



234:

# Burge End Lane

September 2025  
Design and Access Statement

[Michael Collins Architects](#)

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Not to scale - Aerial Plan (C) Google 2025

1.0 Summary

This planning application relates to the Land On The West Side Of, Burge End Lane, Pirton, Hertfordshire, SG5 3QN.

The description of the proposal is:  
“A new two-bedroom dwelling with associated landscaping and reconfigured driveway access to accommodate two parking spaces with bin and bike storage. New Air source heat pump, solar cells and EV charging point. ”

1.1 Location Plan



Location Plan



Top Floor, 99 Bancroft  
Hitchin, SG5 1NQ  
01462 236866  
michael@michaelcollinsarchitects.com  
www.michaelcollinsarchitects.com

Michael Collins Architect LLP

Burge End Lane

Job No.  
**234** Location Plan

Stage: Stage 3  
Status: Planning

**001**

REVISION: Scale  
1:1250@:A3

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Note: This drawing is copyright.  
Note: These layouts are preliminary until further surveys are undertaken.  
Note: Scale and boundaries are indicative.  
Note: Ownership boundary indicative based on OS data.  
Note: Red dotted line is shown as site boundary.  
Note: Elevation key plan not to scale.

## 1.2 Site Description and Land Use

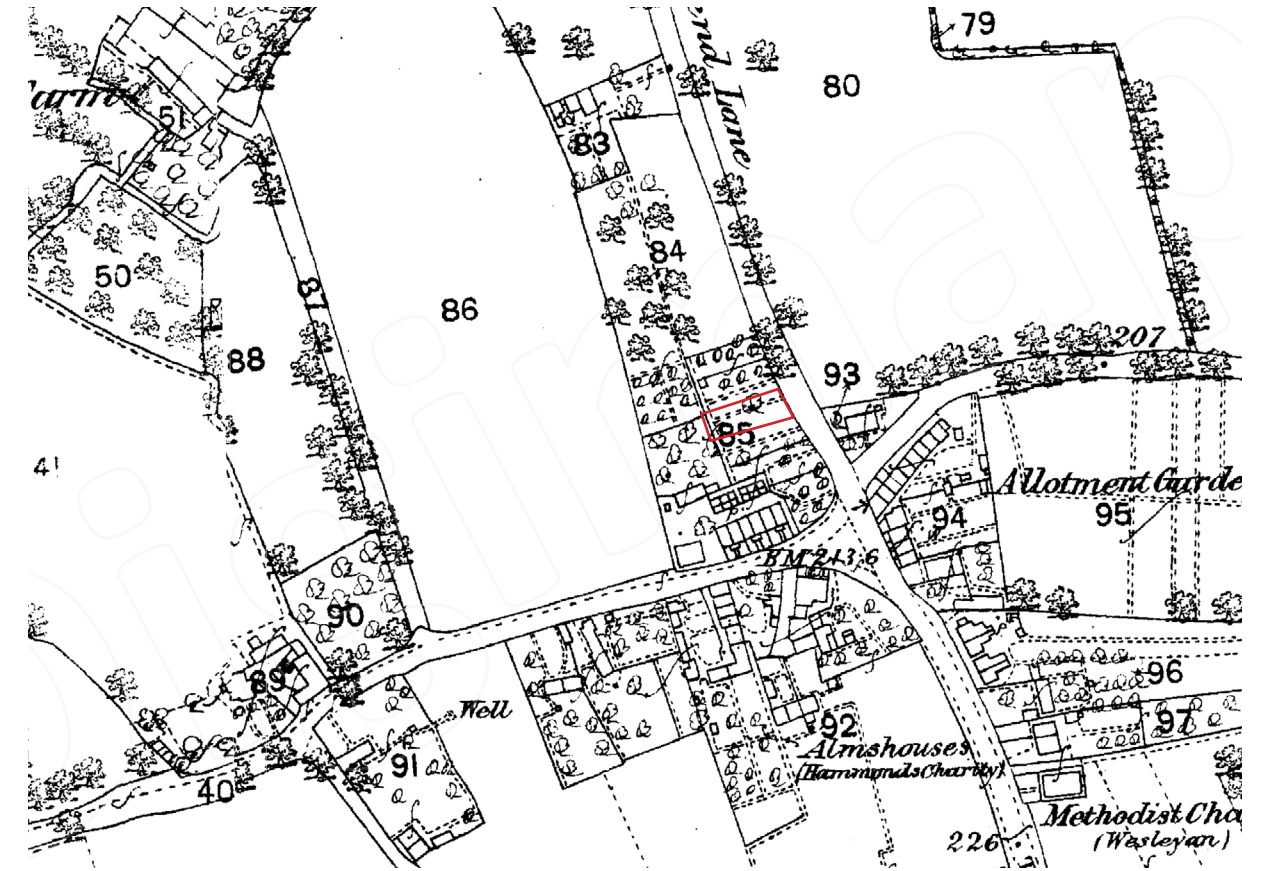
The site has an area of approximately 225m<sup>2</sup> and is a detached garden to no. 8 Shillington Road. The site is currently overgrown and not in use as a domestic garden. No. 8 is situated in a terrace of 6 dwellings built in 1870 on the northern edge of Pirton.

The access paths to the gardens appear to have been altered from their original positions but the general arrangement of the garden plots has remained broadly the same with a number of outbuildings appearing over time.

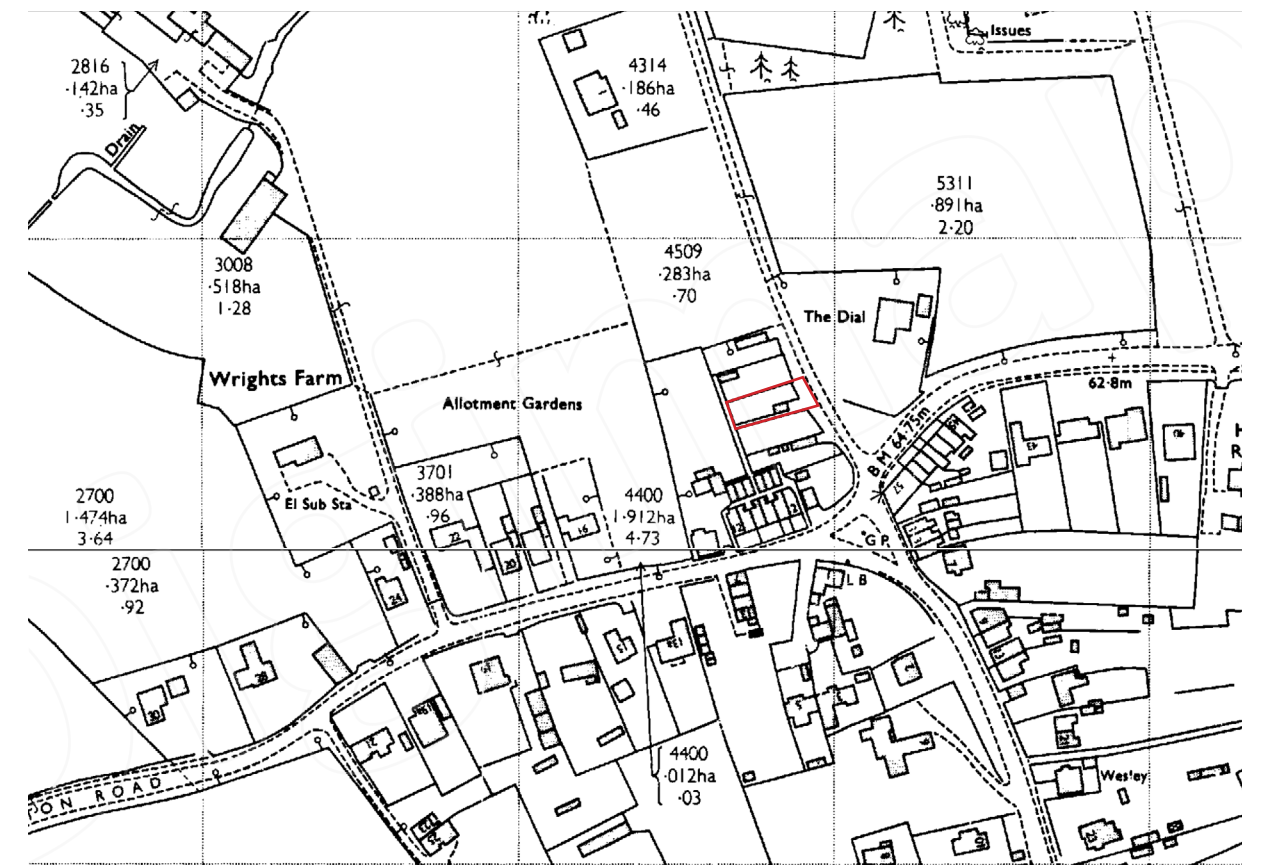
Further dwellings have since been built along Burge End Lane, which is a no through road leading to two Farmhouses.



Ariel photograph of the site, 2024



Circa 1881 (C) Digimap  
application boundary shown indicitevly



Circa 1980 (C) Digimap  
application boundary shown indicitevly

1.2 Site Photographs

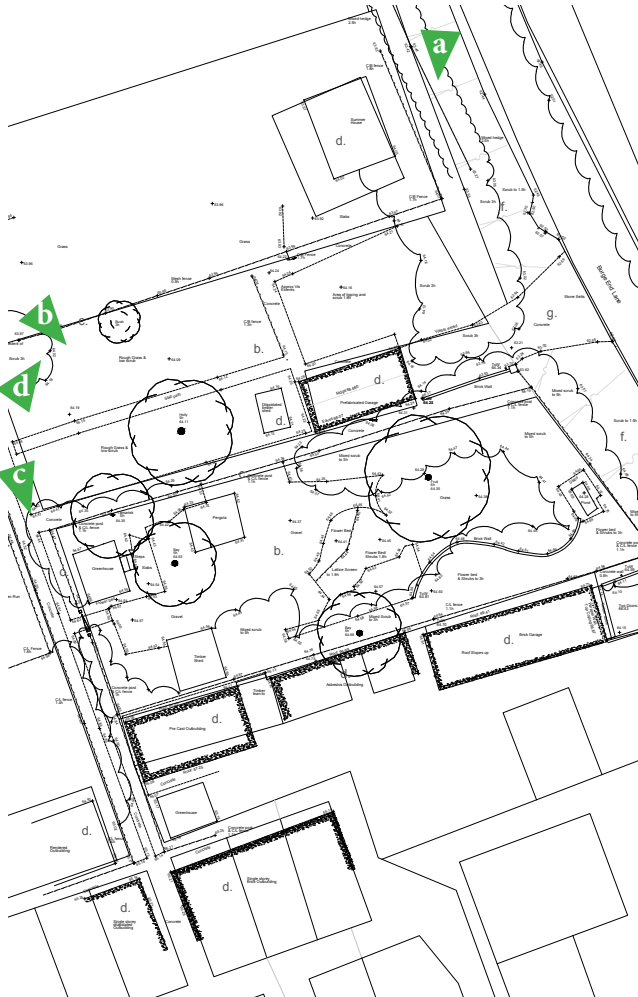
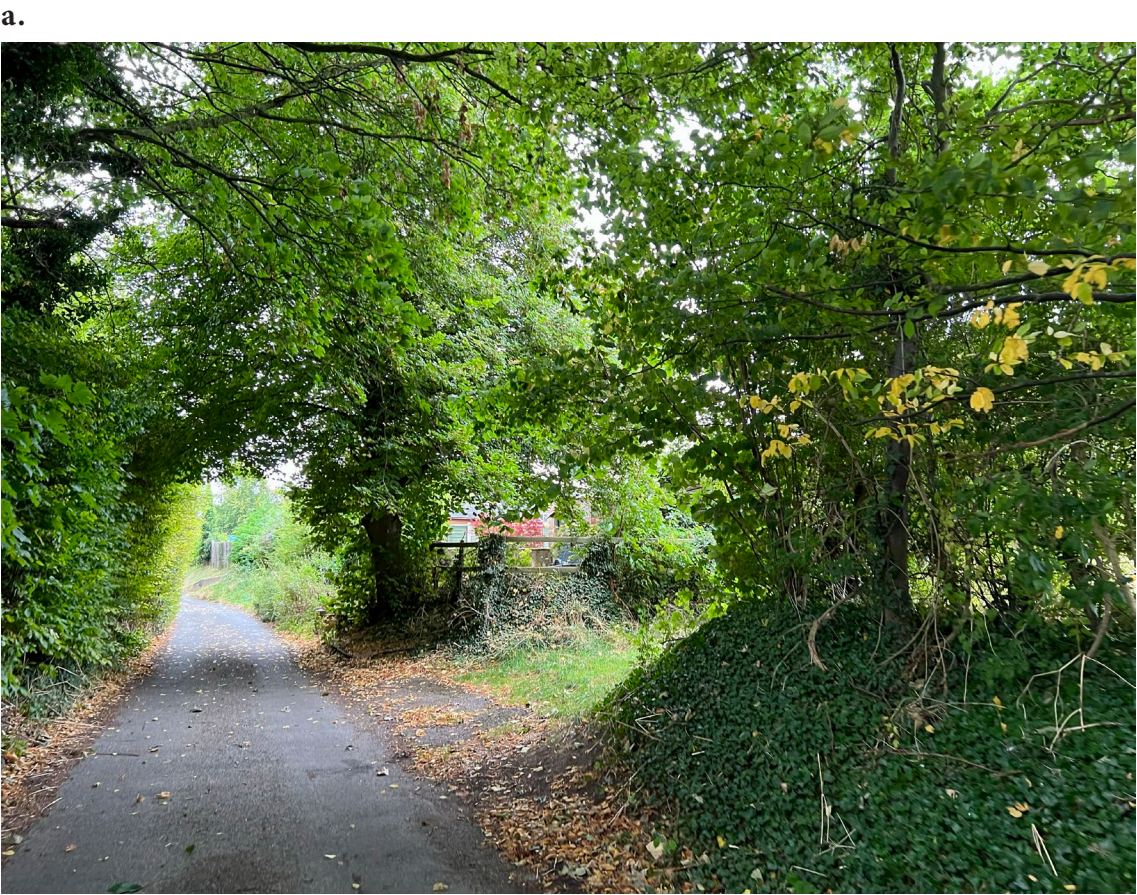


Photo reference plan

# 2.0 Existing Plans

- Notes:
- a. Existing terraced dwellings
  - b. Existing garden
  - c. Existing fence
  - d. Existing outbuilding/garage/shed
  - e. Existing shared concrete path
  - f. Existing overgrown shrub
  - g. Existing vehicle access to gardens

Site plan as exsiting



Suite 4a, 30 Bancroft  
Hitchin, SG5 1LE  
01462 236866  
michael@michaelcollinsarchitects.com  
www.michaelcollinsarchitects.com

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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.

All sundry work not shown to be undertaken in accordance  
with the British Standards.

Note: This drawing is not a deed plan.

Michael Collins Architect LLP

Weston Manor Barn

Job No. 231 Site Plan as Existing

Stage: Stage 2  
Status: Feasibility

002

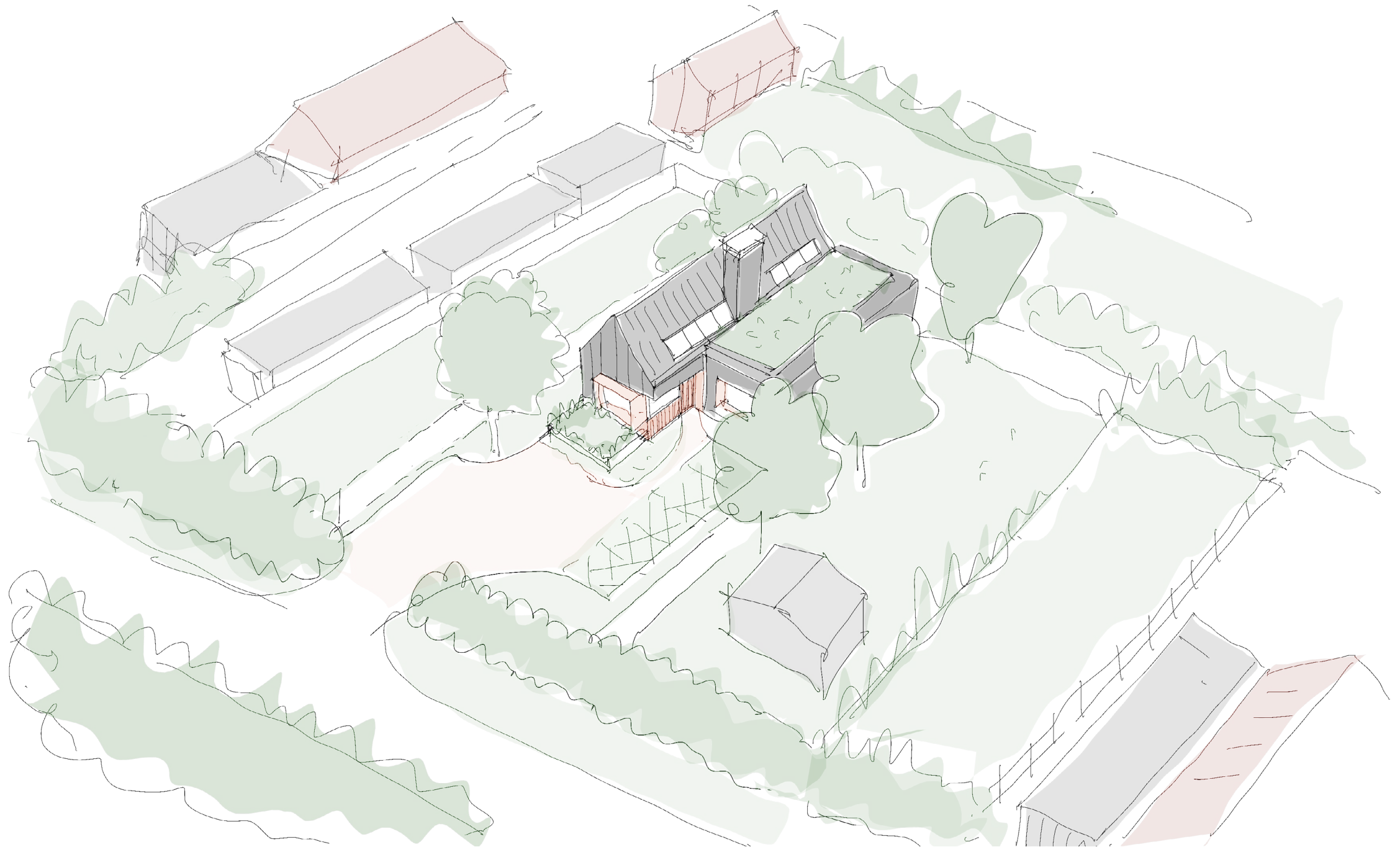
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# 3.0 The Proposed Design

### 3.1 Design Principals

The proposed designs are contextually specific low-energy family homes designed around the following key principals:

1. A single storey design informed by the character of sheds and semi-agricultural backland development. The scale of the roof forms have been sculpted to minimise the massing impact on the setting and surrounding gardens.
2. The roof forms have been separated and frontages staggered to reduce the impact of the massing to match the scale of existing garage and shed structures. This also accommodates the retention of existing trees.
3. The Dwelling is set back from the laneway to preserve the rural character.
4. The use of materials responds to the local vernacular whilst contemporary detailing defines the dwellings as contemporary additions to the village.
5. The chimney forms articulate the skyline and address the features of the village. Incorporating the chimneys within a MVHR (mechanical ventilation and heat recovery) strategy retains a functional purpose.
6. Garden amenity space is provided at the front and rear of the dwelling.
7. A biodiverse sedum blanket roof is incorporated to reduce massing and provide biodiversity net gain
8. Set back glazing reduces impact of overlooking whilst allowing light to enter. Use of rooflights is also considered to reduce the impact on neighboring gardens.



- a. Scale to match surrounding sheds
  - b. Green buffer retained to the lane
  - c. New sedum roof
  - d. New amenity space
  - e. Timber/metal cladding
- Windows to front and back to  
minimise overlooking



### 3.2 Design Precedents



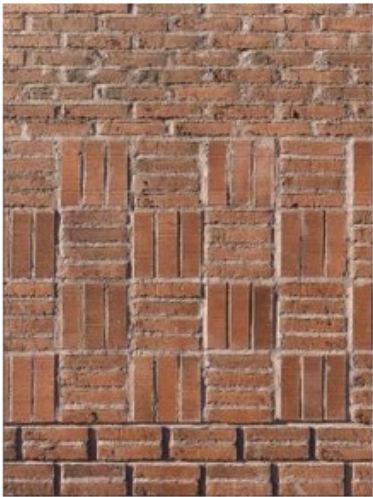
### 3.3 Design Precedents - Local Vernacular

A number of features of local vernaculars have been incorporated in the design approach to the proposed new dwellings:

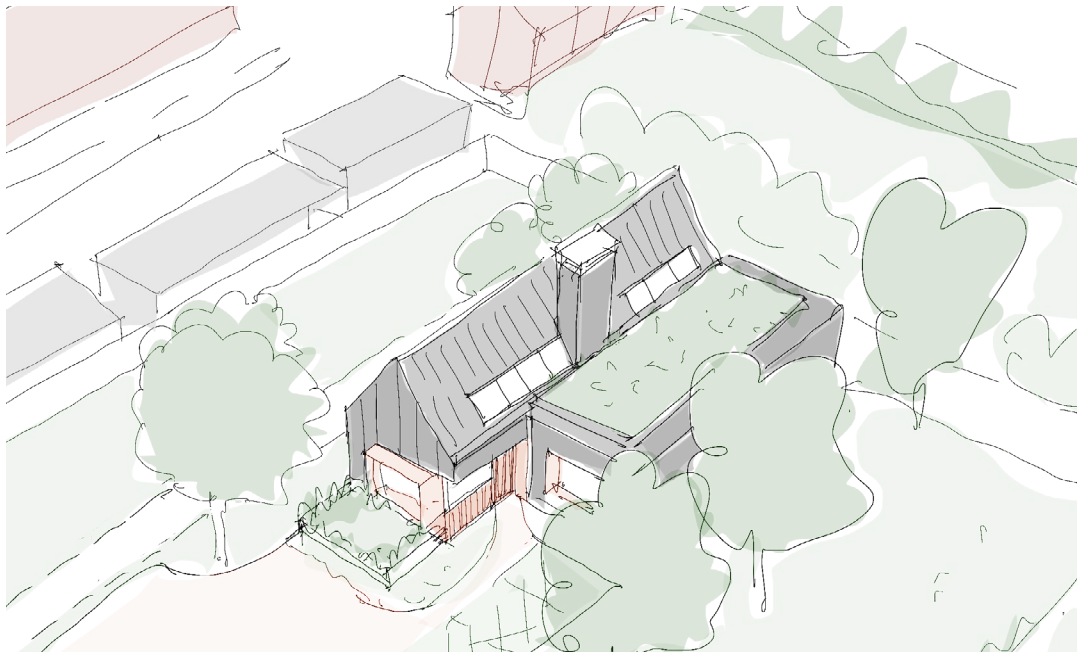
- steep roof pitches forming interesting and varied roof forms
- rhythm of prominent chimneys
- brickwork banding and detailing
- varied material pallets, depending on period of construction



3.4 Material Palette

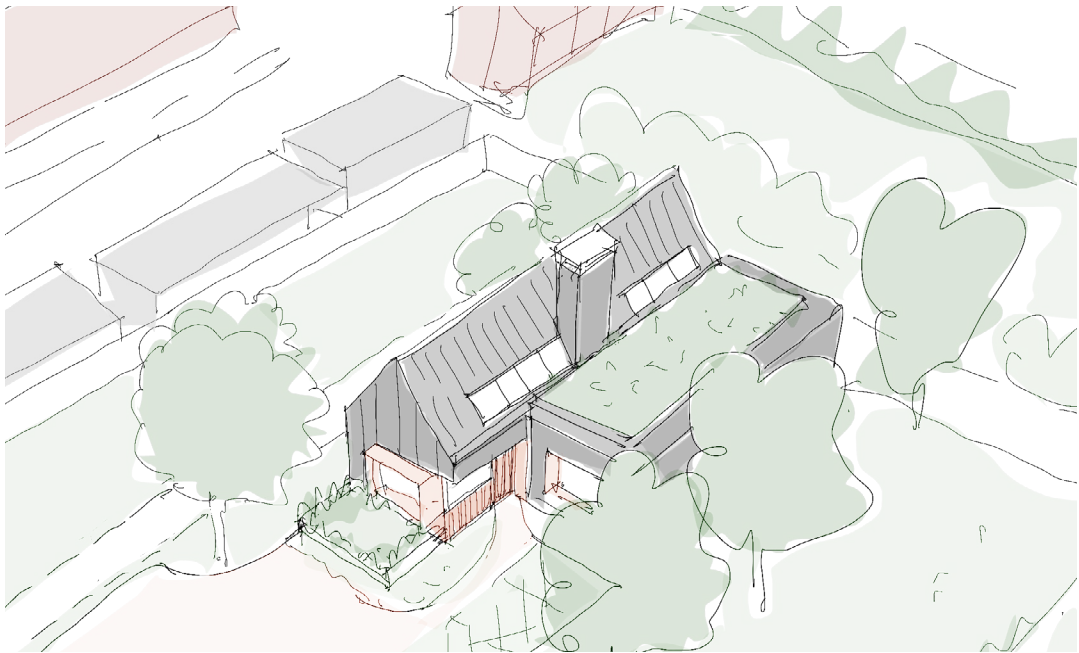


3.5 Sustainability & Energy Strategy



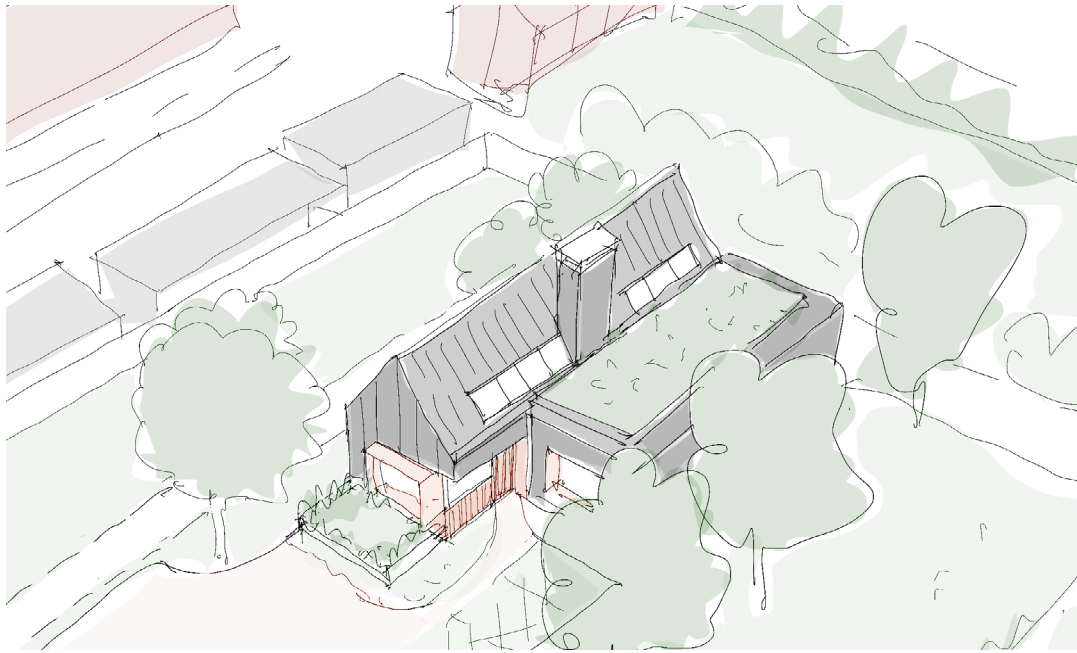
**Fabric-First approach**

Prioritising the thermal efficiency of the building fabric, targeting Passivhaus standard u-values, reduces the demand for energy consumption. Solar gain is utilised through building orientation, with potential for south facing solar cells, and overhung glazing to allow light to enter without glare



**Energy & Heating**

An Air Source Heat Pump will feed an underfloor heating system to efficiently heat the dwellings. There is potential to combine this with solar cells so all the heat and energy demands of the dwellings can be supplied by renewable sources



**Mechanical Ventilation and Heat Recovery**

MVHR supports a healthy internal environment with a continuous flow of fresh air through the building. The heat from stale air is used to warm the incoming flow, conserving energy, before the air is expelled. The system brings a modern function to the chimneys which are characteristic of the area



**Biodiversity & Environment**

The position of the proposal on the site allows for the retention of the three trees and biodiverse native wildflower blankets are proposed to flat roofs. The character along the laneway is preserved with hedgerow planting. Use of permeable SUDS hardstanding

# 4.0 Proposed Drawings

4.1 Proposed plans



Site Plan - Ground Floor As Proposed

- Notes:
- a. New SUDS surfacing (Hoggin or permeable paving) with root protection layers
  - b. Secure bike storage
  - c. New covered porch area
  - d. New hedging/fencing to ownership boundary
  - e. EV charger
  - f. Bin store with green roof
  - k. New Tarmac crossover and kerb edgings - construction to HCC Highways specification
  - l. New land drain at junction with boundary
  - m. New lawn / landscaping - details TBC
  - n. Existing right of access retained
  - o. Kitchen / dining area
  - p. Living room
  - q. Bathroom (accessible)
  - r. Double bedroom
  - s. Sluminium glazing
  - t. Sliding aluminium doors
  - u. Oak front door
  - v. Rooflight, over
  - w. MVHR Chimney
  - x. Wildflower blanket/seedum green
  - y. Corrugated black aluminium or charred timber cladding
  - z. Metal parapet cappings and flashings (black, to match cladding)
  - aa. Brickwork

----- Indicative site boundary

Note: This drawing is copyright

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Information, specification and drawings

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contractor and any discrepancies to be noted ASAP.  
Windows, steelwork, to be site sized.

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Burge End Lane

Job No. 234 Site Plan as Proposed -  
Ground Floor

Stage: Stage 3  
Status: Planning

020

REVISION: Scale 1:100@A1



Suite 4a, 30 Bancroft  
Hitchin, SG5 1LE  
01462 236866  
michael@michaelcollinsarchitects.com  
www.michaelcollinsarchitects.com



- a. New SUDS surfacing (Hoggin or permeable paving) with root protection layers
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Burge End Lane

Stage: Stage 3  
Status: Planning

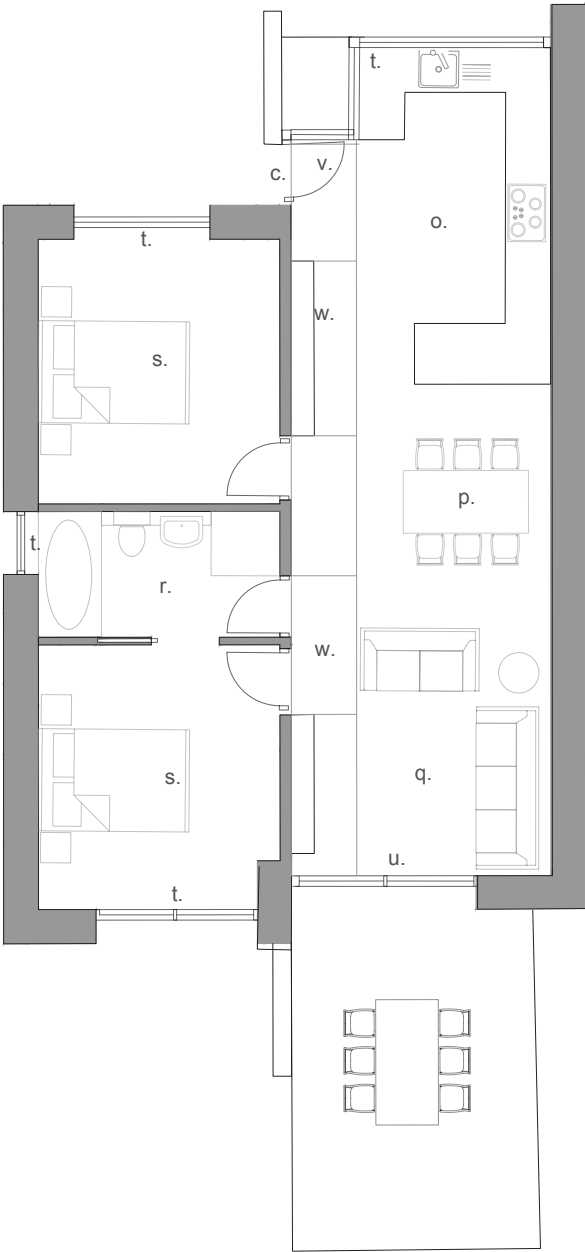
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1:100@A1



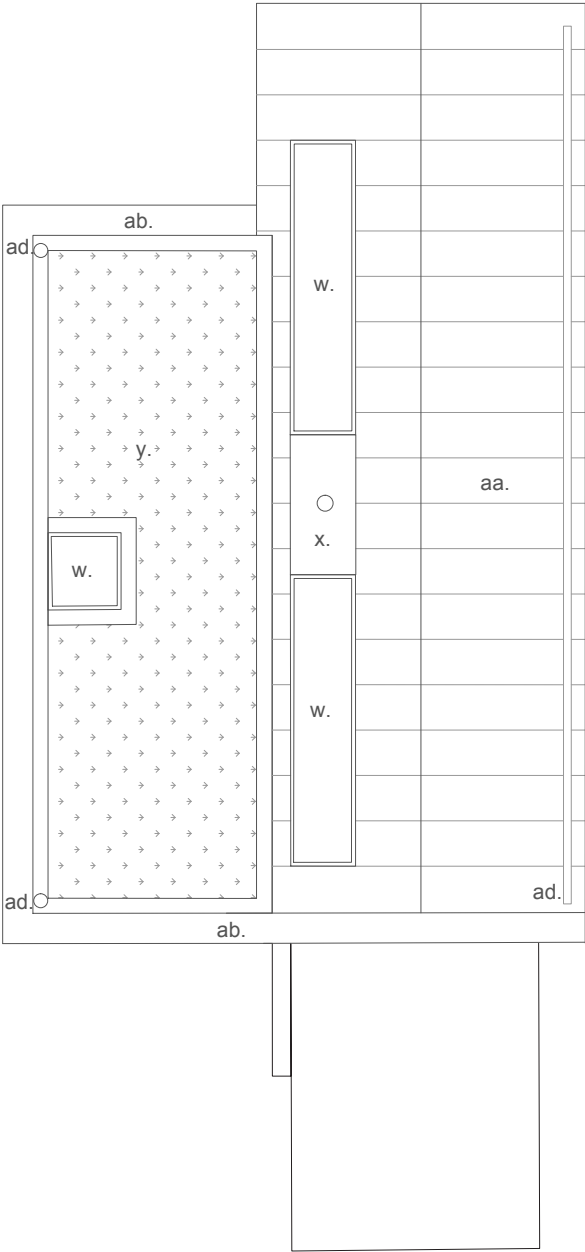
Suite 4a, 30 Bancroft  
Hitchin, SG5 1LE  
01462 236866  
michael@michaelcollinsarchitects.com  
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Ground Floor As Proposed



Roof As Proposed

Notes:

- a. New SUDS surfacing (Hoggin or permeable paving) with root protection layers

b. Secure bike storage

c. New covered porch area

d. New hedging/fencing to ownership boundary

e. EV charger

f. Bin store

k. New Tarmac crossover and kerb edgings - construction to HCC Highways specification

l. New land drain at junction with boundary

m. New lawn / landscaping - details TBC

n. Existing right of access retained

o. Kitchen

p. Dining area

q. Living room
- r. Bathroom (accessible)

s. Double bedroom

t. Aluminium glazing

u. Sliding aluminium doors

v. Timber front door

w. Rooflight, over

x. MVHR Chimney

y. Wildflower blanket/seedum green

z. Corrugated black aluminium or charred timber cladding

aa. Corrugated or standing seam black aluminium roofing

ab. Metal parapet cappings and flashings (black, to match cladding)

ac. Brickwork

ad. Concealed gutter



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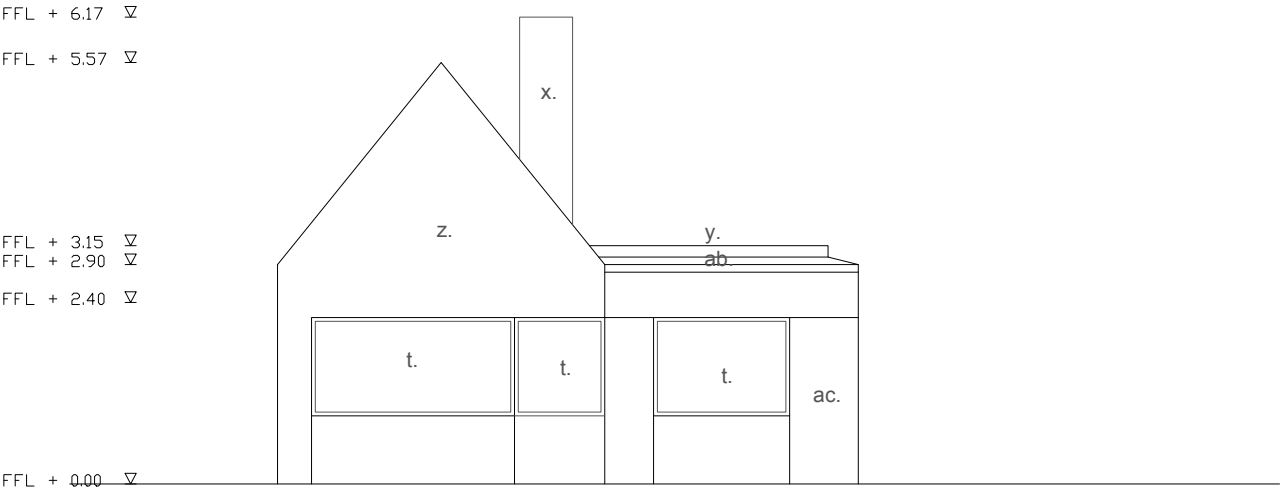
Burge End Lane

Job No. 234 Plans as proposed

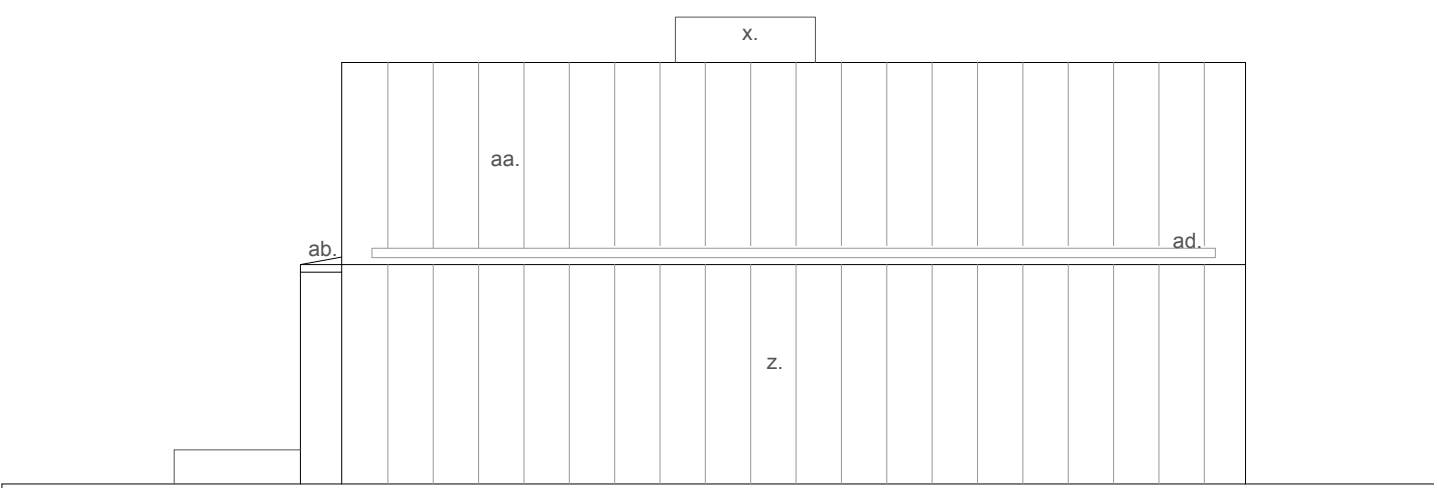
Stage: Stage 3  
Status: Planning

022

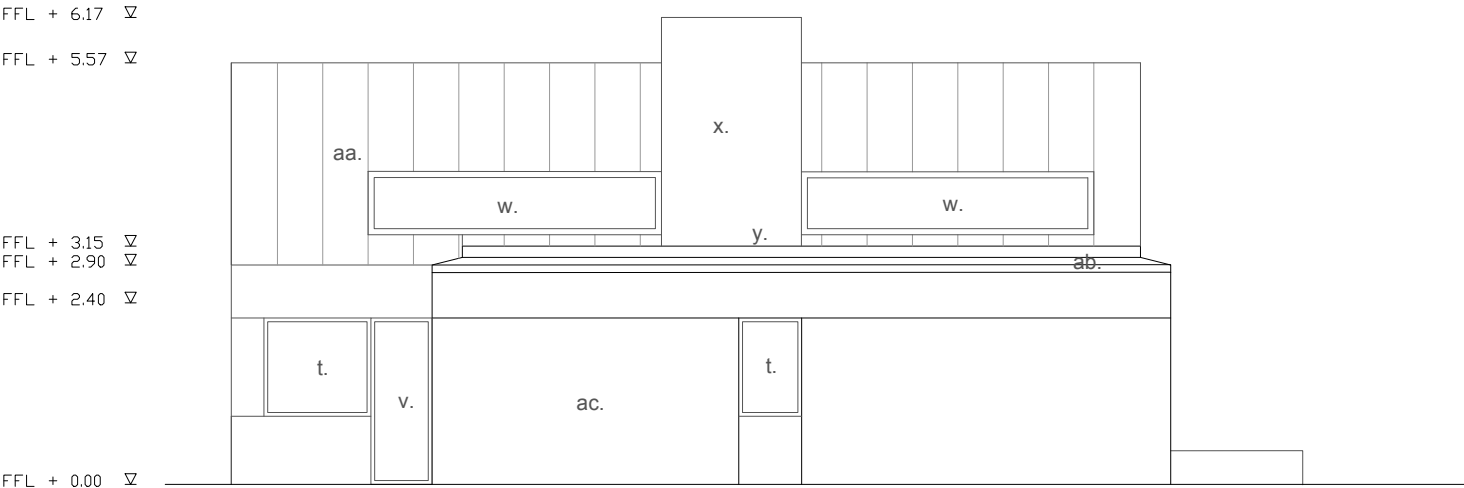
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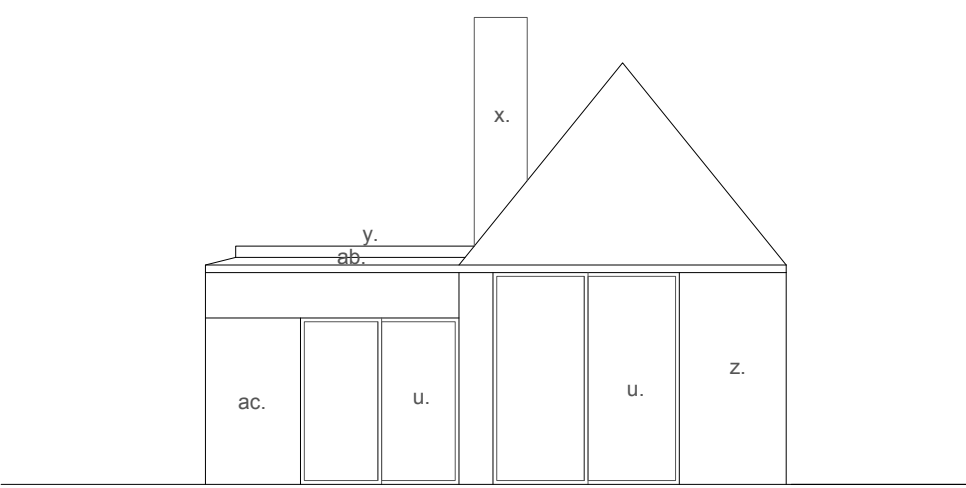
East (front) elevation



North elevation



South elevation



West (rear) elevation

Notes:

- a. New SUDS surfacing (Hoggin or permeable paving) with root protection layers

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c. New covered porch area

d. New hedging/fencing to ownership boundary

e. EV charger

f. Bin store

k. New Tarmac crossover and kerb edgings - construction to HCC Highways specification

l. New land drain at junction with boundary

m. New lawn / landscaping - details TBC

n. Existing right of access retained

o. Kitchen

p. Dining area

q. Living room
- r. Bathroom (accessible)

s. Double bedroom

t. Aluminium glazing

u. Sliding aluminium doors

v. Timber front door

w. Rooflight

x. MVHR Chimney

y. Wildflower blanket/seedum green

z. Corrugated black aluminium or charred timber cladding

aa. Corrugated or standing seam black aluminium roofing

ab. Metal parapet cappings and flashings (black, to match cladding)

ac. Brickwork

ad. Concealed gutter



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Burge End Lane

234 Elevations as proposed

Stage: Stage 3  
Status: Planning

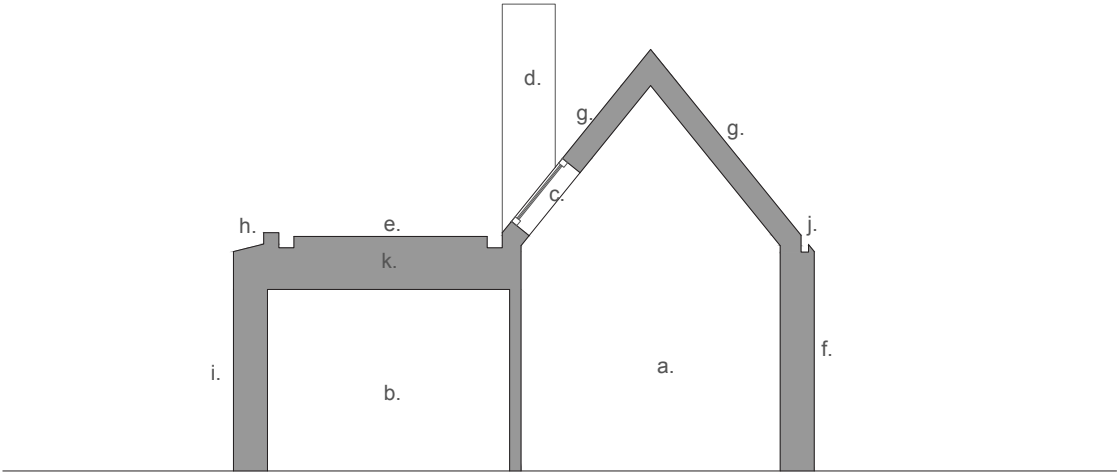
023

REVISION: Scale 1:50@A1

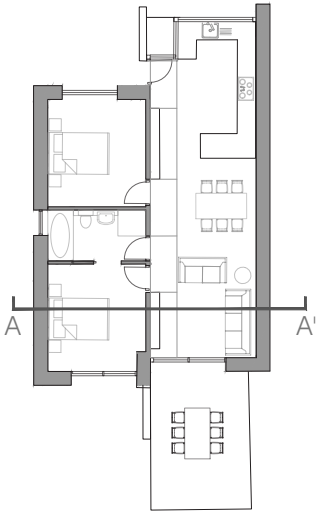
FFL + 6.17  ↗  
FFL + 5.57  ↗

FFL + 3.15  ↗  
FFL + 2.90  ↗  
FFL + 2.40  ↗

FFL + 0.00  ↗



Section A-A'



Notes:

- a. Living room
- b. Double bedroom
- c. Rooflight
- d. MVHR Chimney
- e. Wildflower blanket/seedum green
- f. Corrugated black aluminium or charred timber cladding
- g. Corrugated or standing seam black aluminium roofing
- h. Metal parapet cappings and flashings (black, to match cladding)
- i. Brickwork
- j. Concealed gutter
- k. Services zone



Suite 4a, 30 Bancroft  
Hitchin, SG5 1LE  
01462 296866  
michael@michaelcollinsarchitects.com  
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Burge End Lane

234 Sections as proposed

Stage: Stage 3  
Status: Planning

024

REVISION: Scale  
1:50@A1

# 5.0 Visualisations

## 5.2 Laneway View



## 5.2 Laneway View



# 6.0 Relevent Matters

6.1 Ecology / environmental strategy

Access

The proposal includes an expanded crossover and incorporates a parking area with turning circle. The pedestrian right of access to the south side of the site is preserved.

Waste

A new covered bin store is proposed adjacent to the parking area.

Environment

This report includes an ecological survey, which suggests that no protected species were found on site, nor were any potential roosting features for bats. For more detail, please refer to the report by the ecological consultant. The local authority is to advise if further surveys are required.

Habitat

The proposal will increase the area of built footprint/hardstanding on the site. Offset measures will include a biodiverse native blanket wildflower roof. A biodiversity net gain calculation is to follow.

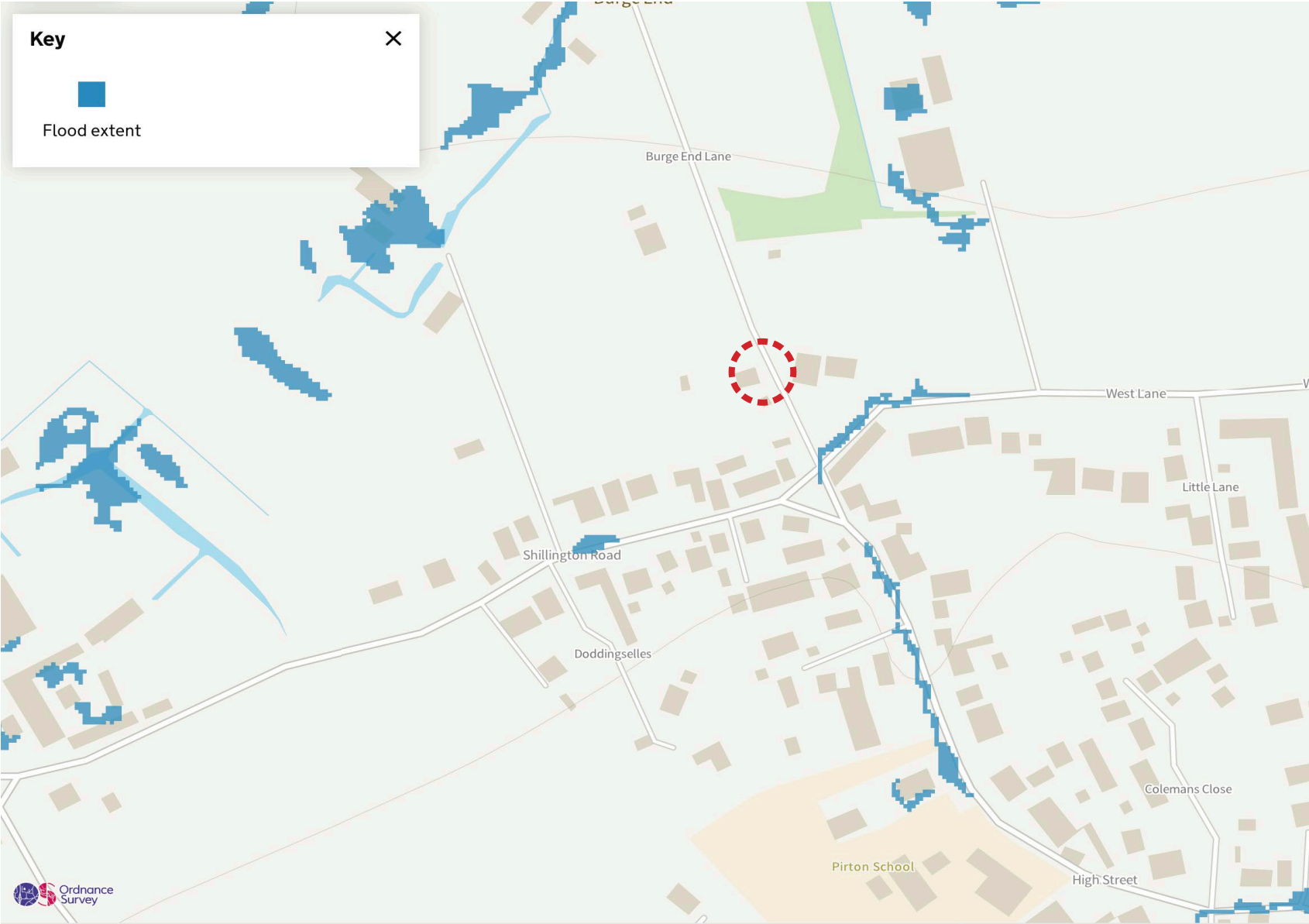
Contamination

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.

6.2 Flood risk

The site is situated within Flood Zone 1 from rivers and other waterways. The site is not identified as being in close proximity to an area with a high risk of damage to surface flooding. The local authority is to provide guidance on the necessity for further flood risk assessments.

A SuDS is proposed to the new driveway area to reduced run-off from new areas of building and hardstanding.



Surface water 1:1000 likelihood flooding (C) Crown Copyright

 Application site

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

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](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

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](#)

Other flood risks

[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.



Second floor, 99 Bancroft  
Hitchin, SG5 1NQ

01462 236866

[info@michaelcollinsarchitects.com](mailto:info@michaelcollinsarchitects.com)  
[www.michaelcollinsarchitects.com](http://www.michaelcollinsarchitects.com)