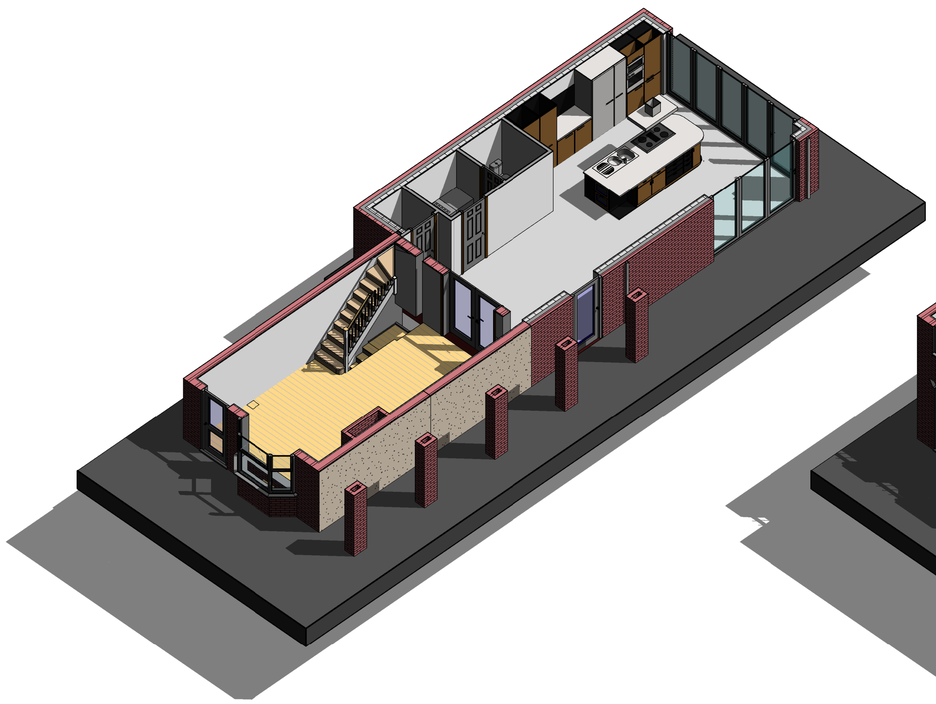
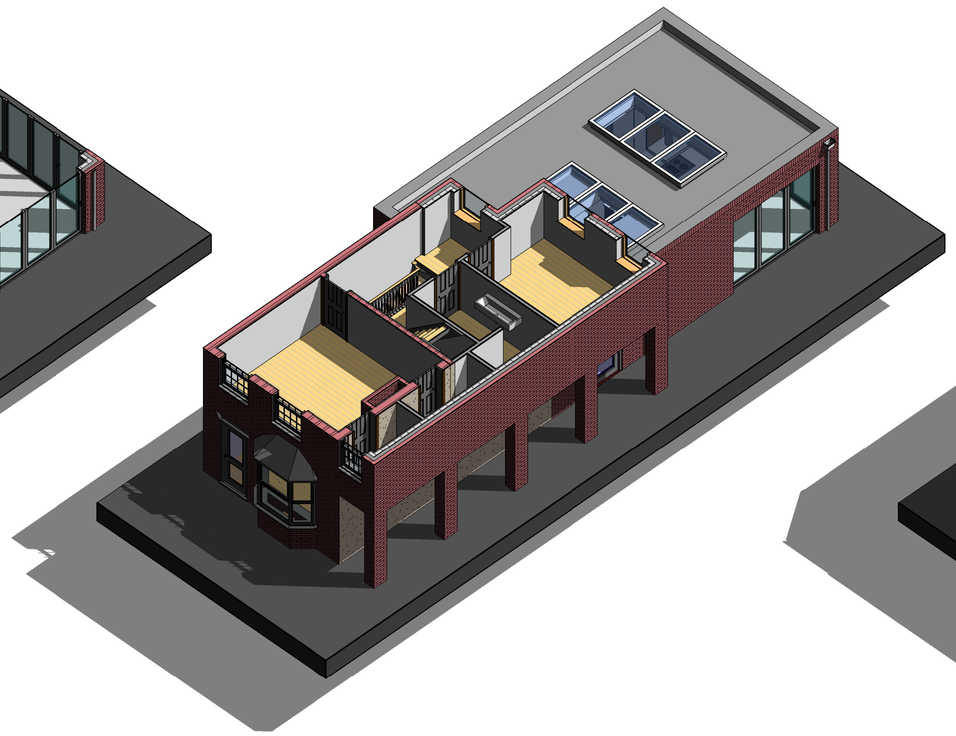
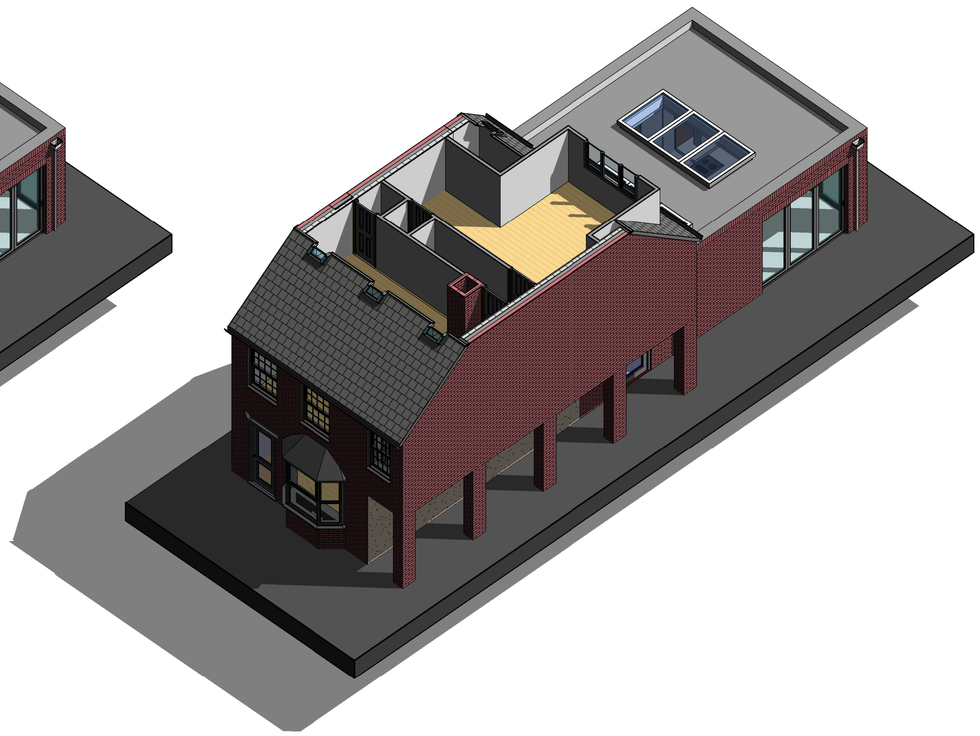


Ground Floor Isometric



First Floor Isometric



Second Floor Isometric

10 Radcliffe Road Design Statement

Radcliffe Road in Hitchin is one of the roads which forms what is known as the 'Triangle' along with Nightingale Road, Walsworth Road, Dacre Road and Verulum Road. The Triangle has a rich history in the town and comprises many housing types from 2 up 2 down terraces, large town houses, semi detatched properties. Interspersed with the housing are small businesses such as public houses, cafes, privately owned shops, a Kwik Fit car workshop and the Holy Saviour Church. Over the last 15-20 years there has been a large number of flats built, particularly along Walsworth Road which benefits from its proximity to Hitchin Rail station and the Historic Town Centre.

10 Radcliffe Road is currently a small detatched house with two reception rooms at ground floor, 2 bedrooms at first floor and a loft room. To the rear there is a poor quality extension and cluster of out buildings built many years ago and comprise a top lit Kitchen, a bathroom, a workshop and an external WC and store. Beyond the extension is long established gardens.

The direct neighbouring properties are semi detatched properties which go back further than No. 10 Radcliffe Road's original building line and go up two storeys.

The proposal for No. 10 Radcliffe Road is at ground floor to knock down all the rear extension/outbuildings and add a new large kitchen, dining, family space with a flat roof that allows roof lights and bi-folding doors to open out onto what will be a cleared family friendly garden. The existing house will be upgraded thermally to meet current building regulations.

The first floor will be reached by a new staircase which is compliant to AD part K. The first floor is to be extended to the side and to the rear to allow for an en-suite to the current main bedroom, a family bathroom with internal wc and a second bathroom. The extension to the rear in plan form is 45degree from the neighbouring property (no 9) ground floor window. This window has little light due to the existing 2 storey extension at no. 9.
The extension to the side is to sit on a row of brick columns to allow direct access to the rear garden. The proposed extension is 455mm away from the neighbouring property no. 11. NHDC planning policy states extensions to the side at first floor level should preferably be not be less than 1m. This is to limit the effect of terracing. It is felt that Radcliffe Road has many terrace houses and indeed it is part of the character of the 'Triangle' area. Most other houses in Radcliffe road which are not terrace are semi detatched.
Going out to the side also allows for a compliant stair up to the converted loft area.

The Second floor loft space has been extended by adding a new rear dormer window. The existing loft space and roof is in very poor repair and have no insulation and questionable structural merit. It is proposed to create a new roof which is thermally efficient and structurally sound. To do this the existing ridge level is to be increased to the same height as no. 9 Radcliffe Road to eneable head room in the new loft rooms. From booth the front and the rear the roof will still appear as a pitch roof albeit it will be slighlty steeper in pitch and re clad in reclaimed slate from the knocked down extension.

The materials are to be an upgrade in quality to the existing. The facing brickwork to the front will be reclaimed to match the existing. All Plastic windows will be removed and replaced with painted hardwood windows more befitting the original character of the building. The tiles to the new roof will be re claimed and cleaned natural slate with heritage rooflights. The rainwater goods which are currently plastic are to be replaced wih cast steel gutters and downpipes. The bay window will have a lead dressed canopy more in keeping with the neighbouring properties and more in keeping with hte original character of the building rather than the lean to roof supported on green gloss gallows brackets which are all to be removed.

It is the aim of the new occupier to turn this delapidated property into a comfortable family home compliant to the latest building control standards and lift its prescence on the street scene.

DO NOT SCALE FROM THIS DRAWING

This drawing is expressly for the purpose for use as part of the Building Regulations application and should not be used for construction

key plan

rev

by chkd

date

amendments

project **10 Radcliffe Road**

title Planning Design Statement

date 22/02/18

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