

DESIGN + ACCESS STATEMENT v.2

54 HOLLOW LANE,
HITCHIN SG4 9SB

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This document has been prepared to present the design proposals for:

54 Hollow Lane, Hitchin, SG4 9SB

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SITE
LOCATION
PLAN



SITE
PHOTOS

Existing house

The main house was originally built c.1850 and faces north onto Hollow Lane. The existing workshop / outbuilding sits at the bottom of the garden with direct access to Whitehill Road to the south.

Planning context

The property is located within within North Hertfordshire District Council and outside any local conservation areas. It is a victorian semi-detached house, immediately surrounded by houses of a similar age, along Whitehill Road, Hollow Lane and Highbury Road. There are no trees of significance within the site boundary. The property is not located in an area at risk of flooding from rivers and the site is not on or near a site of special scientific interest or in, or near a site of Archaeological Significance.

Planning History

There are no previous applications that have been made in relation to the existing dwelling.

Social context

The majority of the properties in the surrounding area are dwellings. The applicants own and live in the property with their children as their main family home. The applicants would like to rebuild the existing outbuilding to provide additional living space to accommodate the needs of their family.

Proposed scheme

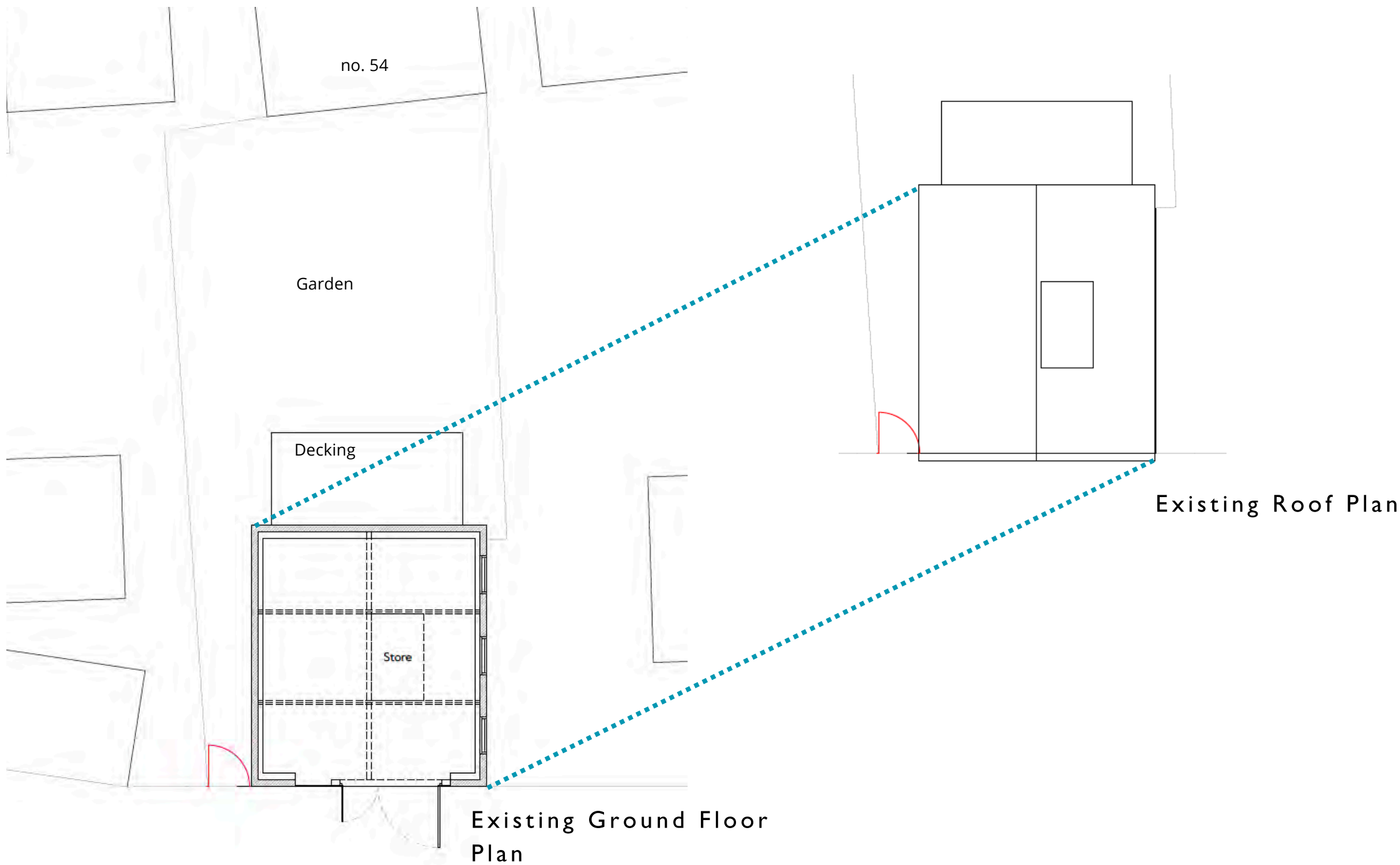
The proposed scheme is for a new building to replace the existing structure. The design is similar to the original building with a ridge height of approx. 5025mm and a width of 5600mm and depth of 6230mm. There is also an alternative access door to make it more usable for the family. Converting the outbuilding into habitable space will provide 28sqm additional living space at ground floor and 12sqm at mezzanine. level. The side passage to the rear garden will be retained and all boundaries remain unaffected. The extension will consist of new timber framed building with corrugated green aluminium / steel cladding sheets to match the original cladding and aluminium double-glazed windows and doors. The new building will be visible from Whitehill Road. The proposal will not adversely affect the character of existing streetscape due to its similarity in size and appearance to that of the existing building as well as the 'considered' design. The building will also not adversely affect the daylight, sunlight, privacy, or amenity of neighbouring properties.

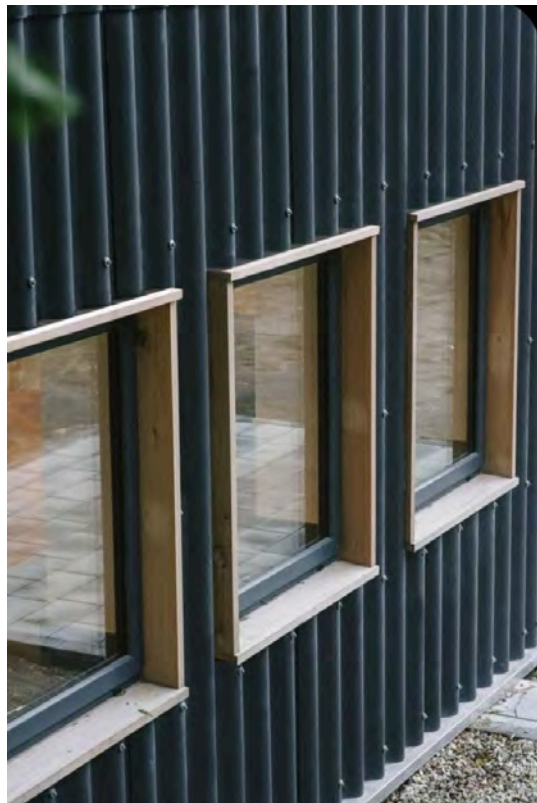
Access

Access to/from the property and the number of car parking spaces will remain unaltered.

Summary

The proposed replacement building is intended to meet the objectives of Planning Policy, and will not adversely affect the character the local streetscape. It will not adversely affect daylight, sunlight, privacy, or amenity of neighbouring properties. It is also designed to provide additional habitable space for and to be subservient to the main house. Subsequently, we trust that the proposed scheme will be granted Planning Permission.





CONCEPT
IMAGES

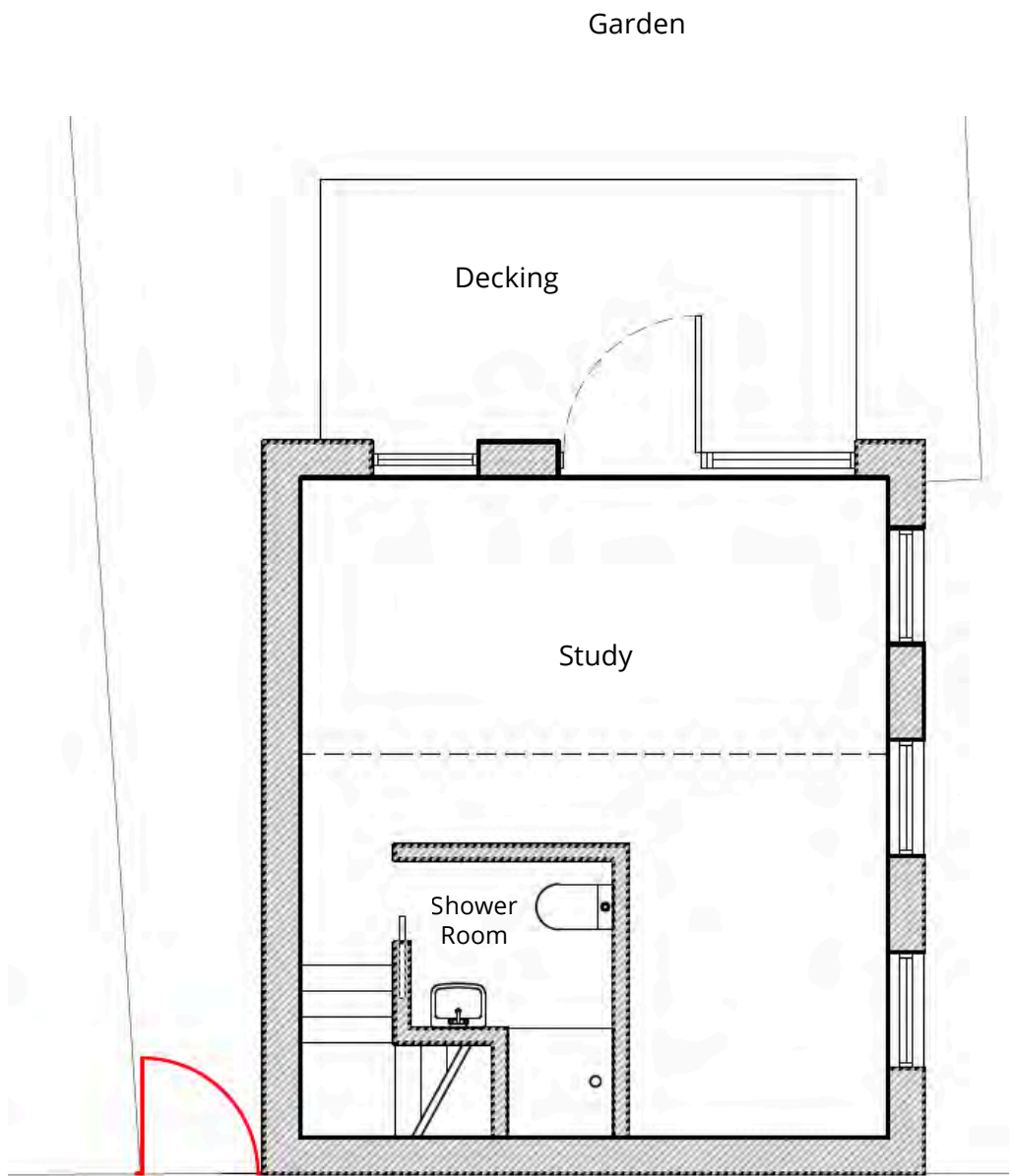


CONCEPT
IMAGES

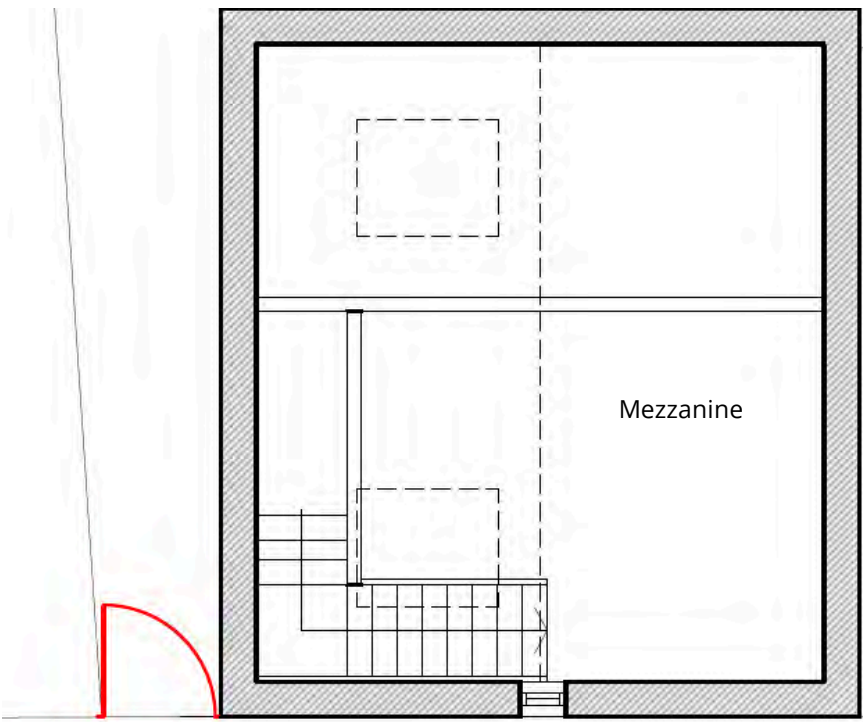


The proposal includes the following:

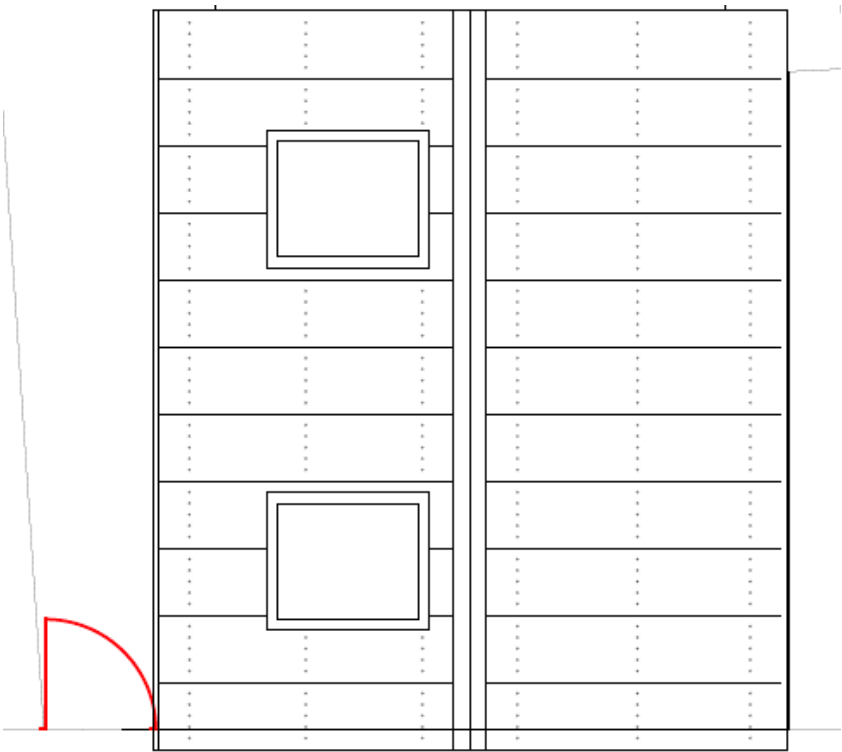
- Glazed doors / panel and window to the garden.
- High level windows to replace existing windows to side elevation.
- Study area to garden side of plan.
- Mezzanine level to provide additional floor space.
- Two smaller rooflights, one over mezzanine and one over double height study.



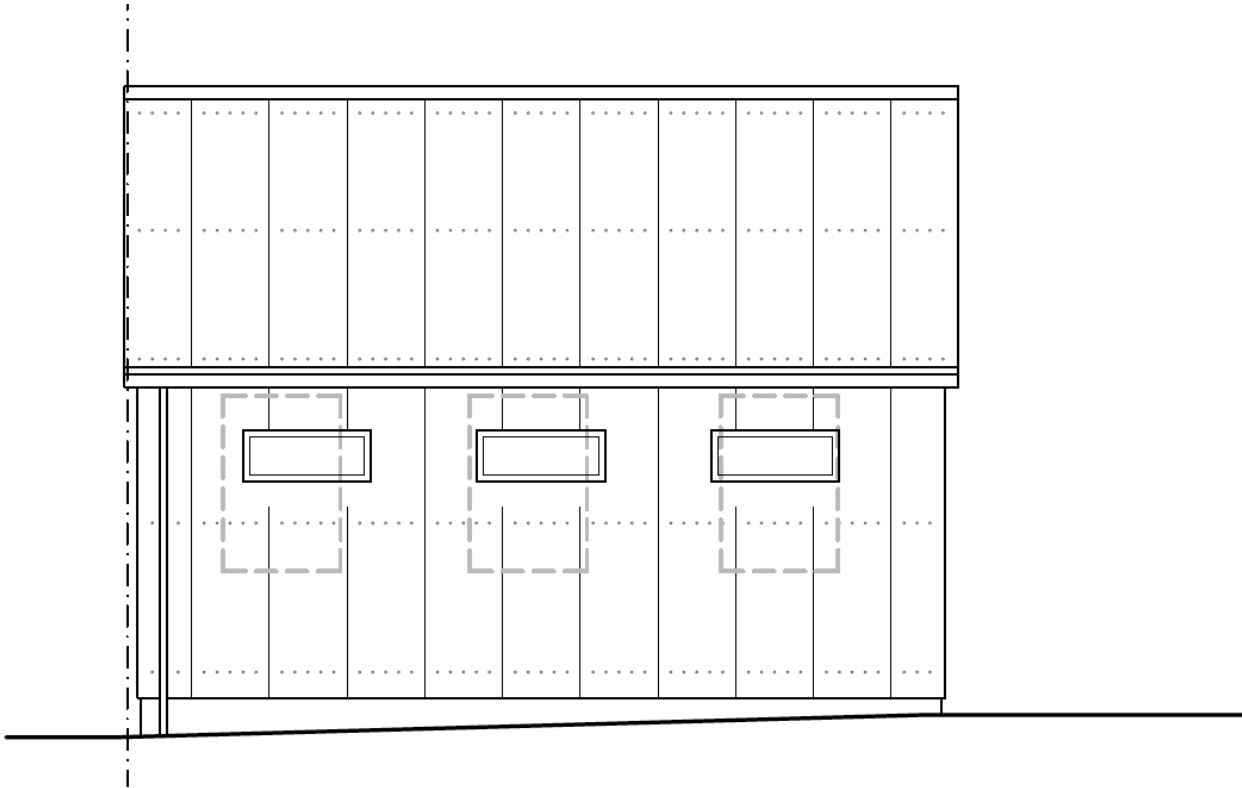
Proposed Ground Floor
Plan



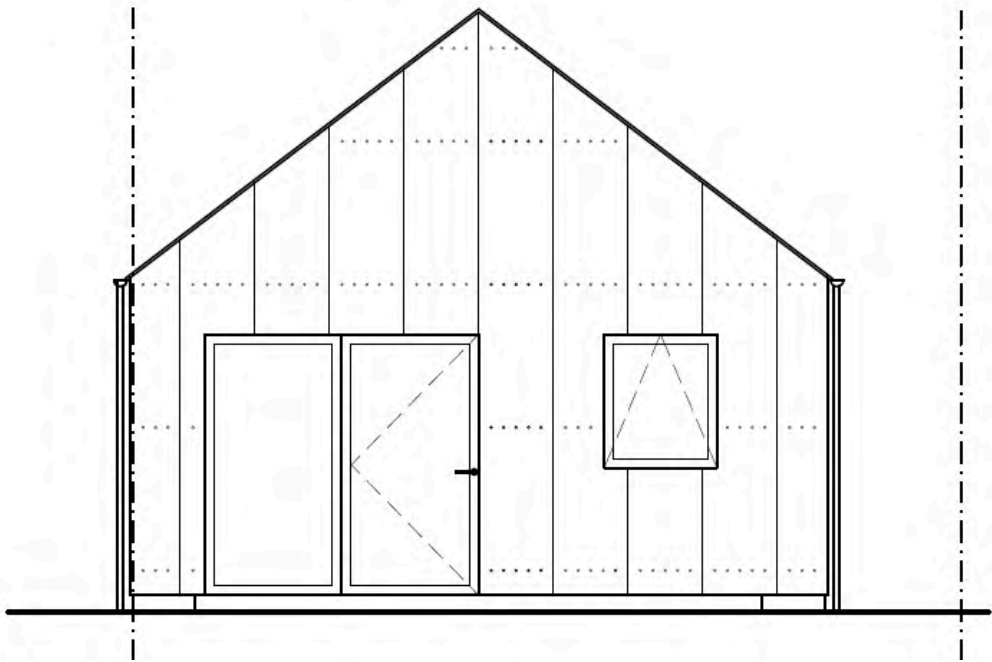
Proposed Mezzanine
Plan



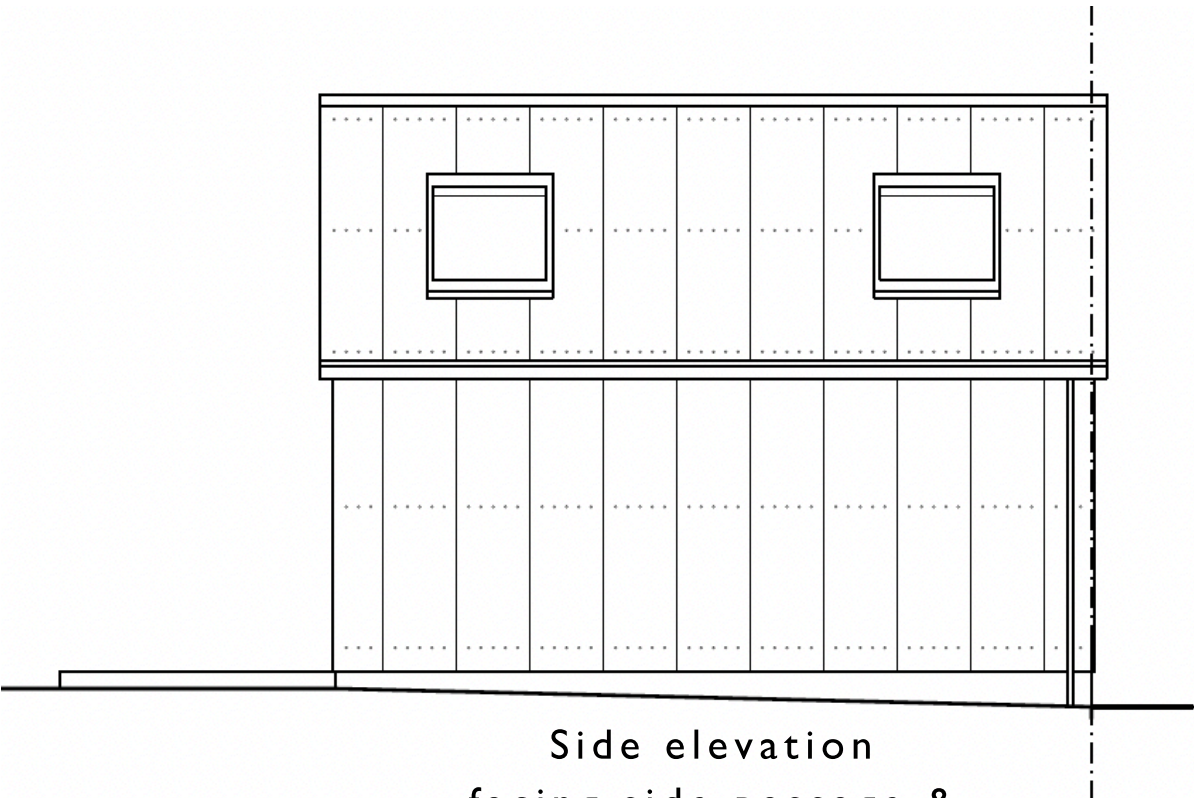
Proposed Roof Plan



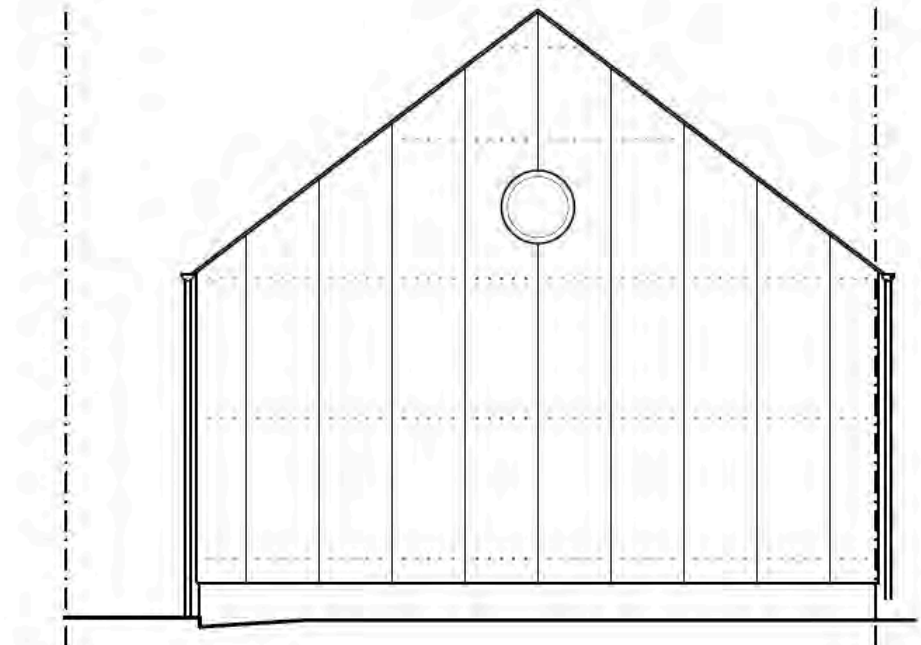
Side elevation
facing no. 56



Front elevation
facing garden



Side elevation
facing side passage &
no. 52



Rear elevation
facing Whitehill Road



CLADCO

CORRUGATED ALUMINIUM
CLADDING

These steel corrugated roof sheets give the look of a traditional I3/3 'corrugated iron' profile and have 13 corrugations of 3 inch/76mm round, with a width coverage of 990mm when installed. They really do give the look of traditional 'corrugated iron' that has been used for over a century. The sheets are available in a range of colours and 0.5 and 0.7mm thickness, with a polyester paint coat on top of the galvanised steel.



CLADCO

STANDING SEAM STEEL
CLADDING

Cladco 30/500 Standing Seam Roofing Sheets with Ribs are available in 0.7mm thick, GreenCoat® Pural BT coated steel. Ribbed Sheeting is selected for reduced 'drumming' noise once installed. Standing Seam Sheets are available with or without an eaves lip for side cladding or roofing.



WINDOW FINISH

RAL 6021
PALE GREEN

A pale green that is a soft and refreshing colour to tonally match the new cladding.