

Design & Access Statement

1 Spinney Close

2602.da statement

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June 2026



1.0 Introduction

- 1.1 The proposed scheme is for the demolition of the conservatory, the replacement of the porch, the replacement of the single-storey oriel bay with a two-storey one, and the addition of a side single-storey extension to 1 Spinney Close.



aerial views of Spinney Close

2.0 Physical Context

2.1 Surrounding Area:

Spinney Close is located off Giron Close, in turn off Wymondley Road, on the east side of Hitchin. The section of Wymondley Road to the south has a three-storey block of flats and semi-detached and detached two-storey houses. The section of Giron Close to the north and east has detached and terraced two-storey houses. Spinney Close is a short cul-de-sac with three detached, two-storey houses located in the middle of plots. Generally, the surrounding buildings have brickwork and rendered masonry walls and concrete tile covered double-pitched roofs. The majority of the houses have been altered and extended over time, with a variety of front, rear, and side, one and two-storey extensions, with mono and double-pitched and flat roofs.



aerial views of Spinney Close

1 Spinney Close is located on a fairly level site bounded to the north-east by 3 - 7 Giron Close, to the south-east by 2 Giron Close, to the south-west by the road, and to the north-east by 2 Spinney Close.



2 & 3 Spinney Close



1 Spinney Close

2.2 Existing House:

The existing house is in the middle of the plot and is a detached, south-east facing, c. 12 m wide x 6 m deep, two-storey, c. 1980s building.

Externally, the house has a double-pitched roof, with an open porch and oriel bay window on the front elevation, both with mono-pitched roofs. A PVC-framed conservatory has been added at the rear, but this blocks the natural light in the living and dining rooms; blocks views to, and connection with the back garden from these rooms; sits in the middle of and dominates the back garden; and shades the natural light to the kitchen and patio. The house is constructed with red stretcher bond brickwork cavity walls, timber roof trusses covered with brown concrete Roman roof tiling, and PVC-framed windows.



front views



Internally, the house is arranged around a stairway, parallel to the front elevation. On the ground floor is a hallway, kitchen, utility room, WC living room, and dining room. On the first floor are four bedrooms, a bathroom, and a shower room.



rear views

There is a double garage to the east of the site, angled in plan to the house, with four steps up from the garage to the house, and a double-pitched roof. Part of the garage has been converted to a home office.



garage & north-east side views

The garden to the front and south-west side is open and is mainly paved driveway and lawn. The garden to the rear and north-east side is enclosed by fencing.

3.0 Social Context

- 3.1 All of the properties in Girons Close and Spinney Closes are houses used as family homes. The applicants will use the property as their main family home. The applicants require additional space for family life, working from home and to improve the connection between the house and the garden.

4.0 Planning Context

- 4.1 The property is in North Hertfordshire Council (NHC), and there are no Article 4 Directions on the property removing Permitted Development rights. The proposed scheme does not meet all of the requirements to be Permitted Development, so will require Planning Permission.

- 4.2 Planning policy:

The proposed scheme will be considered in relation to Planning policies in the Ministry of Housing, Communities, & Local Government's (MHCLG) National Planning Policy Framework (NPPF), December 2024; NHC's North Hertfordshire Local Plan 2011, November 2022 (NHLP); NHC's Design Supplementary Planning Document, July 2011 (SPD); and NHC's Sustainability SPD, September 2024 (SPD).

- 4.3 Planning history:

There is no Planning history for the property since it was constructed.

- 4.4 Local Planning History:

There have been a few Planning Permissions for neighbouring 3 Spinney Close, including the following:

- The addition of a rear single-storey extension was granted Planning Permission, refs. 24/01714/NCS on 17th September 2024 and 24/01701/LDCP on 30th August 2024.
- The addition of a two-storey and first floor extension to 3 Spinney Close was granted Planning permission, ref. 88/0151/1 on 7th November 1988.

- 4.5 The property is in an area with a very low probability of flooding.

- 4.6 There is a tree in the back garden of 5 Giron Close to the north of the site, though it is not close enough to the proposed extension for them to affect each other.

5.0 Proposed Scheme

- 5.1 The proposed scheme is for the demolition of the conservatory, the replacement of the porch, the replacement of the oriel bay with a two-storey one, and the addition of a side single-storey extension to the existing house. The demolition of the conservatory improves the natural light, views to and connection with the garden, and the use of the garden itself. The proposed porch, bay, and extension are designed to be read as three separate elements which are subservient to the existing house, and all constructed with a lighter red brickwork walls and zinc/galvanised steel sheet roofing to differentiate the 1980s building fabric from new.

5.2 Proposed porch:

The proposed porch will re-use the foundations and have the same footprint as the existing open porch, with a mono-pitched roof cantilevered over the external landing to shelter the front door. Internally, the porch will create a lobby between outside and in and space for storing shoes and coats.

5.3 Proposed bay:

The proposed bay will have a similar footprint to the existing oriel bay, but will extend down to ground floor level and up to first floor level, with a flat roof tucked in below the existing eaves gutter fascia board to maintain the existing eaves line. Internally, the bay will create a built-in window seat in the living room and a built-in desk in the office on the first floor.

5.4 Side extension:

The proposed side extension is angled in plan to match the garage and site boundary to create a 7 m² (gross external area (GEA)) stepped glazed link between the garage and the house on one side, and a 19 m² (GEA) open plan kitchen/dining area with a cranked window/glazed door to embrace the garden on the other. The kitchen/dining area will have a mono-pitched roof, open from below, to direct views to the garden, and the glazed link will have a flat roof to simply resolve the differences in angles and levels of the house and garage. Part of the garage will be converted to a shower room, so that the office can be used as a guest bedroom and the garage can be used as a gym/bike workshop.

5.5 Doors & windows:

Existing and proposed doors and windows will be painted narrow profile aluminium/timber-framed double-glazed.

5.6 Sustainability:

The proposed scheme includes improving the thermal performance of the existing building with the replacement of the ground floor polystyrene insulation boards with higher performance PIR ones; the addition of insulated plasterboard linings to the external walls; the replacement of the spray foam loft insulation with insulation boards between and below the timber rafters; the replacement of the gas-fired boiler with a more efficient one; the replacement of radiators with underfloor heating; and re-wiring the lighting & electrical system, with a more efficient control system.

6.0 Access:

6.1 Access to/from the front of the property by foot and by car will remain unaltered.

7.0 Summary:

7.1 The proposed scheme aims to meet the objectives of Planning Policy. The proposed scheme will not affect the daylight, sunlight, privacy, and amenity of the neighbouring properties. Subsequently, we hope that the proposed scheme will be granted Planning Permission.