



242: 158 Cambridge Road

May 2025
Michael Collins Architect LLP
Applicants: Orla and Michael Ward
Design and Access Statement

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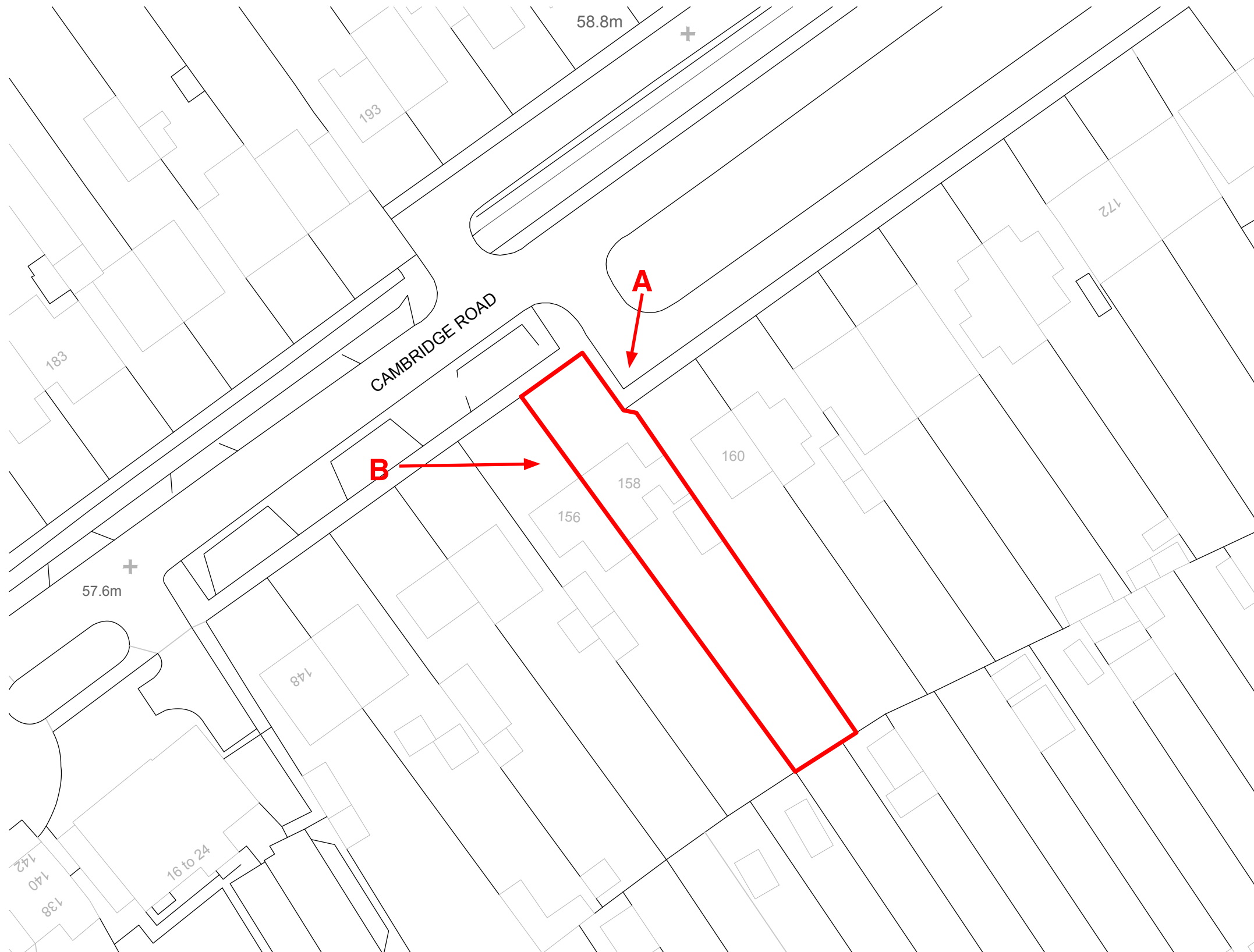
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0.0 This Design and Access Statement relates to number 158 Cambridge Road, Hitchin

The description of the proposal is:

“Demolition of the existing adjoining garage and free-standing shed, new internal and external structural openings/alterations to create and replace new side entrances and rear openings. Erection of a predominantly single storey side and rear wraparound extension including new living space, bin and bike store, porch and extension of the first floor master bedroom. Small external alterations to the existing facade and replacement windows and doors to all elevations to improve energy performance. New external works including a small roof extension matched and repaired with the existing, and a biodiverse roof system with roof lights at the rear. New works to create new living/dining space to the ground floor area dwelling along with an internal reconfiguration of the existing property and improved storage space.”





Notes:

— Boundary Line Indicative



The Existing property viewed from Point A



The Existing property viewed from Point B



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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.

Michael Collins Architect LLP

158 Cambridge Road

242 Location Plan

Stage: Stage 3
Status: Planning

001

REVISION Scale
1:500 @ A3

1.0 Building Use

158 Cambridge Road is a semi detached dwelling . The applicant is the property (freehold) owner, and the property has been occupied continuously for at least 6 months in the last 3 years.

2.0 Character Appraisal

The site is not set within any of the NHDC Hitchin conservation Areas, but is at the edge of Hitchin. The site is unique in that the property occupies a generous corner plot.

The property is similar to properties along Cambridge Rd and the neighbouring side roads which were constructed in the 1920s-1930s. Materials and elements of composition are contemporary with properties within the area which are of a similar design. As illustrated these properties have been extended and altered in a variety of ways, and with varying degrees of success. The character and composition of works along Cambridge Road varies considerably in a number of aspects (see adjacent photographs):

- Materials
- Window types and form
- Roof types and Pitched roofs vary in the extent of their pitch and the orientation of pitches in relation to the principal elevations.
- A variation in styles from the early to latter part of the last century.
- Alterations and extensions have taken a variety of forms, both single and double storey.

Neighbouring Precedents

- A. 191 Cambridge Road - Timber flat roof side extension
- B. 211 Cambridge Road - 2 Storey extension set back from front face of property
- C. 221 Cambridge Road - Timber clad face
- D. 188 Cambridge Road - Covered Entrances
- E. 156 Cambridge Road - Layered Pitched Roof Extensions
- F. 105 Hampden Road - Varied Roofscape
- G. 86 Hampden Road - Layered Extensions 2.5 Storeys
- H. 183 Hampden Road - Extension in construction surpassing front face
- I. 74 Hampden Road - Flat roof side extension



A.



B.



C.



D.



E.



F.



G.



H.



I.



A.



B.



C.

- a. View of the front face showing part of the adjacent and adjoining properties.
- b. View from the rear elevation to the garden
- c. View from the rear garden to the rear elevation

3.0 The existing property

- The front and rear of the property is composed of white rendered brickwork, with decorative quoins.
- The ventilation chimney is rendered and the main chimney on the adjoining property is brick
- White UPVC windows, and white painted doors to the front and rear (North East and South West) elevations. UPVC windows are incorporated to the existing ground floor extension element to the (southwest) rear elevation and timber windows to the ground floor
- Existing eaves, fascias and soffits are timber or AIB (TBC) Existing rainwater goods are black PVC.
- The existing main roof pitches (hipped) incorporates concrete tiles and corrugated cement roof to the existing garage
- The existing ground floor rear elevation has UPVC windows and door.
- This property is located at corner which disrupts the alignment of the building line.



A. Long route from Kitchen to Dining Space/Conservatory, limiting its use



B. Cramped Kitchen space, cold with failing thermal breaks



C. Rear space of house making limited use of advantageous sunpath

4.0 The condition of the existing building

- The rear elevation faces South East, the configuration of the existing ground floor area limits connection between the living areas and the garden.
- The existing garage and storage areas are in poor condition and there is potentially the presence of asbestos.
- The existing boundary fences are around 1.8m high to the boundary from finished floor.
- The existing dwelling is in a variable state of repair but in need of modernisation and roof repairs.
- The thermal breaks to the existing windows have failed in a number of locations.
- The existing conservatory is in a moderate condition albeit not constructed to current thermal standards.
- The existing render has failed in a number of locations, and there is evidence of rising damp to the front bays.



5.0 Relevant planning history

A number of other two storey side extensions have been carried out along Cambridge Road along with rear single single storey extensions and conservatories.

North Hertfordshire District Local Plan No.2 with Alterations
Policy 28 - House Extensions

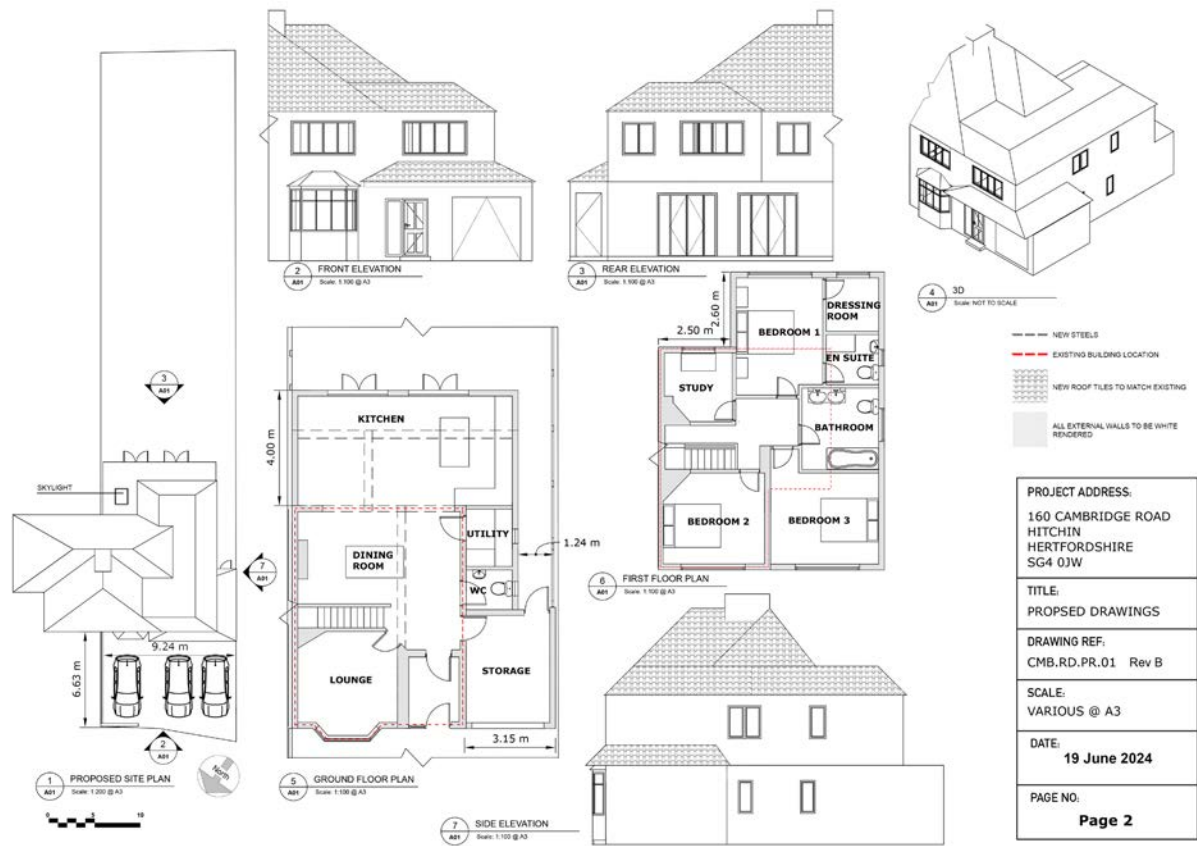
Emerging Local Plan 2011-2031 (Approved by Full Council 11th April 2017).
Strategic Policies
SP9 – Design and sustainability
Development Management Policies
D1 - Sustainable Design
D2 – House extensions, replacement dwellings and outbuildings
D3 – Protecting living conditions

These projects propose the use of contemporary materials and construction systems

- These proposals involve the construction of interventions that are visible from the street.
- The proposed alterations aim to provide an exemplary contemporary response to the built context that includes a sustainable approach to the use of materials, biodiversity features and a softer relationship to the garden and streetscape.

Neighbouring Developments:

All storeys development currently in construction:
160 Cambridge Road



Planning application reference
160 Cambridge Road - 24/00958/FPH



2 Storey Development
210 Cambridge Road

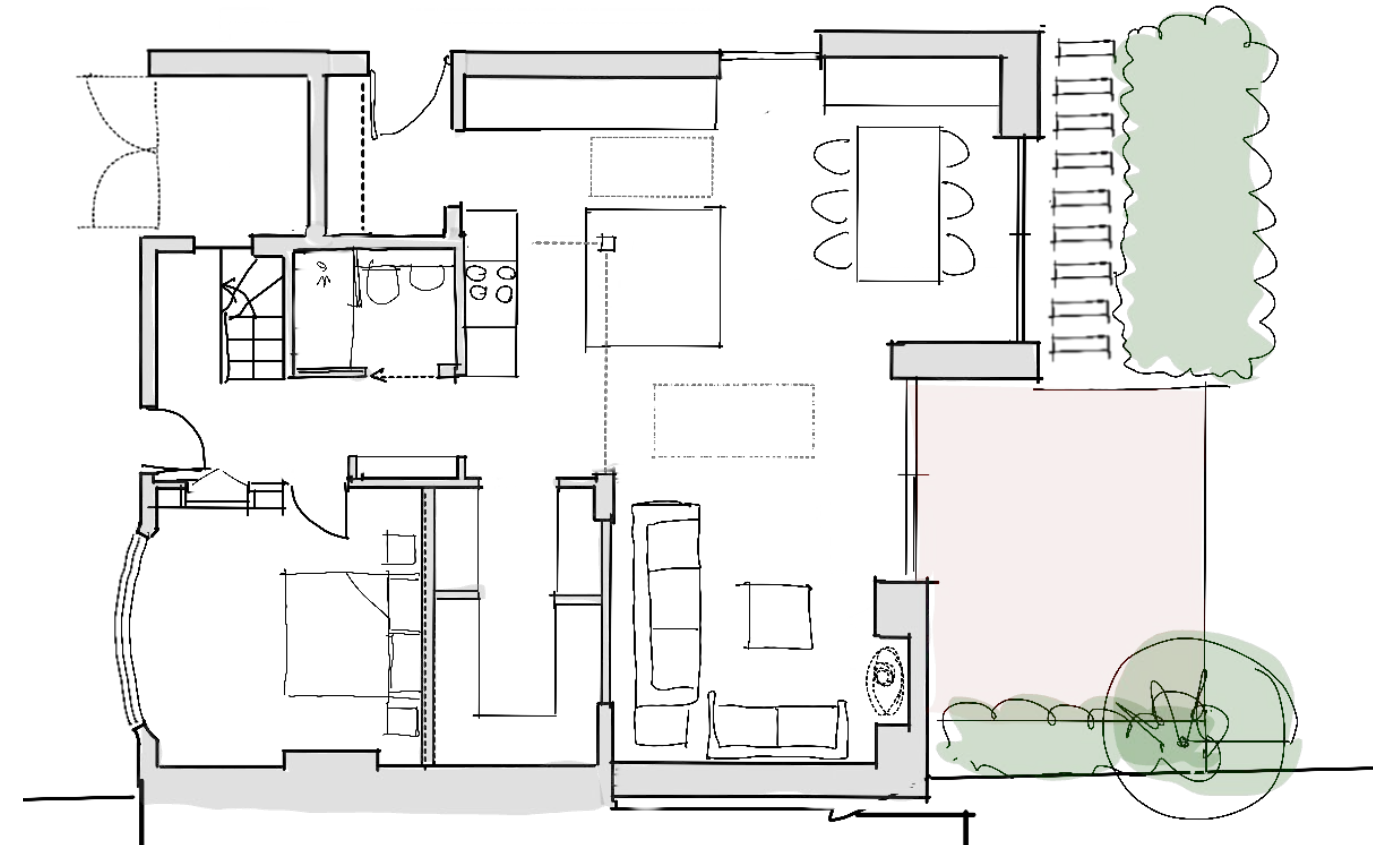


Planning application reference
210 Cambridge Road - 24/02800/FPH

6.0 Design development

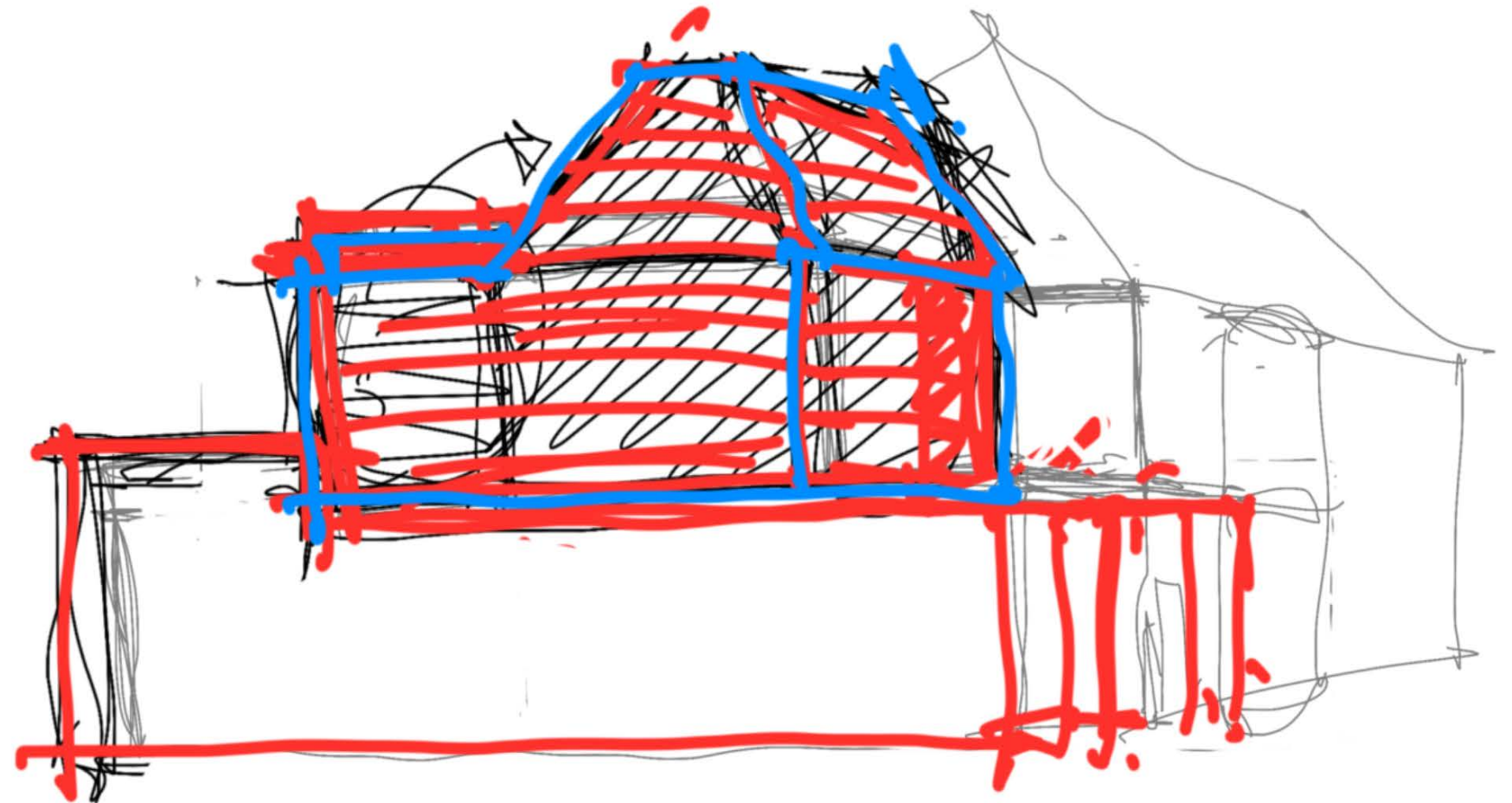
Summary:

- The proposed alterations to 158 Cambridge Road are part of a sympathetic strategy of modern intervention, to enhance the enjoyment of the existing rear garden and sunpath and create a series of spaces suitable for a young family.
- This work aims to upgrade the existing property to current energy standards, improve living accommodation in a manner that sets an example to surrounding properties and substantially improve the appearance of the property both from the street and the rear.
- The existing property was constructed between 1920 and 1930 as part of the first phases of outward expansion north of Hitchins railway toward Letchworth as part of the development of the land that was known historically as Walsworth Farm. The proposed design aims to respect and improve upon the existing typology of semi detached dwellings on Cambridge Road by retaining the legibility of the existing house and its form.
- The proposed changes create a complimentary contrast with the host dwelling by using the existing palette of materials, but enhance these with slimline aluminum glazing, and crisp detailing to create an environmentally responsive approach utilising natural materials, and a biodiverse roof system.
- The proposals involve the careful demolition of the existing garage which has asbestos incorporated in its construction, and a small amount of internal demolition to reconfigure the internal spaces.



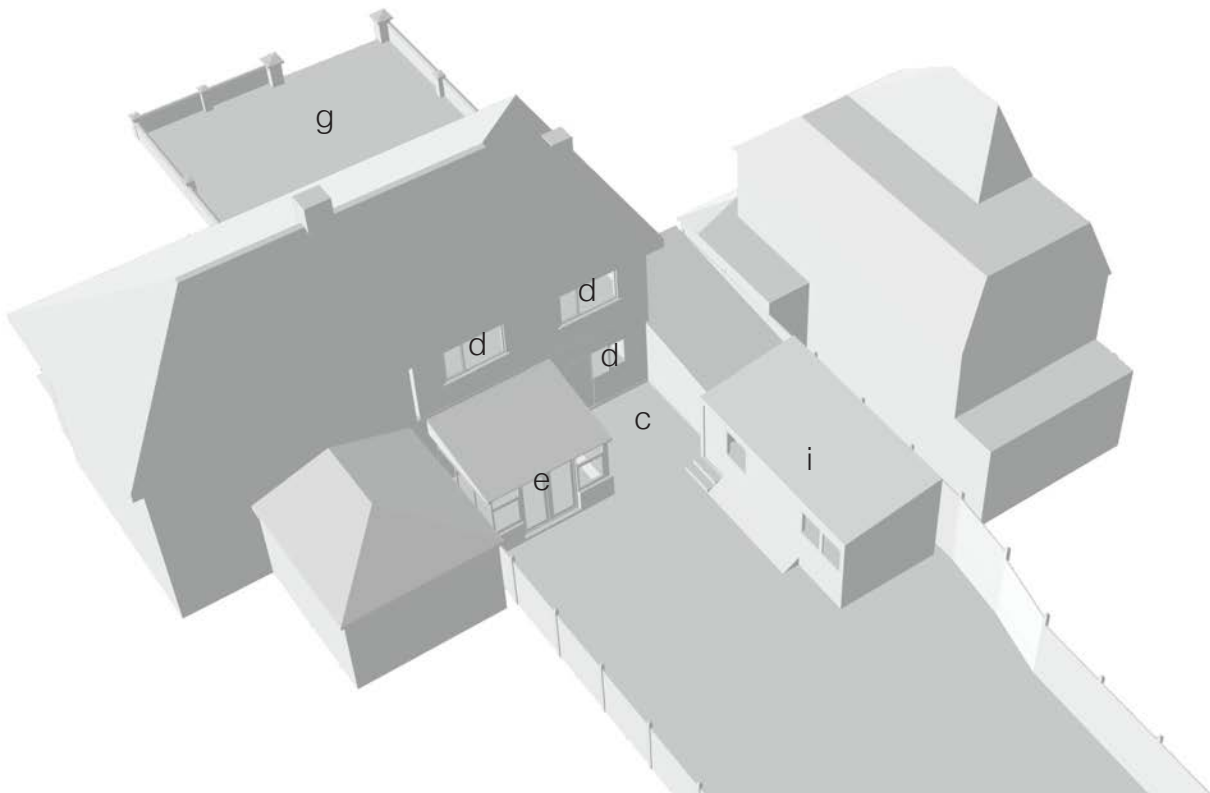
7.0 Key design ideas:

- A new elevation to the rear that helps define the use of the garden and make use of the site orientation, incorporating internal and external seating and framing views of the garden and sky.
- Creating an open plan rear living space and reducing the segmentation of the previous layout while providing space for storage and the stuff of life that comes with young children
- The design language of the plinth defined materially with the cladding to meld the first floor with the existing roof and clearly define the natural materiality of the timber clad ground extension.
- Softly screening the front elevation from the busy Cambridge road with permeable planting and a variation of open and closed porch spaces.
- Wildflower roofs with incorporated rooflights to boost biodiversity and bring light into the rear living space while maintaining privacy

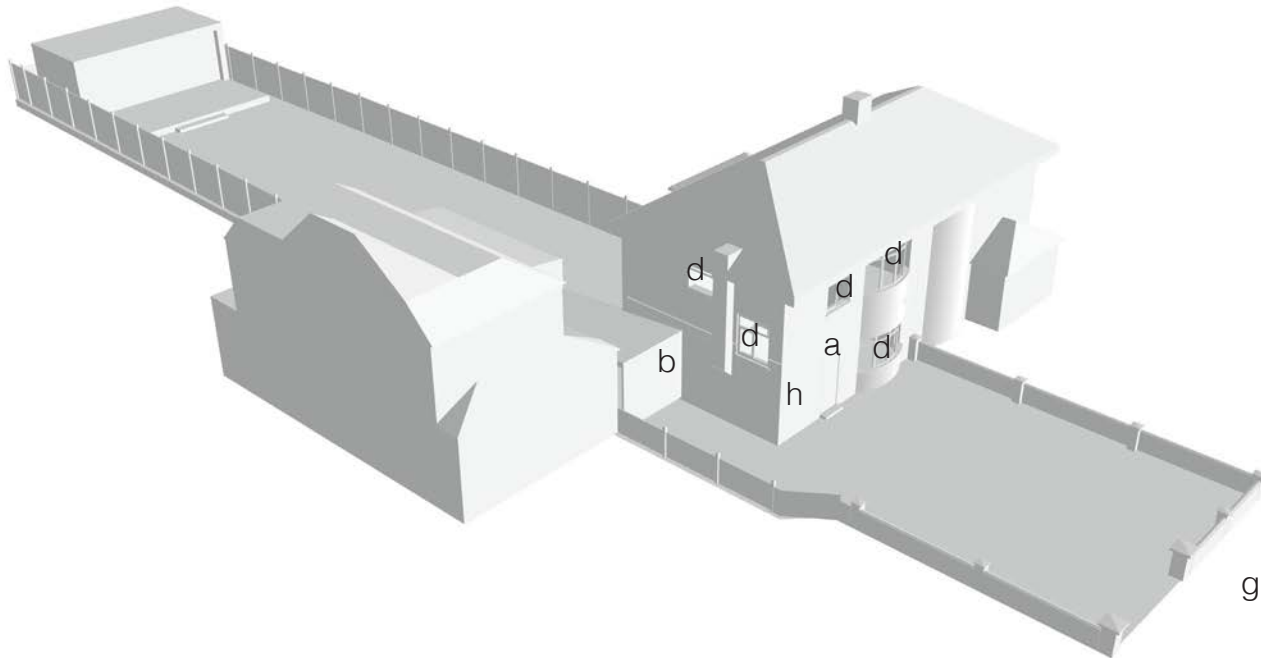


8.0 Design Proposal

Existing



- a. A flat elevation with rising damp in need of repair
- b. An eastern elevation which emphasises the jagged meeting of the adjacent property and adjoining garage with the potential preesence of asbestos
- c. Tight patio space takes no advantage of the sun path, getting limited use
- d. Existing PVC windows with failing thermal breaks
- e. Conservatory in moderate condition, under used due to location in relation to kitchen
- f. Sharp junctions between indoor and outdoor spaces
- g. Front elevation unsheltered from Cambridge Road
- h. Render beginning to fail, unimaginative material palette
- i. Garden shed unused in poor condition



Proposed



- a. A 'soft' lower elevation composed of glazing and natural timber that wraps around the property
- b. A small first floor development that softens the harsh set back to the adjacent property and visually retreats through matching materials and being sat back from the boundary
- c. Outdoor space takes advantage of the sun path and orientation of the site
- d. Seated picture windows guide the view out into the garden
- e. Bauder Wildflower green roofs boost biodiversity and reach up to the windowsill of the the low, desk-height windows on the first floor providing beautiful views
- f. Roof lights guide the light down into the cosy space below
- g. The patio space become more designated and fluid with the interior through the double glazed doors
- h. The porch and unenclosed bin store create a staggered approach to the street
- i. Permeable screens of planting soften the approach to the street



Front Elevation (Representative not precise)



Rear Elevation (Representative not precise)



Street View

Policy D2 - Proposals in context

- a. The extension is sympathetic to the existing house in height, form, proportions, window details and materials; ✓
- b. Pitched roofs are used where appropriate, particularly if the extension is more than the height of a single storey; Proposal incorporates pitched roof where proposal is aligned to the existing roof, and wildflower flat roofs at the rear to encourage biodiversity ✓
- c. Rear extensions do not dominate adjoining properties and are well related to the levels of adjoining properties, the direction the house faces. ✓
- d. Side extensions, at first floor level or above, adjoining a residential plot to the side are at least 1 metre from the boundary to ensure there is no adverse impact on the character of the streetscene. ✓

Existing



Proposed

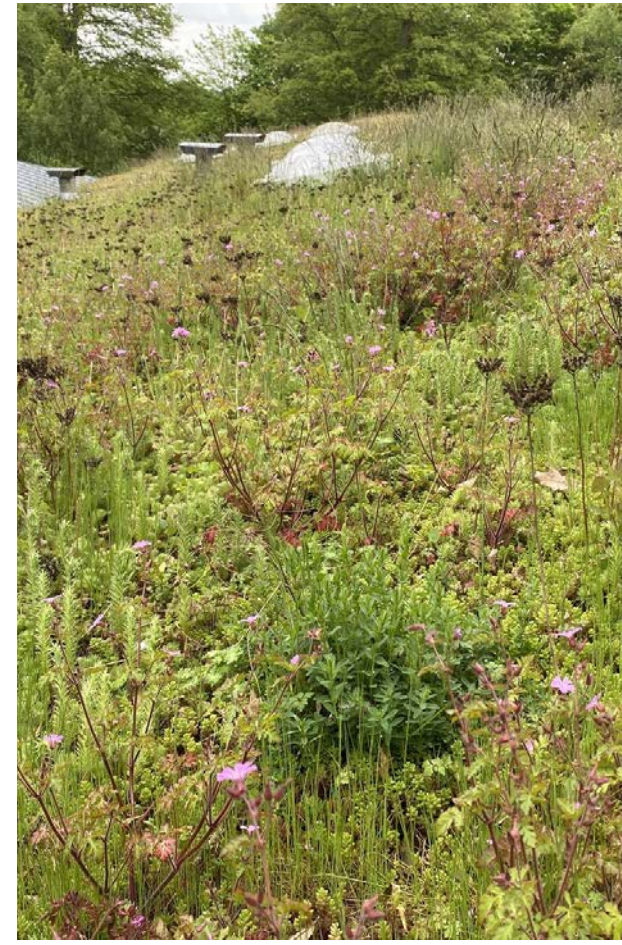


9.0 Materials

- a. 47mm Siberian Larch Cladding with weathered stain
- b. Bauder Wildflower Green Roof
- c. Aluminium cladding in corresponding tone with existing roof
- d. Exposed timber rafters, rooflight
- e. Tile hung wall cladding to match existing roof
- f. Espalier wire and post climber support



a.



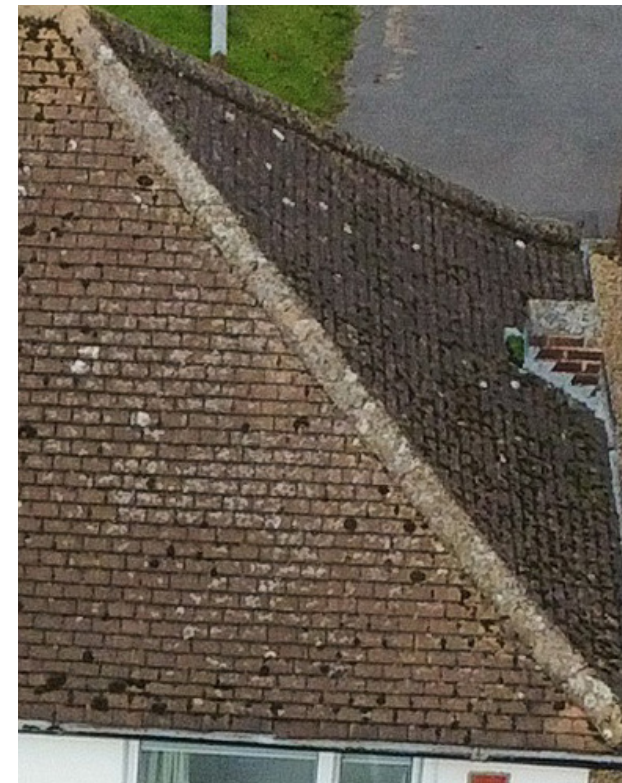
b.



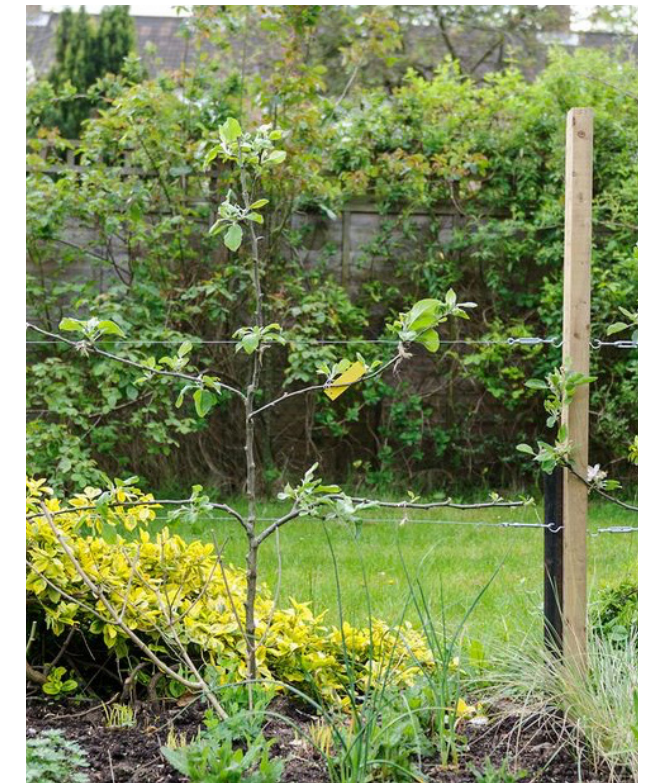
c.



d.



e.



f.

10.0 Access

- The proposals make no negative change to the accessibility of the overall site, but provide a level pathway from the pavement to the garden
- The proposals remove garage space however do not involve the reduction or omission of parking spaces to the front of the site (see site plans)

Waste

- The proposals do not substantially alter the current waste storage strategy. Bin storage in the proposal is incorporated sensitively to the existing front elevation of the property

Environment

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

Services /party walls

- The proposals make no changes which will require party wall consent.

11.0 Flood risk

- The site is located in an area at a very low risk of flooding from rivers and waterways.
- The site is within a high risk area for surface flooding. However the proposal does not exacerbate this risk, and the incorporation of planted borders to the front garden may marginally reduce this risk.
- The local authority are to advise if further flood risk assessments are required.

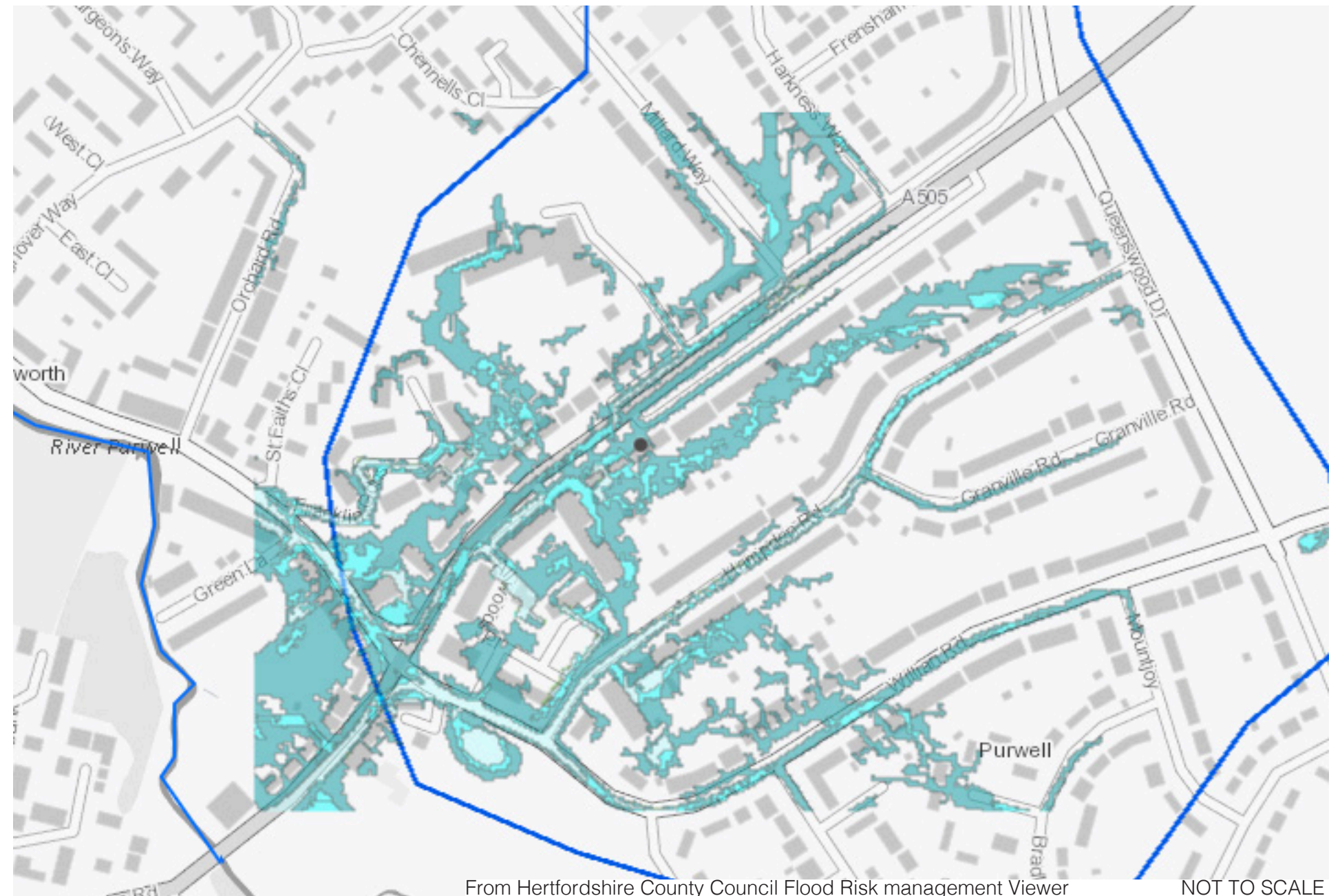
Habitat

- The proposal incorporates a wildflower roof system which will encourage biodiversity - in particular the presence of pollinators
- The local authority are to advise if further habitat studies are required as part of the attic /roof refurbishment works. (PRA etc)

Contamination

- The local authority are to advise if further contamination surveys are required based on council land datasets. Local searches utilising NHDC data, and historic mapping does not indicate that the existing land had a former industrial or extraction use, or the storage of fuels.

- 158 Cambridge Road
- Surface Flooding Risk
- Surface Water Management Plan Hospot



From Hertfordshire County Council Flood Risk management Viewer

NOT TO SCALE

Planning Amendments

12.0 Planning Amendments

Grounds for Prior Planning Refusal:

“1. The proposal does not fit in with the form and materials of the surroundings and does not complement or enhance the character of the street scene. The proposals therefore fail to meet the requirements of Policy D1 and D2 of the North Herts Local Plan and paragraph 139 of Section 12 of the National Planning Policy Framework.”

Conditions of Amendment

- Rendered sideways rather than timber clad
- Reduced porch form (not wraparound)
- Green roof to rear first floor and limited visibility from the street

From: William Thompson william.thompson@north-herts.gov.uk
Subject: RE: 25/00458/FPH - 158 Cambridge Rd, Hitchin
Date: 12 May 2025 at 13:40
To: hannah Stott hannah@michaelcollinsarchitects.com
Cc: Michael Collins michael@michaelcollinsarchitects.com

WT

Good afternoon,

25/00458/FPH - 158 Cambridge Rd, Hitchin

I hope you are well.

Thank you for the new visuals, they made my discussion with Anne more useful.

In my opinion, the new materials and front porch form would overcome the reasons for refusal. I will likely need to come back out on site for any following application to assess the visibility of the first floor flat roof element, given the works to the non-adjoining neighbour; however, if the view of said element is largely restricted, especially if a green roof is incorporated, I will likely apply a planning balance in favour of said roof instead of the additional bulk of the new roof slope.

Please note, this is an informal officer opinion and does not constitute and official decision of the LPA.

If you have any further queries, please feel free to contact me via this e-mail.

Kind regards,



William Thompson
Graduate Planning Officer

01462474252

www.north-herts.gov.uk

Design Amendments



Proposed Porch

- A half enclosed form to provide a temperature buffer to the interior whilst allowing for sufficient bin storage for the property
- No longer a wraparound form, instead matching the footprint of the semi detached adjacent property
- White render side and front faces in keeping with the existing, and timber columns in keeping with the client budget

Sideway access

- White render until the rear of the property, in keeping with the existing building

Rear Flat Roof

- Green roof widflower system to the rear of the property, with small area of first floor flat roof to the extension - see below for minimal street visibility

