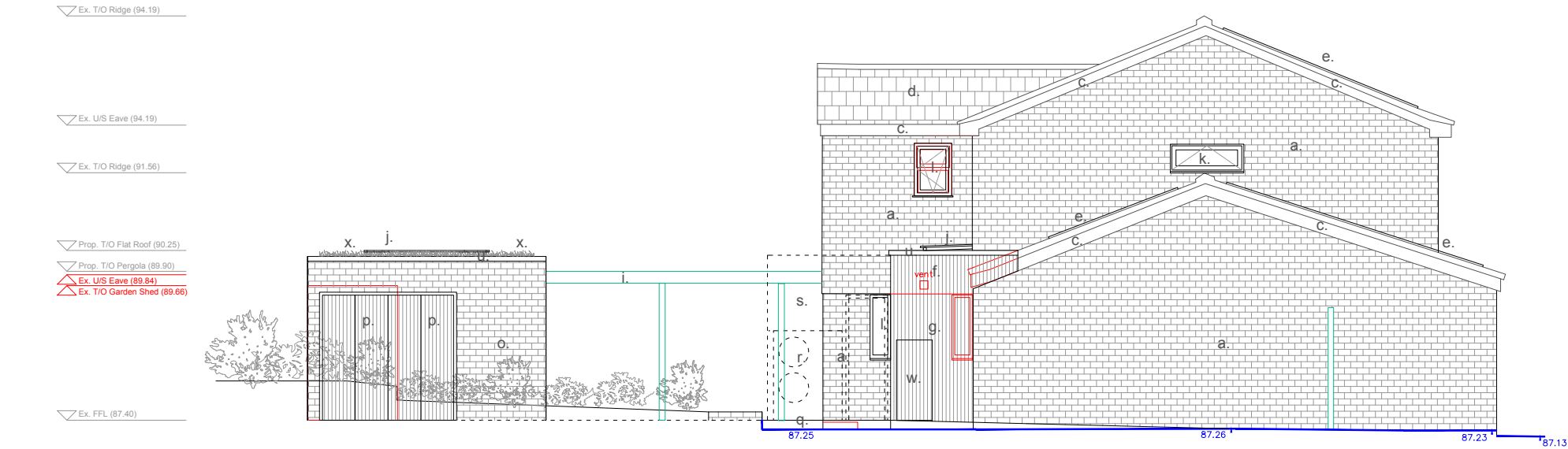
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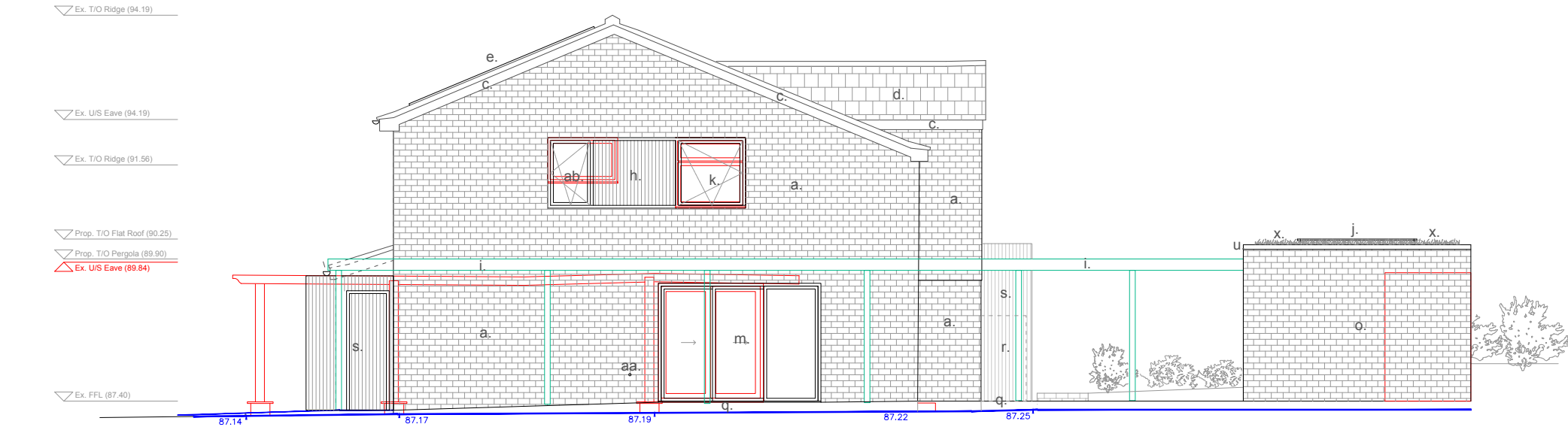
Job No.
270 Proposed Elevations
(2 of 2)

Stage 3
Status: Planning

Scale
1:50 @A1
1:100 @A3



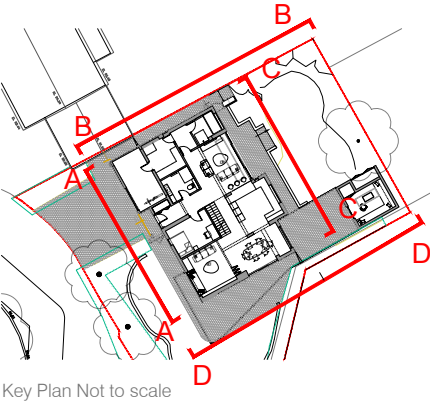
Side Elevation BB (North)



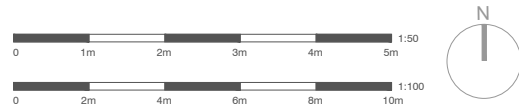
Side Elevation DD (South)

- Notes:
- a. Existing yellow brick wall
 - b. Existing yellow brick post
 - c. Existing or replacement white fascia
 - d. Replacement grey/brown roof tile to match existing
 - e. New PV solar panel
 - f. New flat roof
 - g. New timber cladded rear extension
 - h. New timber cladding
 - i. New timber pergola
 - j. New aluminium framed roof light, dark grey
 - k. White aluminium framed replacement glazing
 - l. New dark grey aluminium framed glazing with oak surrounding frame
 - m. New glazed sliding door, dark grey aluminium framed with oak surrounding frame
 - n. New hardwood front door
 - o. New garden room, yellow or white cream coloured brick
 - p. New timber door for garden storage
 - q. Replacement paved patio, flush to FFL at rear garden
 - r. New air source heat pump
 - s. New timber side gate
 - t. Replacement fixed forested glazing, white aluminium frame
 - u. New dark grey aluminium capping
 - v. New timber door to garage, with timber frame to match existing garage door dimension
 - w. Rainwater harvesting tank
 - x. New wildflower roof
 - y. New white aluminium framed glazing with oak surrounding frame
 - z. New wall-mounted EV charger
 - aa. New outdoor tap

- KEY:
- Downtakings
 - Existing ground level

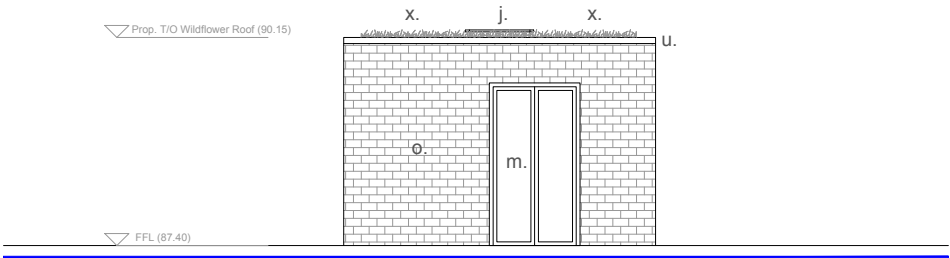


Key Plan Not to scale

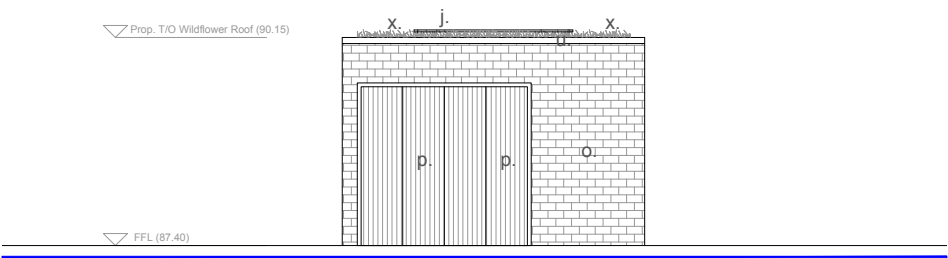


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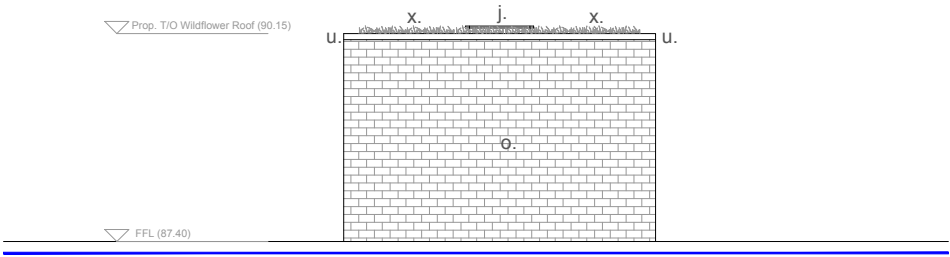
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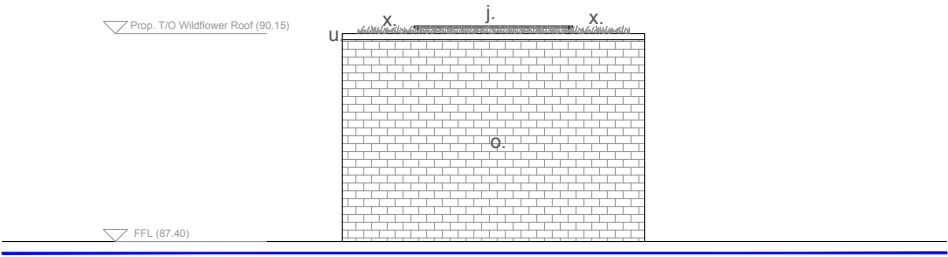
Elevation AA



Elevation BB



Elevation CC



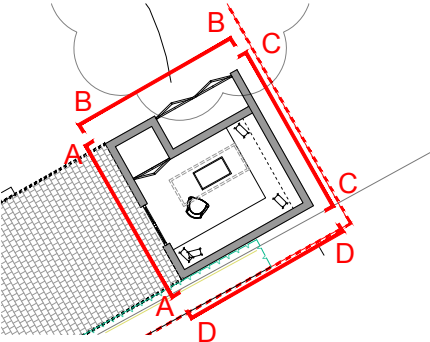
Elevation DD

Notes:

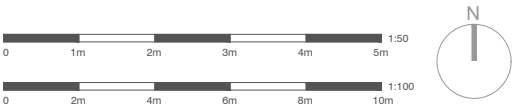
- a. Existing yellow brick wall
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- d. Replacement grey/brown roof tile to match existing
- e. New PV solar panel
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- h. New timber cladding
- i. New timber pergola
- j. New aluminium framed roof light, dark grey
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- v. New timber door to garage, with timber frame to match existing garage door dimension
- w. Rainwater harvesting tank
- x. New wildflower roof
- y. New white aluminium framed glazing with oak surrounding frame
- z. New wall-mounted EV charger
- aa. New outdoor tap

KEY:

- Downtakings
- Existing ground level



Key Plan Not to scale



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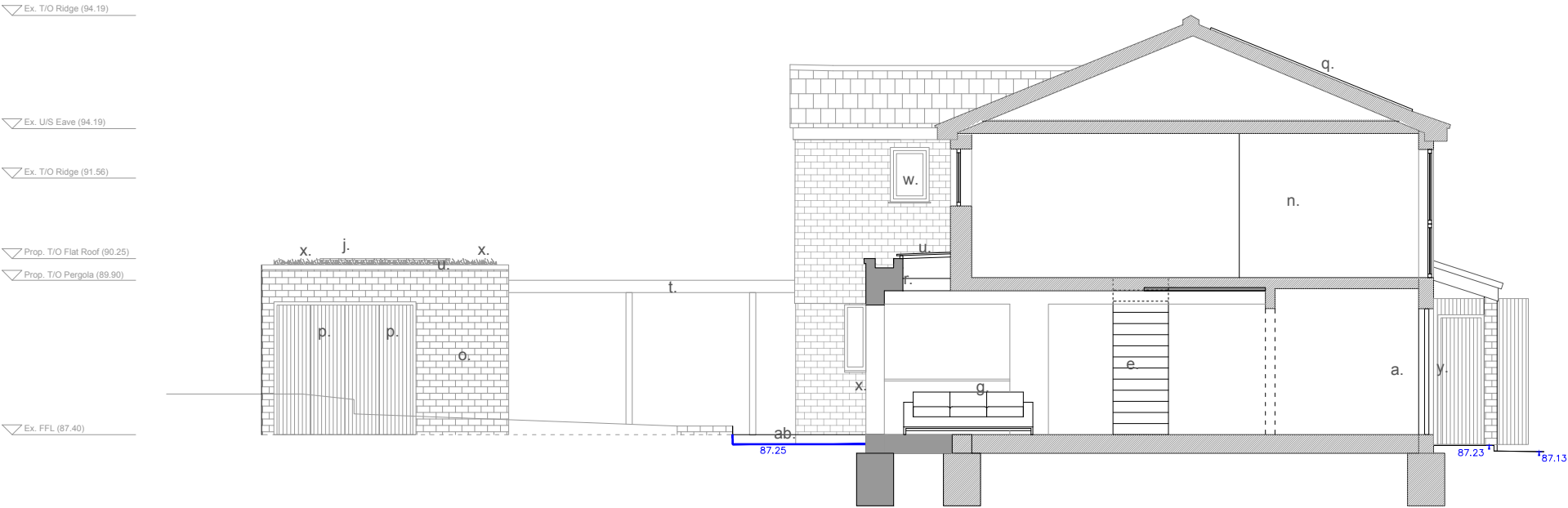
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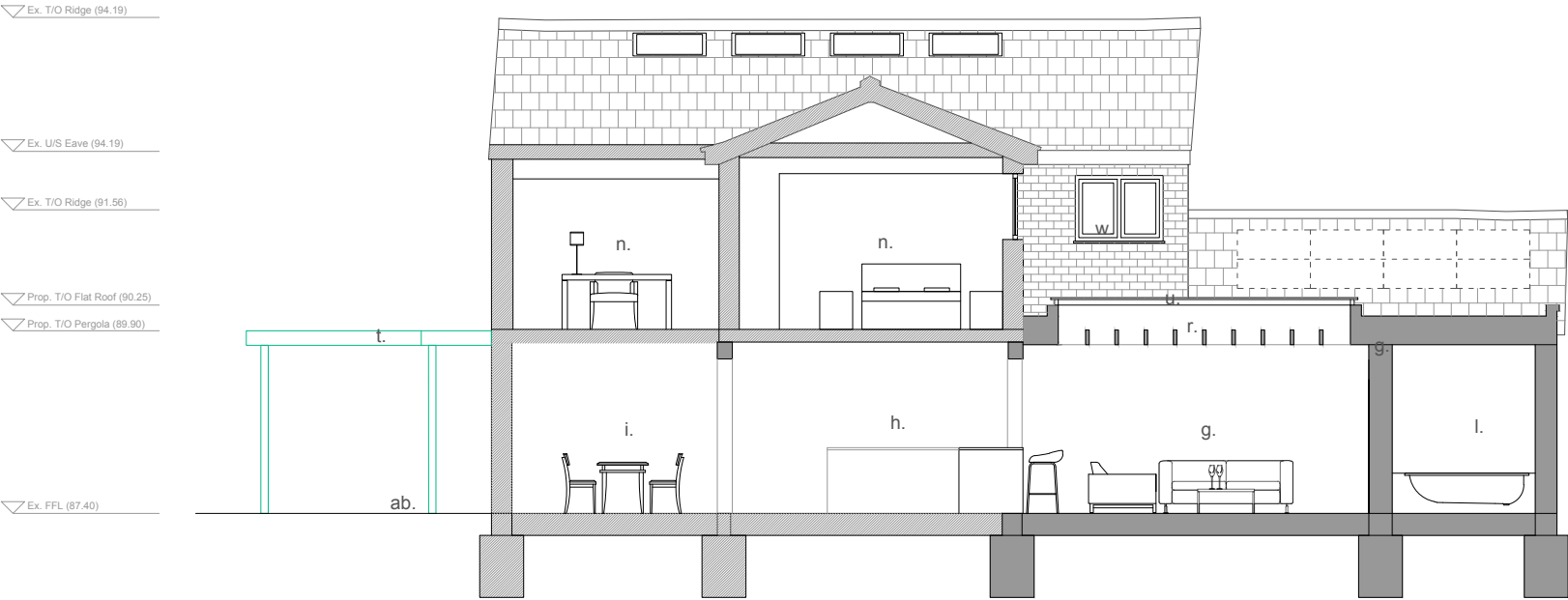
3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Proposed Garden Room
Elevations

Stage 3
Status: Planning

019
REVISION
C
Scale
1:50 @A1
1:100 @A3



Proposed Section AA



Proposed Section BB

Notes:

- a. Existing main entrance

b. Existing side gate

c. Storage

d. New garage layout

e. New staircase

f. New guest room

g. New living room

h. Kitchen

i. Dinning room

j. New reading room

k. New family bathroom

l. New wet room

m. New utility room

n. Bedroom

o. New Loft hatch and storage above

p. Replacement grey/brown roof tile to match existing
- q. New PV solar panel

r. New flat roof

s. New timber cladded rear extension

t. New timber pergola canopy with fins at 150mm cc (above)

u. New aluminium framed roof light, dark grey (above)

v. White aluminium framed replacement glazing

w. New dark grey aluminium framed glazing with oak surrounding frame

x. New glazed sliding door, dark grey aluminium framed with oak surrounding frame

y. New hardwood front door

z. New garden room, yellow or cream coloured brick
- aa. New garden storage with timber doors

ab. Replacement paved patio

ac. New air source heat pump

ad. New timber side gate

ae. Replacement fixed forested glazing, white aluminium frame

af. New timber door to garage

ag. Replacement side gate

ah. Rainwater harvesting tank

ai. New wildflower roof

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- Notes:
1. This drawing is copyright.

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3. Ownership boundary indicative based on OS data.

4. To be read in conjunction with Structural Engineers information, specification and drawings

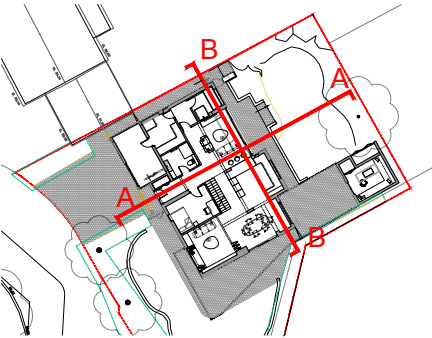
5. Key plan not to scale.

6. Dimensions shown are indicative only and subject to survey

7. This drawing is based on the topographical survey provided by Survey Solutions

KEY:

- Downtakings
- Existing walls
- Proposed walls
- Existing ground level

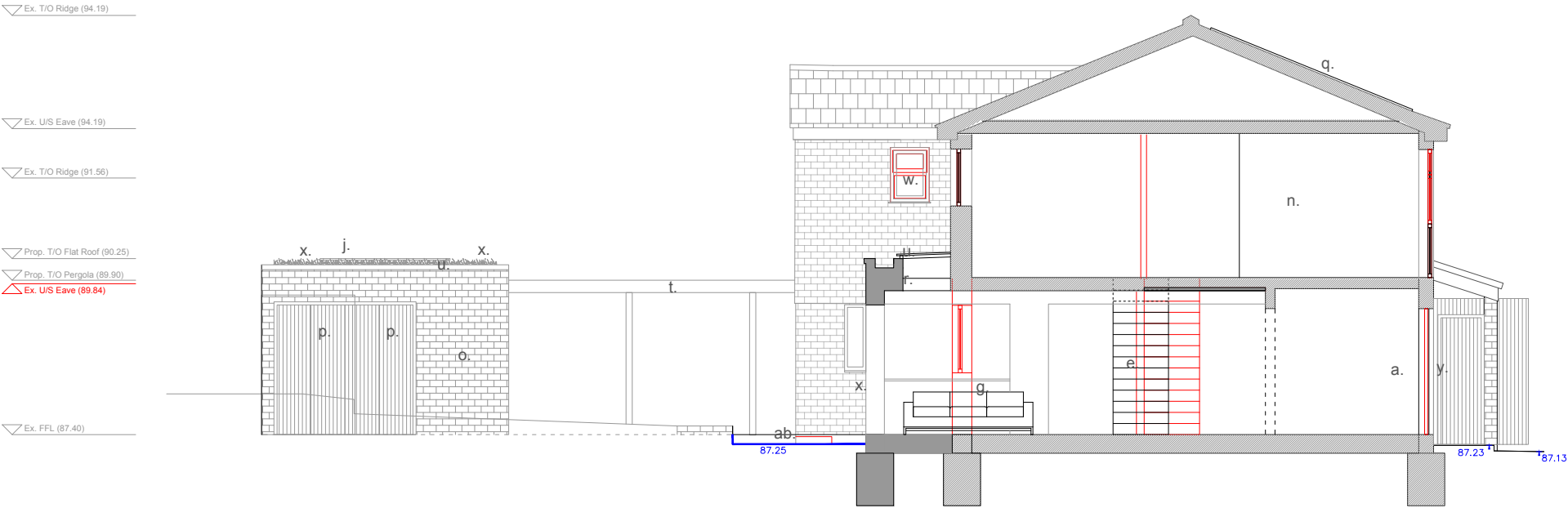


Key Plan Not to scale

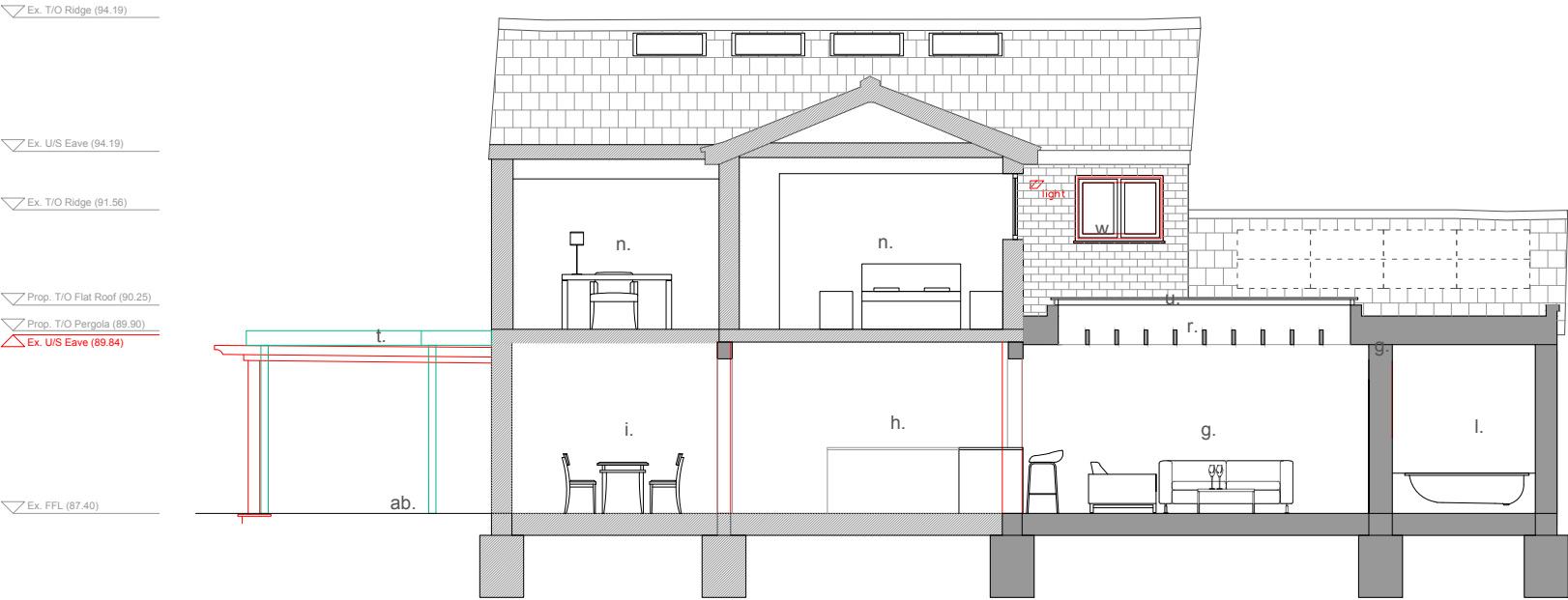
Michael Collins Architects Ltd.

3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Proposed Sections
Stage 3
Status: Planning

020
REVISION
C
Scale
1:50 @A1
1:100 @A3



Proposed Section AA



Proposed Section BB

Notes:

- a. Existing main entrance

b. Existing side gate

c. Storage

d. New garage layout

e. New staircase

f. New guest room

g. New living room

h. Kitchen

i. Dinning room

j. New reading room

k. New family bathroom

l. New wet room

m. New utility room

n. Bedroom

o. New Loft hatch and storage above

p. Replacement grey/brown roof tile to match existing
- q. New PV solar panel

r. New flat roof

s. New timber cladded rear extension

t. New timber pergola canopy with fins at 150mm cc (above)

u. New aluminium framed roof light, dark grey (above)

v. White aluminium framed replacement glazing

w. New dark grey aluminium framed glazing with oak surrounding frame

x. New glazed sliding door, dark grey aluminium framed with oak surrounding frame

y. New hardwood front door

z. New garden room, yellow or cream coloured brick
- aa. New garden storage with timber doors

ab. Replacement paved patio

ac. New air source heat pump

ad. New timber side gate

ae. Replacement fixed forested glazing, white aluminium frame

af. New timber door to garage

ag. Replacement side gate

ah. Rainwater harvesting tank

ai. New wildflower roof

aj. New white aluminium framed glazing with oak surrounding frame

ak. New wall-mounted EV charger

al. New outdoor tap

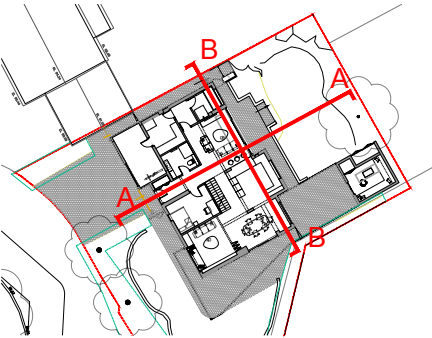


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KEY:

- Downtakings
- Existing walls
- Proposed walls
- Existing ground level



Key Plan Not to scale

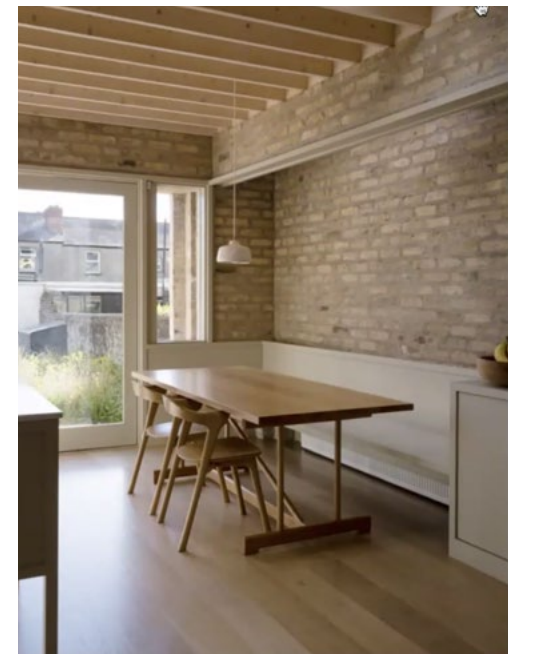
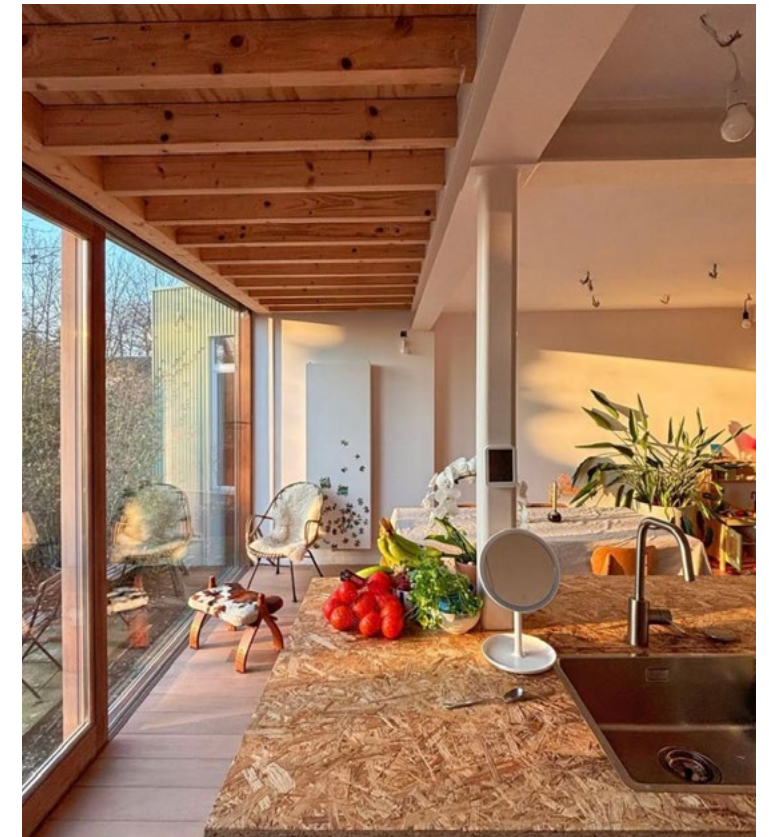
Michael Collins Architects Ltd.

3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Proposed Sections (with
downtakings)
Stage 3
Status: Planning

021
REVISION
C
Scale
1:50 @A1
1:100 @A3

6. Precedents & Visualisations

6.1 Design and Material Precedents



6.2 Mid-century houses



BRONZE 03



6.3 External visualistaions



North-West

6.3 External visualistaions



South-East

6.3 External visualistaions



North-East

6.3 External visualistaions



North-East



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