



95 Bearton Road, Hitchin SG5 1UP

Ground & First Floor Rear Extension and Internal Reconfiguration

Proposed Amendments to Consented Scheme

Planning History

In 1989 this 1950s property was extended to the flank and rear to provide a fourth bedroom and an enlarged kitchen. In 2022 a further refused planning application : **22/02922/FPH** sought consent for the addition of a dormered roof extension along with substantial rear extensions.

A subsequent application **23/00845/FPH** was approved in July of 2023. This application was further revised in November 2023 with the approval of application **23/02194/FPH** which sought consent for stylistic changes to the front elevation.

Detailed design for the scheme is now underway and it has become clear that certain aspects of the design will need to be altered in order to rationalise the detailing and construction of the roof and single storey rear extension.



The Modified Proposals

1. The Pitch and Height of the Main Roof

The existing roof has a pitch of 33 degrees which is visually quite shallow - especially in comparison with properties to the west which, with the exception of No.94, have roof pitches of around 45 degrees.

Numbers 88-93 and 101-104 Bearton Road which are all designed in the Arts & Crafts style have an overall ridge height in the range of 8m - 8.2m.

No.s 94-100 which were built in the austere post war 1950s have lower roof pitches and consequently lower ridge heights - in the range of 7.1m - 7.2m

In order to simplify the detailing of the structure and of key roof junctions it has been advised that the pitch of the main roof should be matched to the pitches of the gables.

The approved scheme has gable pitches of 40 degrees intersecting with the existing 33 degree roof and we propose to match all the pitches to an angle of 37 degrees in order to simplify detailing and structure.

This would add 750mm to the upper ridge height of the proposals and would bring the overall height to 8m. This would be in line with or slightly lower than all other properties in the street with the exception of the five 1950s era buildings.

We note that in the Officer's Report for the refused planning application : **22/02922/FPH** which sought an increase in ridge height to 8.2m the report concluded :

The proposal would firstly increase the height of the existing dwelling by approx. 1.1m, from 7.1m to 8.2m. This would be higher than Nos. 94 to 100 Bearton Road, which are all of a similar height and design with similar front gables.

This part of Bearton Road is however comprised of dwellings that are of a variety of designs and heights, with Nos.88 to 93 and 101 to 104b appearing higher than Nos. 94 to 100. Nos. 90 to 93 are 8m high, Nos. 88 and 89 are 8.9m high, and Nos. 101 to 104b are considered to be approx 8m high or close to it.

4.3.4 The proposed 8.2m height increase would therefore be similar or less than most other dwellings on this side of this part of Bearton Road, and in this respect is not considered out of character.

It is acknowledged that the proposed height would be out of character with Nos. 94 to 100, however this is not considered harmful as these dwellings are viewed in the context of the other nearby higher dwellings in what is a mixed street scene. The proposed height increase in isolation is not considered out of character.

2. The Internal Ceiling Heights

This property along with its immediate neighbours was constructed during the 1950s when post-war rationing was still in place, and the ceiling heights are consequently fairly low. In the bedrooms on the first floor the ceiling heights are 2.4m and the eaves intrude into the ceilings at front and rear, resulting in an uncomfortable chamfer over the heads of the windows.

Our client wishes to raise the eaves height by a further 250mm in order to allow for a 2.6m ceiling height at ground floor and a consistent 2.5m ceiling height in the first floor.

This rationalization of the eaves line around the building will further simplify the design of guttering and roof drainage so as to reduce visual clutter.

3. The Profile of the Rear Facade at Ground Floor Level

Our client wishes to straighten the raked profile of the rear ground floor facade in order to simplify the engineering detailing and to give more privacy from the adjacent street toward which it is currently angled.

This will have no effect upon the flank length of the extension adjacent to the sensitive boundary with No.94, however we anticipate an increase in projection of 1m for the eastern flank facing Bearton Green.

As this flank is set back behind the boundary fence we do not anticipate there should be any significant effect upon the sense of bulk of the proposals as a result.

In Conclusion

We believe these comparatively minor modifications to the proposals will result in a better proportioned and more rationally detailed structure for the building.

The replacement roof will be brought up to contemporary standards of construction and insulation. The improved internal ceiling heights and elimination of the chamfered ceiling profiles will serve to further improve the quality of this family home.

The straightened rear facade will improve privacy for the occupants as well as eliminating awkward structural and detailing issues that were implicit in the original proposal.

In summary we believe the modified proposals to be a better contextual fit for the overall streetscape of Bearton Road than the austerity era 1950s dwelling it is to replace.