



15 The Chilterns

August 2025
Design and Access Statement



Copyright: distribution subject to agreement and terms of the appointment

- 1.0 Summary and building use
- 1.1 Site photographs
- 1.2 Building use
- 1.3 Character appraisal

2.0 Existing Plans

- 3.0 The Proposed Design
- 3.1 Our response to the setting
- 3.2 Design Intent
- 3.3 Design Principles
- 3.4 Proposed Materials
- 3.5 Plans as Proposed
- 3.6 Elevations as proposed
- 3.7 Visualisations

This statement, in accordance with the guidance, will:

1./ Demonstrate how the proposals relate to the site context, and the impacts upon it

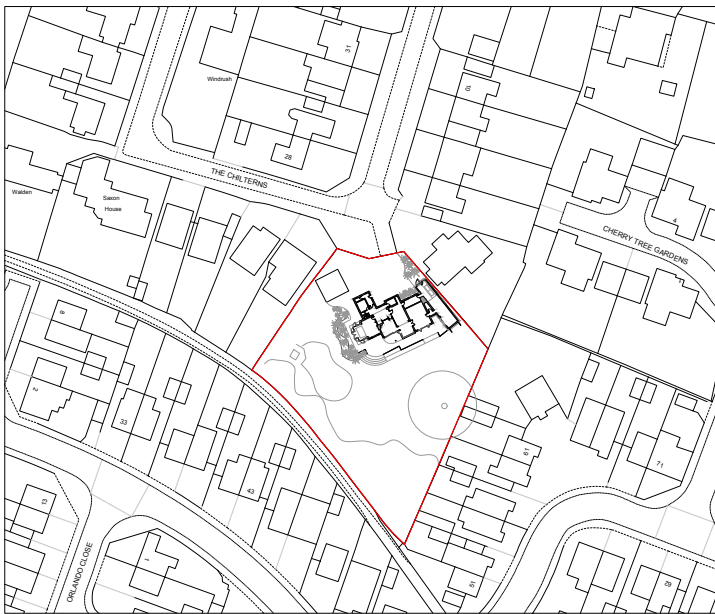
2./ Explain the design principles and concepts and how they are applied to the proposals, including taking into account the local planning guidance and mitigating measures to minimise effects upon neighboring amenity and heritage assets.

The content of this statement is proportionate to the scale, complexity and nature of the application. It will tell the story by explaining the design thinking behind the proposal and how issues relating to access have been addressed using images, plans and diagrams to supplement the text.

1.0 Summary

This application relates to NR 15 The Chilterns Hitchin,

The description of the proposal is:
Demolition of existing extentions, and the erection of two new bay window extensions including the associated internal remodeling. The installation of new aluclad windows throughout the property, and the coverion of the existing garage into a new artists studio.



0 100m
Location plan scale 1:1250



Michael Collins Architects

1.1 Site Photographs



View of the existing garage



View of the existing south west elevation



View of the existing south east elevation



View of the front porch and entrance



View of the rear studio area



View over the existing kitchen lantern roof



- Illustrative of construction planning applications of various types over the last 2 years
- Site

1.0 Relevant policies

Policy D1

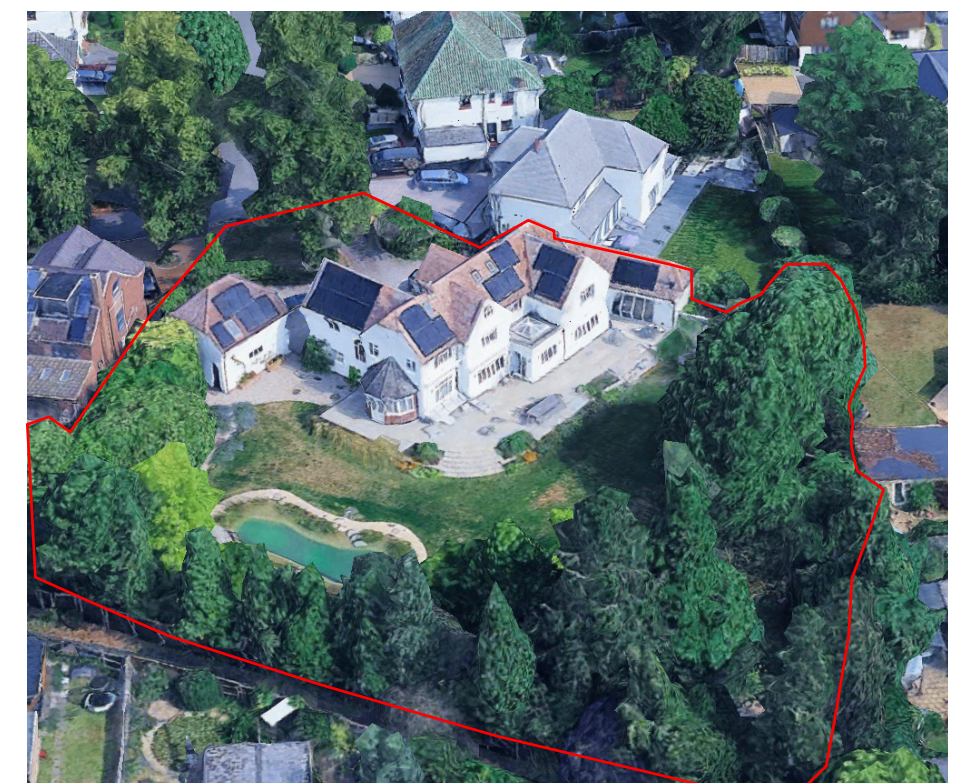
- i. Respond positively to the site's local context;

Policy D2

- i. The extension is sympathetic to the existing house in height, form, proportions, roof type, window details
- ii. extensions do not dominate adjoining properties and:
- iii. It is well related to the floor levels of adjoining properties,
- iv. There is an appropriate distance between the proposed extension and the windows of the adjoining properties
- vi. Spacing between buildings ensures there is no harm to the character and appearance of the streetscene.

Policy HE1

Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.



1.2 Building Use

15 The Chilterns is an interwar residential development

1.3 Character Appraisal

The site is nearby the NHDC Hitchin Character Area 5: The Avenue, Highbury Road, Wymondley Road, but does not sit within it.

The property is similar in its appearance to its adjoining neighbours. Materials and elements of composition are contemporary with the properties within The Chilterns and analagous to properties along Chiltern road and The Avenue in so far as they are of an eclectic composition and vary in a number of aspects (see adjacent photographs):

- a. 37 Wymondley Road - Rationalised windows and copper roofing
- b. 3a/b The Avenue - Timber cladding
- c. 3c/d The Avenue - Rationalised window appearance
- d.39 Wymondley Road - Copper roofing and side archway
- e. 31 Wymondley Road - arched detailing
- f. 22 The Chilterns - copper roofing and white render



a.



b.



c.



d.



e.

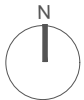


f.

2.0 Existing Plans



- Notes:
- a. 15 The Chilterns as existing
 - b. Gravel driveway front drive
 - c. Two storey garage
 - d. Natural Swimming pond
 - e. Large cedar tree



Note: This drawing is copyright

Michael Collins Architect LLP

Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
01462 238866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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.

15 The Chilterns

Job No.
196 Site plan as proposed

Stage: Stage 3
Status: Planning

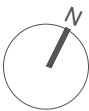
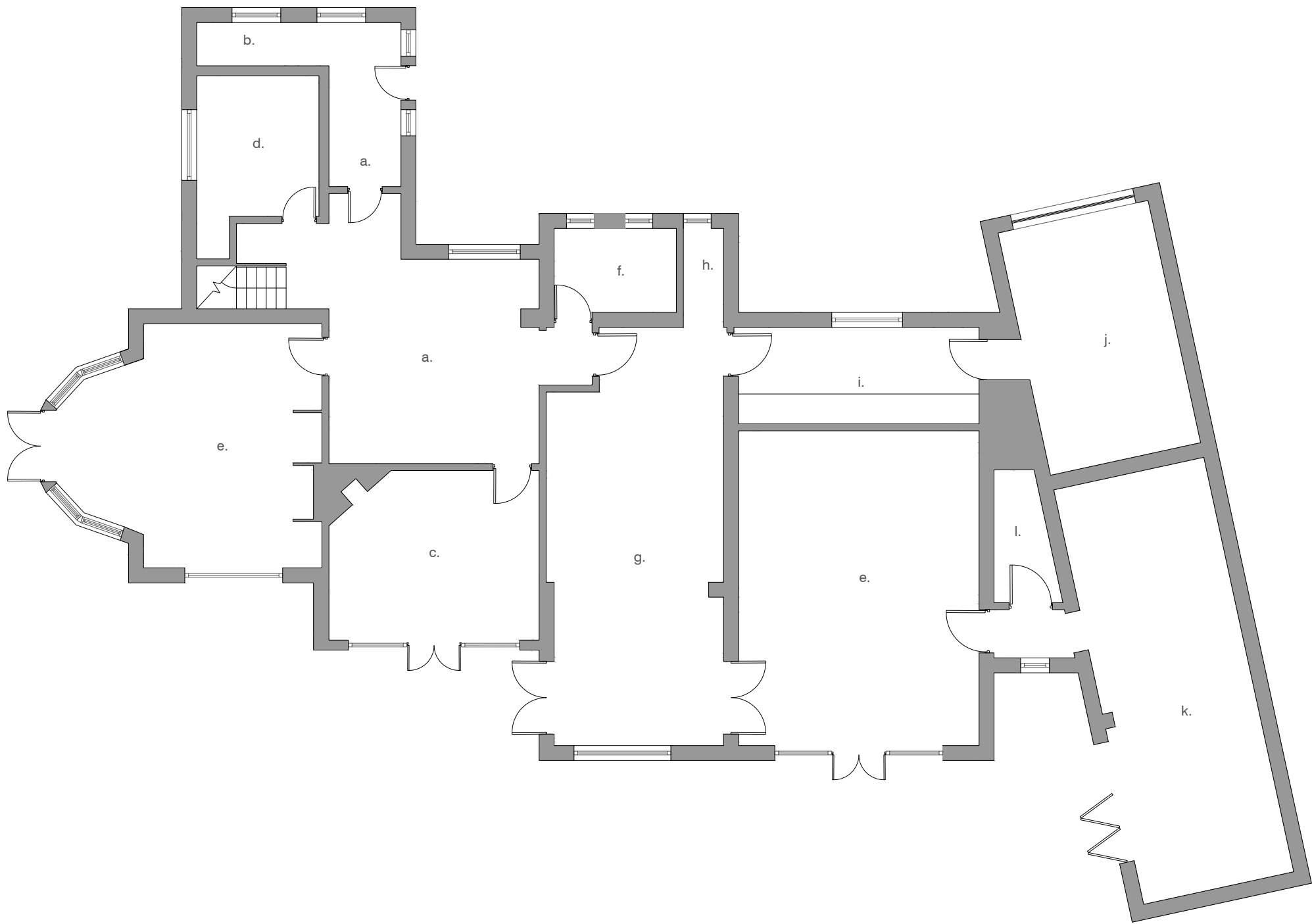
002

REVISION: Scale
1:200@A1



Notes:

- a. Entrance lobby
- b. Existing WC
- c. Existing dining room
- d. Existing study
- e. Existing living room
- f. Existing bathroom
- g. Existing kitchen
- h. Existing dog bed area
- i. Existing utility
- j. Existing garage
- k. Existing art studio
- l. Existing storage



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

Note: This drawing is copyright

Note: This drawing is not a deed plan.

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.

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

Refer to Survey Solutions plans for boundary position.

Michael Collins Architect LLP

15 The Chilterns

Job No.
196 Ground Floor
as Existing

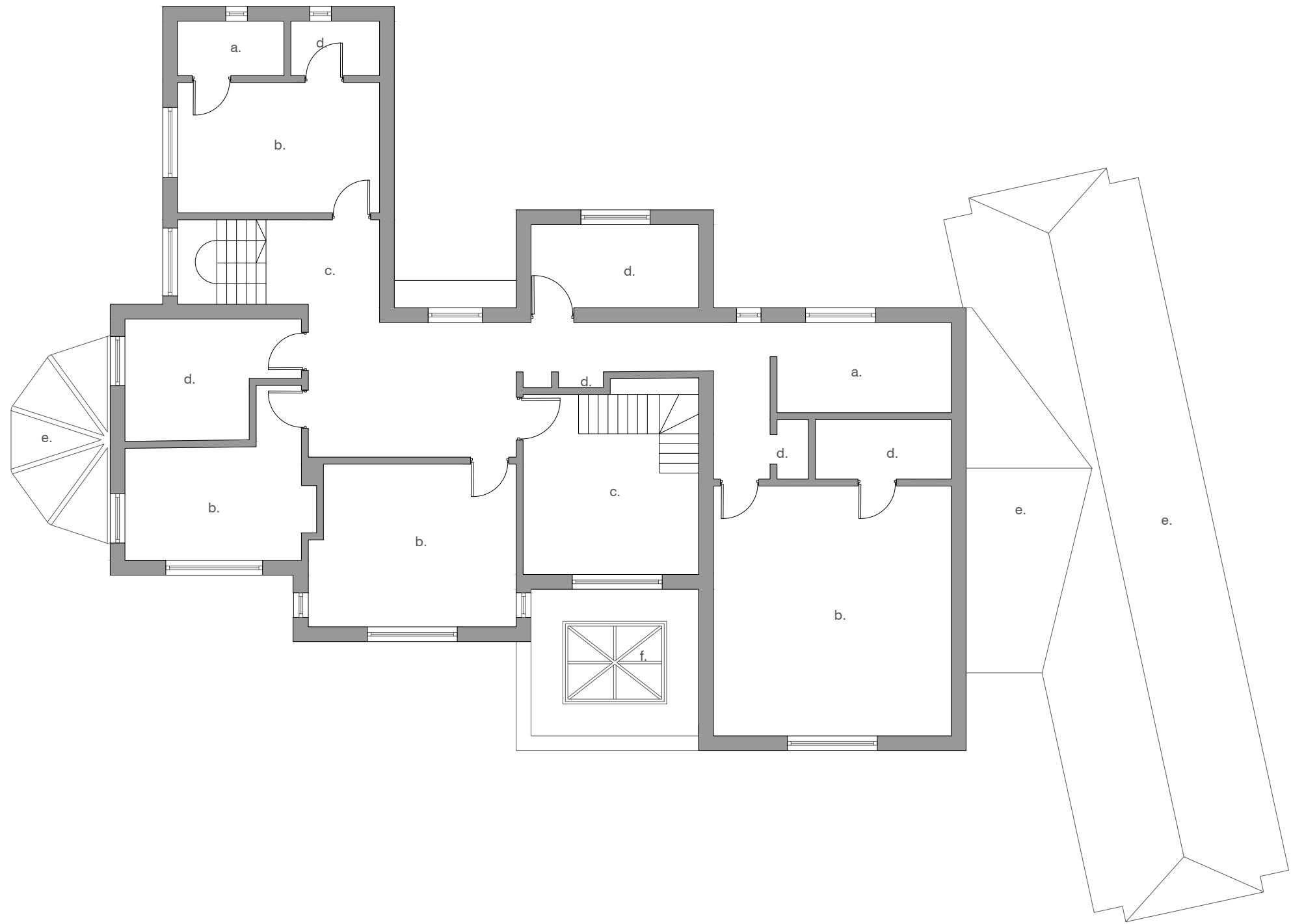
Stage: 3
Status: Planning

010

REVISION: A Scale: 1:50@A1

Notes:

- a. Existing bathroom
- b. Existing bedroom
- c. Existing landing
- d. Existing storage
- e. Existing roof
- f. Existing lantern roof



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

Note: This drawing is copyright

Note: This drawing is not a deed plan.

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.

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

Refer to Survey Solutions plans for boundary position.

Michael Collins Architect LLP

15 The Chilterns

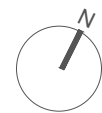
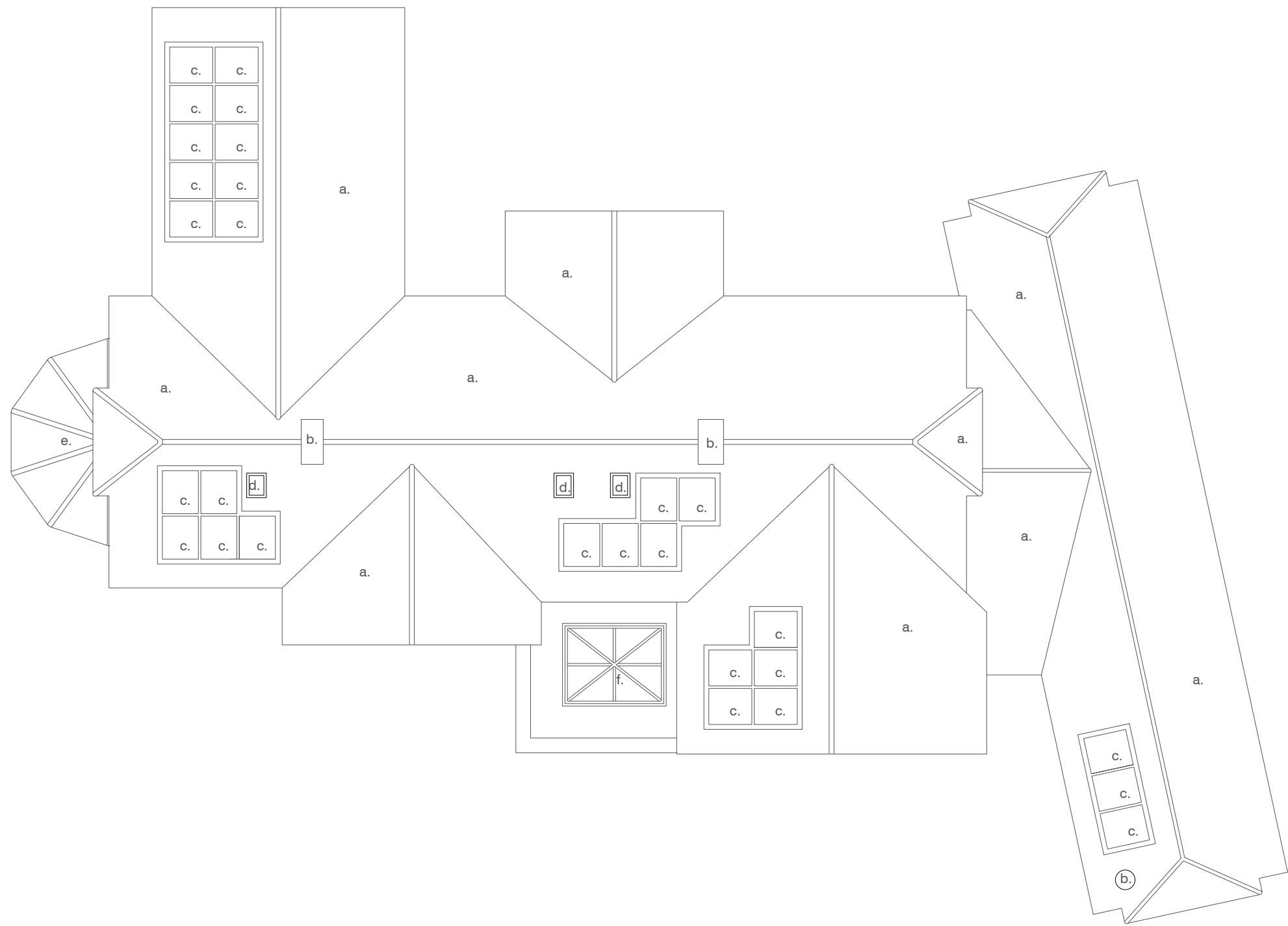
Job No. 196 First Floor
as Existing

Stage: 3
Status: Planning

011

REVISION: a Scale 1:50@A1

- Notes:
- a. Existing brown concrete tiled roof
 - b. Existing Chimney
 - c. Existing Solar Panels
 - d. Existing Rooflight
 - e. Existing Extension Roof
 - f. Existing Kitchen lantern rooflight



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

Note: This drawing is copyright

Note: This drawing is not a deed plan.

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.

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

Refer to Survey Solutions plans for boundary position.

Michael Collins Architect LLP

15 The Chilterns
Job No. 196 Roof as existing
Stage: 3
Status: Planning

012

REVISION: a Scale 1:50@A1

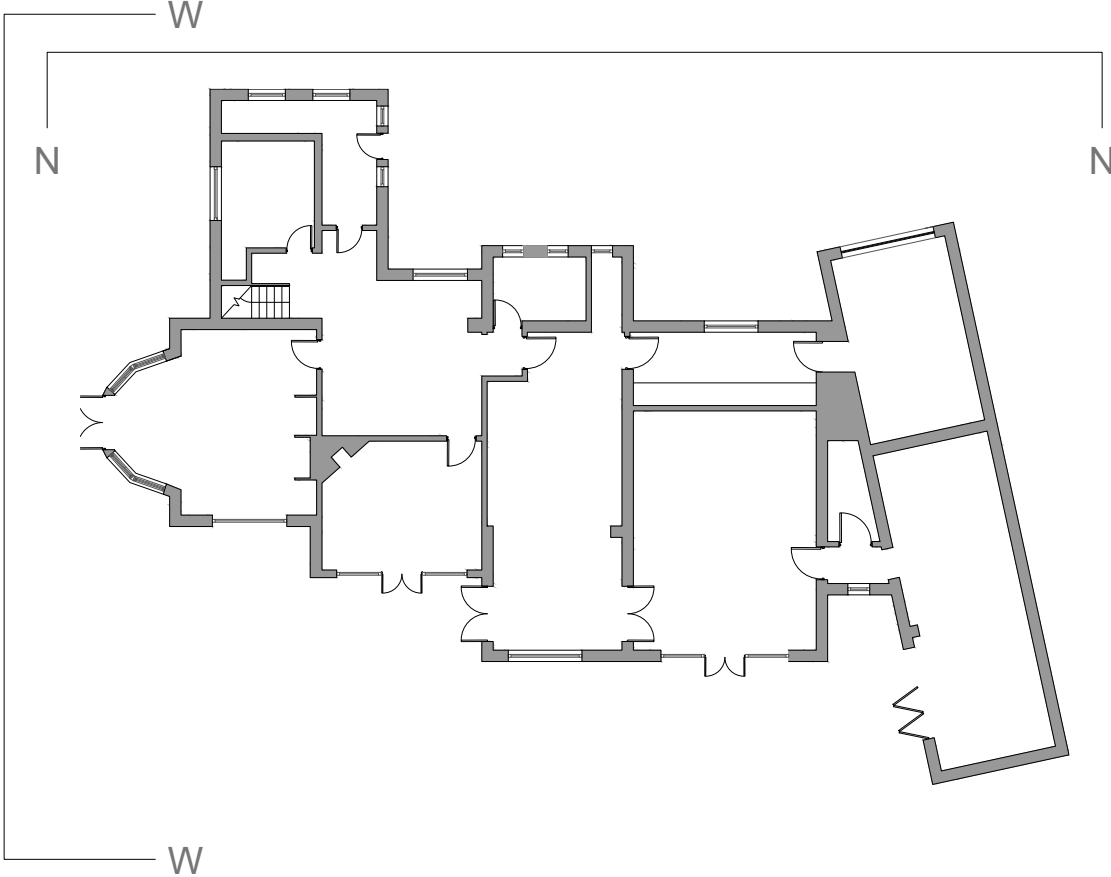


- a. White render to be made good
- b. Brown concrete tiled roof
- c. Red brick
- d. Existing faux-crittall white PVC windows
- e. Existing garage entrance
- f. Existing side extension
- g. Existing white PVC patio doors
- h. Existing white PVC folding doors
- i. Existing solar panels
- j. Existing rooflight
- k. Existing chimney
- l. Extendable canopy in poor condition
- m. Existing kitchen lantern rooflight in poor condition

Front (N) elevation as existing



Side (W) elevation as existing



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

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.

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

Michael Collins Architect LLP

15 The Chilterns

Job No. 196 Existing Elevations
N & W

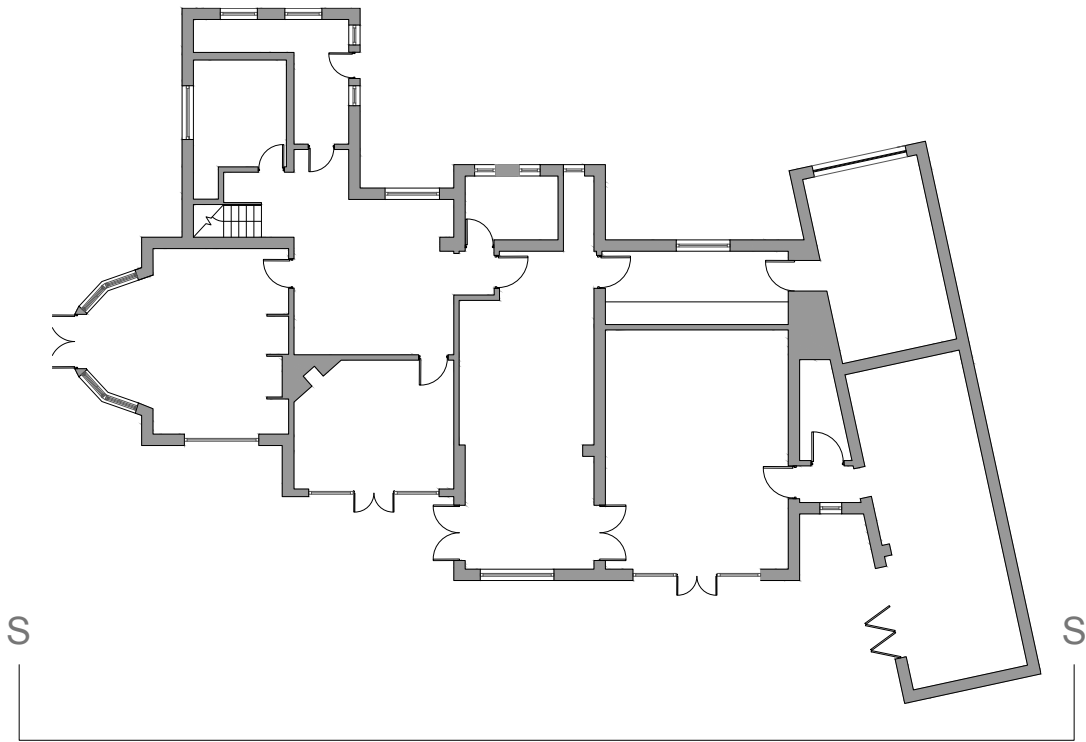
Stage: 3
Status: Planning

015

REVISION: A Scale: 1:50@A1



Back (S) elevation as existing



Note: This drawing is copyright

Michael Collins Architect LLP

Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

15 The Chilterns

Job No. 196 Existing Elevation S

Stage: 3
Status: Planning

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

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.

REVISION: A Scale 1:50@A1



016

3.0 Proposed Plans

3.1 Our response to the setting :

The existing property was constructed in the late 1920s, and sits just outside the conservation area. Preceding this, in the late C19th the nearby roads of The Avenue, Chiltern Road and Wymondley road were developed from open fields into large semi detached properties for a growing middle class in Hitchin following the development of the commuter railway line. These were generic in form and composition, and typical of late Victorian early Edwardian residential architecture. The surrounding plots were developed over the subsequent 30 years with larger houses in a more eclectic range of styles. There is evidence of distinguishing additions and alterations to these earlier properties during the earlier and later parts of the last Century.

- The proposed alterations to 15 The Chilterns are part of a sympathetic strategy of modern intervention with minimal footprint increase, in an exemplary and well crafted manner.
- This work aims to upgrade the existing property beyond energy standards, improve internal layout, and enhance the rear of the property in a manner fitting of the surrounding properties.
- The proposals respect the history of craftsmanship associated with the nearby conservation area in a contemporary manner. The proposals make use materials such as copper, timber, and proportions to make reference to the context in a progressive contemporary manner referencing the fenestration, and detailing but avoiding the use of pastiche styles to amplify the positive features of the arts and crafts influence on the house.

3.2 Design intent:

- The existing property was developed in a piecemeal fashion over the C20th, with front and rear bays added. The result is a confused internal configuration which we aim to rationalise in a series of sensitive interventions.
- The alterations optimise the southern exposure of the rear facade as well as celebrating views of the grand existing rear cedar tree and natural pool, and bringing natural light to the internal spaces.
- The form of the kitchen alteration mirrors the existing arched windows, as well as the clear datum lines of the existing property, and provides increased shading to the solar trap area at the rear, softened by curves.
- The garage development into an art studio will better link it to the living space of the house, whilst making minimal intervention to its existing form.
- The use of weathered copper to clad the rear extension echoes the surrounding copper rooftops, bringing the development more in line with its neighbours while avoiding a pastiche mimicry of the nearby conservation area.
- New windows are Aluclad and split into sections to align with the proportions of the property. Aluminium windows of a modern style have been used elsewhere within this context, and the proposed windows are in a tone that references the proposed weathered copper and existing brown concrete roof, while having a soft internal timber appearance to amplify the craftsmanship of the build.



1920



1930



1970

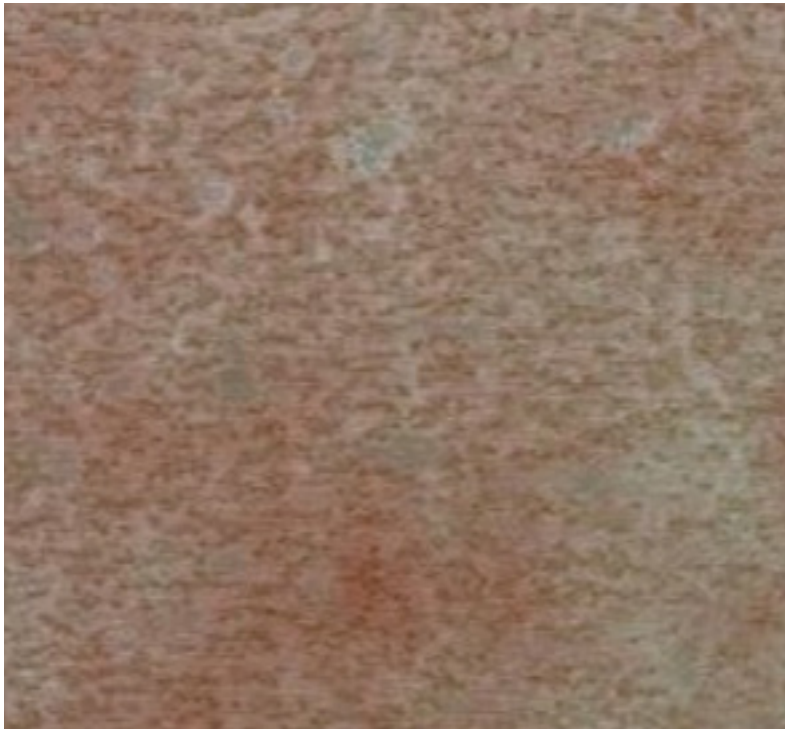
3.3 Design principles:

- The existing property has been subject to a number of alterations and as a result has a piecemeal layout internally and externally.
- The new additions result in a convoluted external arrangement, with a poor relationship to the garden and exterior spaces.
- The existing additions are generic in nature and are not of the quality of large historic properties along Wymondley Road and The Chilterns.
- The property suffers from overheating, and cold in winter.
- There is damage around many of the window frames
- The existing elevations have a lack of hierarchy.

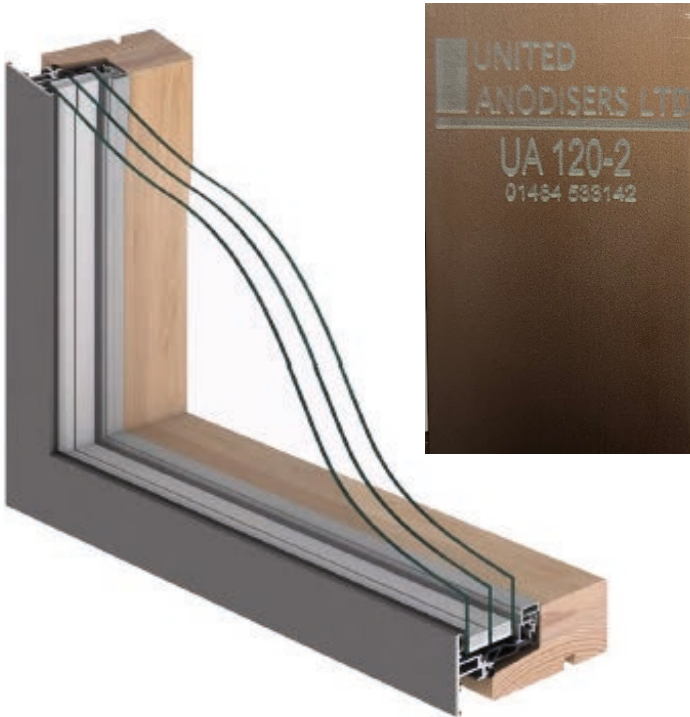
- The proposals aim to interpret the qualities of large Edwardian and Arts and Crafts properties in a contemporary manner.
- The proposals link the internal spaces to the garden area and create a more contextual approach to the site and its surrounding feature, views and mature trees.
- The new extensions improve the legibility of the three principal gables facing the garden
- The new extensions make reference to arts and crafts detailings, porches, metal and timber features, arches etc. utilising crisp modern detailing Replacement windows with anodised bronze finishes improve the energy performance and appearance of the property in lieu of the existing UPVC windows.
- The proposals do not result in amenity issues or any impacts on neighboring properties.



3.4 Materials



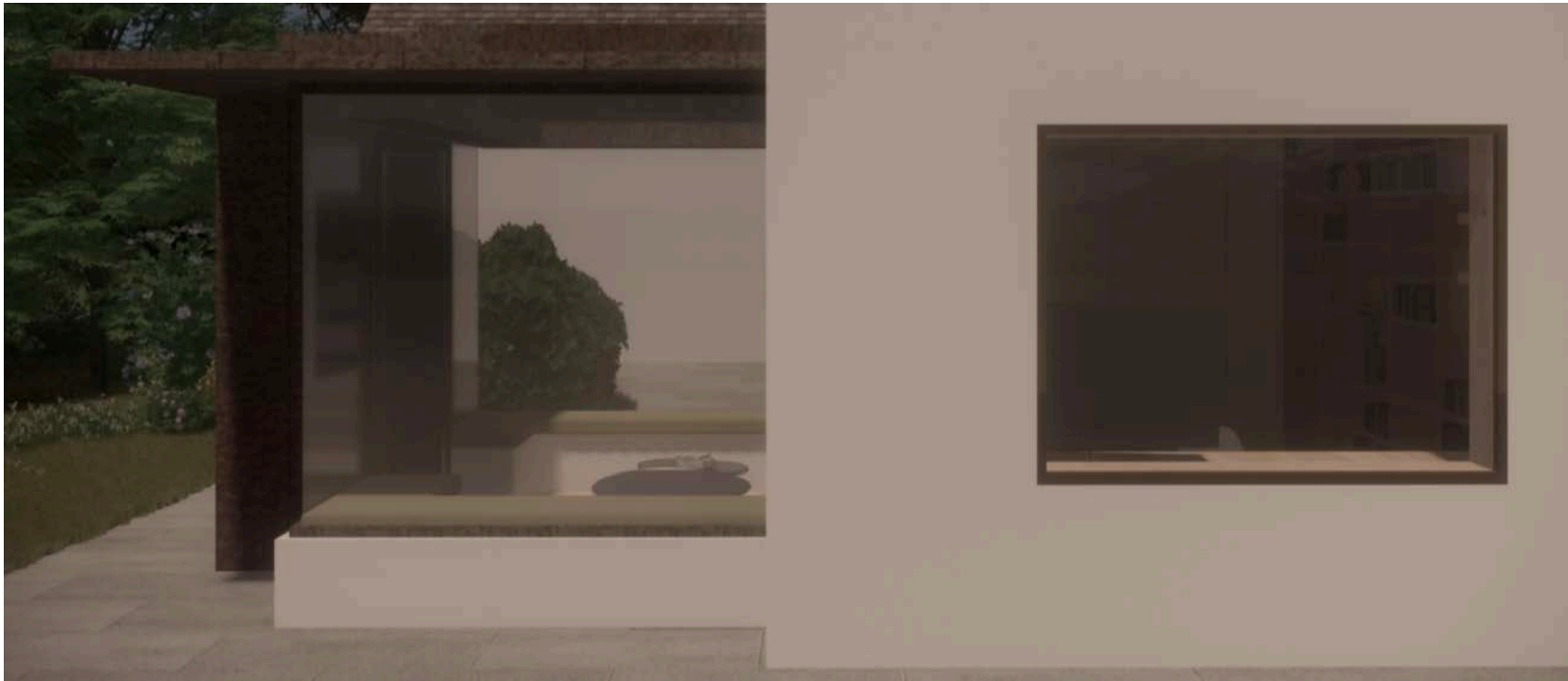
Weathered Copper



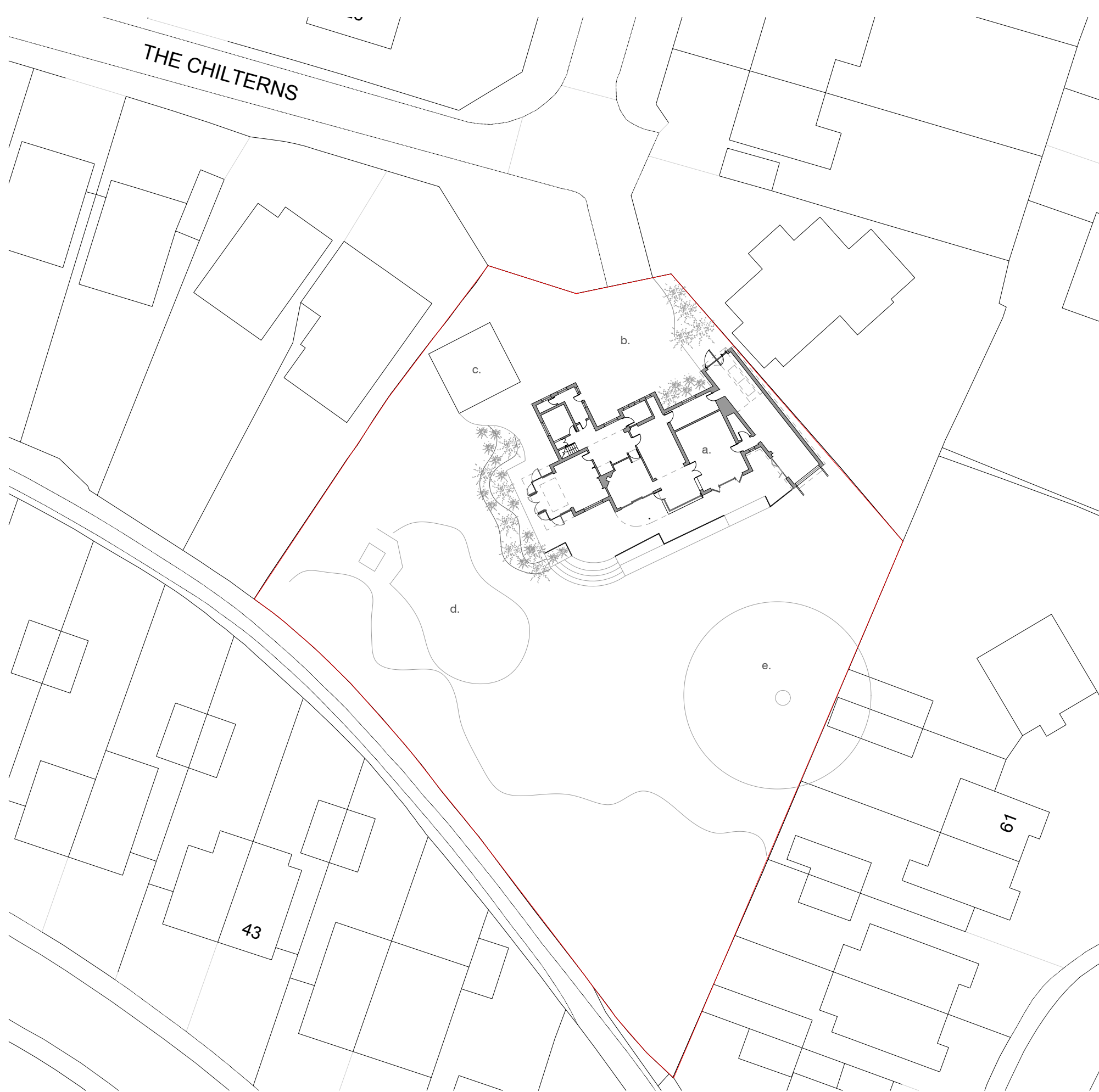
Anodised Aluminium Aluclad Windows



Timber Pivot Garage door



3.5 Plans as Proposed



Notes:

- a. 15 The Chilterns as Proposed
- b. Gravel driveway front drive
- c. Two storey garage
- d. Natural Swimming pond
- e. Large cedar tree



Note: This drawing is copyright

Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

Suite 4a, 30 Bancroft
Hitchin, SG5 1LE
01462 238866
michael@michaelcollinsarchitects.com
www.michaelcollinsarchitects.com

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

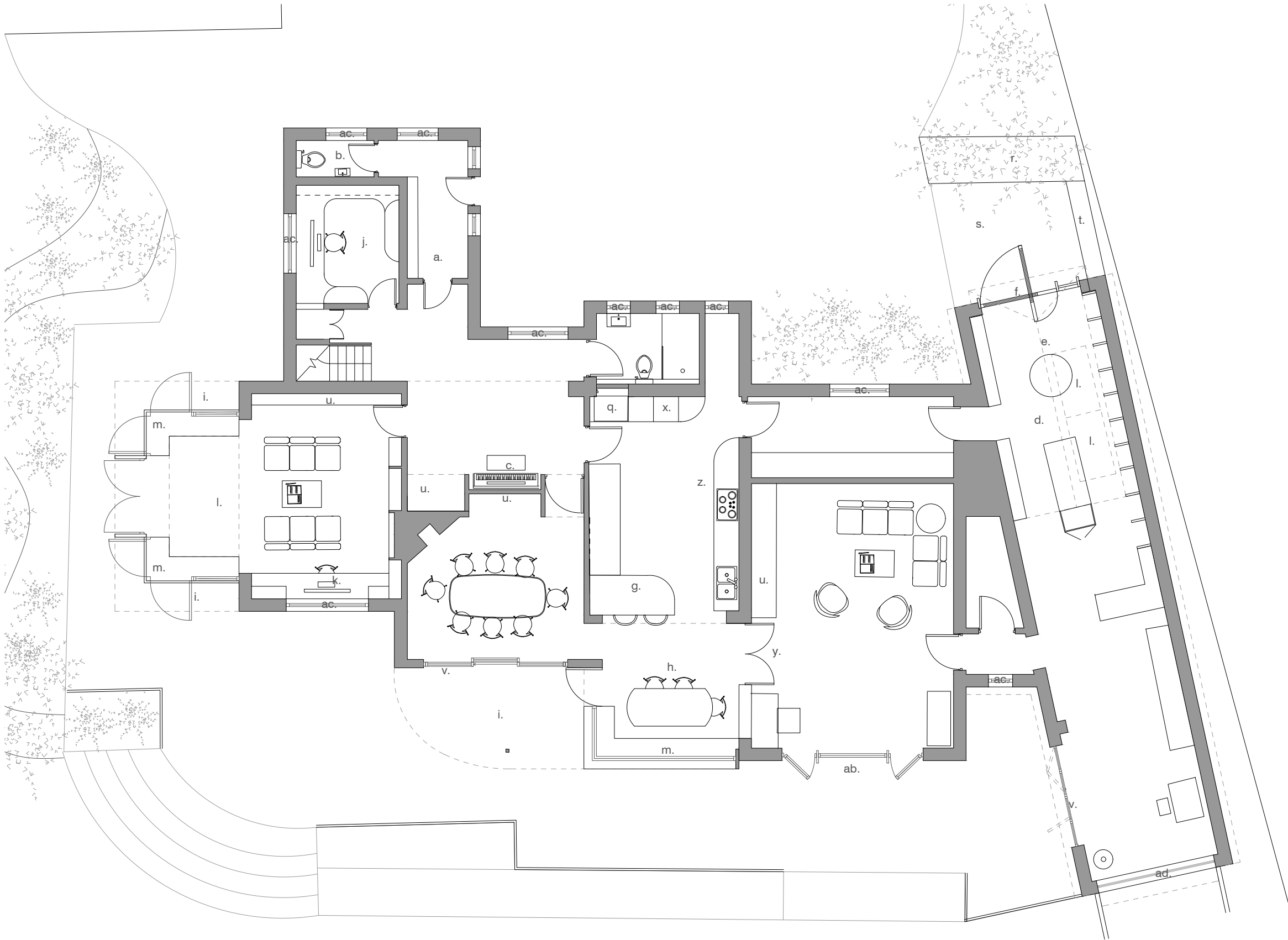
15 The Chilterns

Job No.
196 Site plan as proposed

Stage: Stage 3
Status: Planning

003

REVISION: Scale
1:200@A1



Notes:

- a. Entrance lobby
- b. Existing WC
- c. New joinery unit and piano recess
- d. Ceramic studio/workshop
- e. Vaulted ceiling
- f. Pivot glazed door
- g. New kitchen island
- h. New weathered copper clad arched roof over
- i. External weathered copper canopy over
- j. New integrated office joinery layout
- k. New Built in work space
- l. Rooflight over
- m. New corner window bench with integrated storage
- n. New shower ensuite
- o. Wardrobe
- p. New pocket door
- q. New fridge unit
- r. Planter
- s. SUDs paving
- t. Bench seat
- u. New built in storage
- v. UA 120-2 Anodised Aluminium folding glazed door systems
- w. kitchen door relocated
- x. New full height units, eye level oven
- y. existing door relocated
- z. new kitchen units
- aa. existing door relocated
- ab. New fixed timber glazing bay with openable full height units each side
- ac. New Aluclad Timber framed windows to replace existing
- ad. New Aluclad Timber framed clerestory window



0.5 1 2 3m 1:50

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

Note: This drawing is copyright

Note: This drawing is not a deed plan.

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.

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

Refer to Survey Solutions plans for boundary position.

Michael Collins Architect LLP

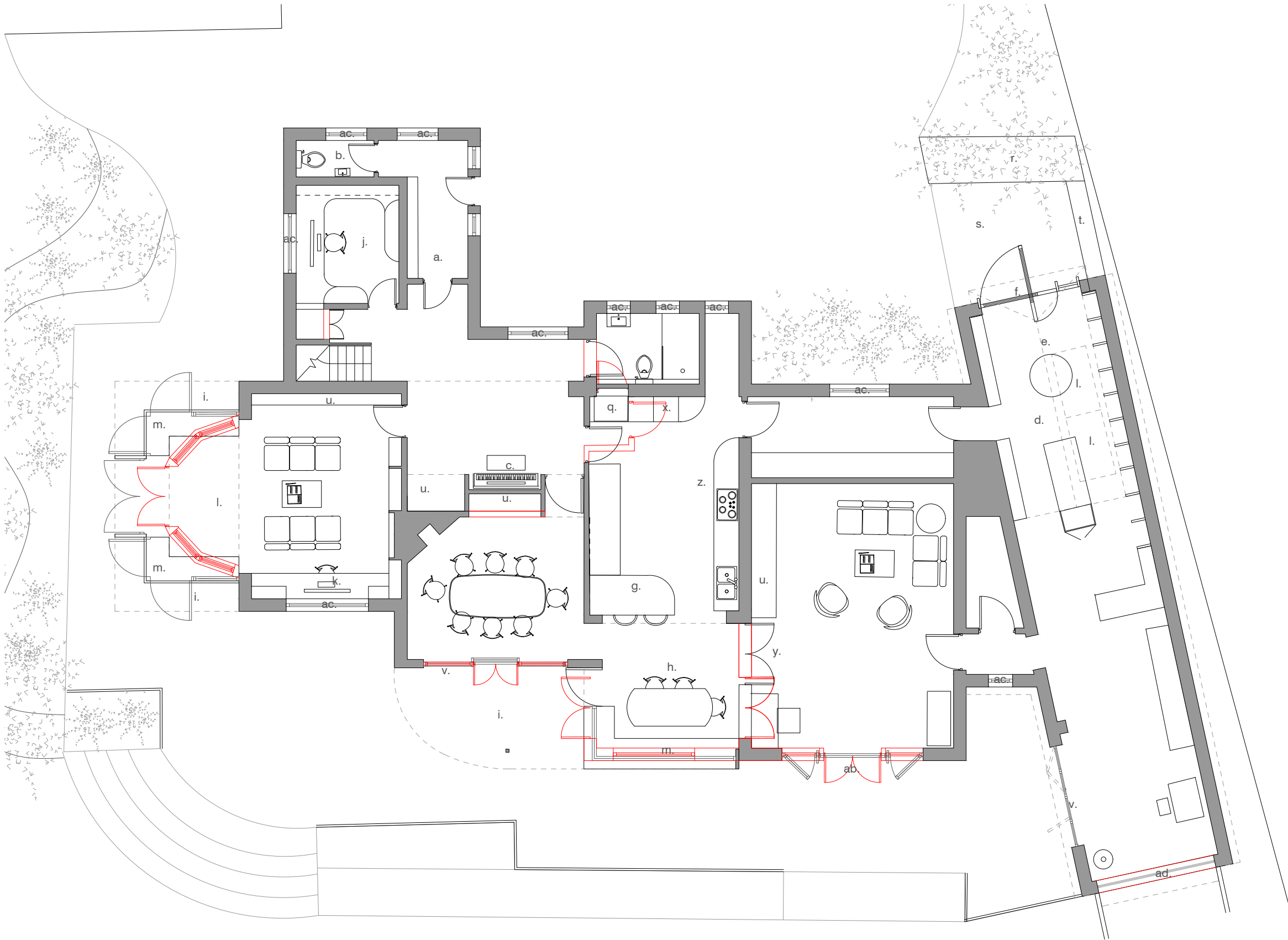
15 The Chilterns

Job No.
196 Ground Floor
as proposed

Stage: 2
Status: Preliminary

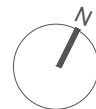
020

REVISION: Scale
A 1:50@A1



Notes:

- a. Entrance lobby
- b. Existing WC
- c. New joinery unit and piano recess
- d. Ceramic studio/workshop
- e. Vaulted ceiling
- f. Pivot glazed door
- g. New kitchen island
- h. New weathered copper clad arched roof over
- i. External weathered copper canopy over
- j. New integrated office joinery layout
- k. New Built in work space
- l. Rooflight over
- m. New corner window bench with integrated storage
- n. New shower ensuite
- o. Wardrobe
- p. New pocket door
- q. New fridge unit
- r. Planter
- s. SUDs paving
- t. Bench seat
- u. New built in storage
- v. UA 120-2 Anodised Aluminium folding glazed door systems
- w. kitchen door relocated
- x. New full height units, eye level oven
- y. existing door relocated
- z. new kitchen units
- aa. existing door relocated
- ab. New fixed timber glazing bay with openable full height units each side
- ac. New Aluclad Timber framed windows to replace existing
- ad. New Aluclad Timber framed clerestory window



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

0.5 1 2 3m 1:50

Note: This drawing is copyright

Note: This drawing is not a deed plan.

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.

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

Refer to Survey Solutions plans for boundary position.

Michael Collins Architect LLP

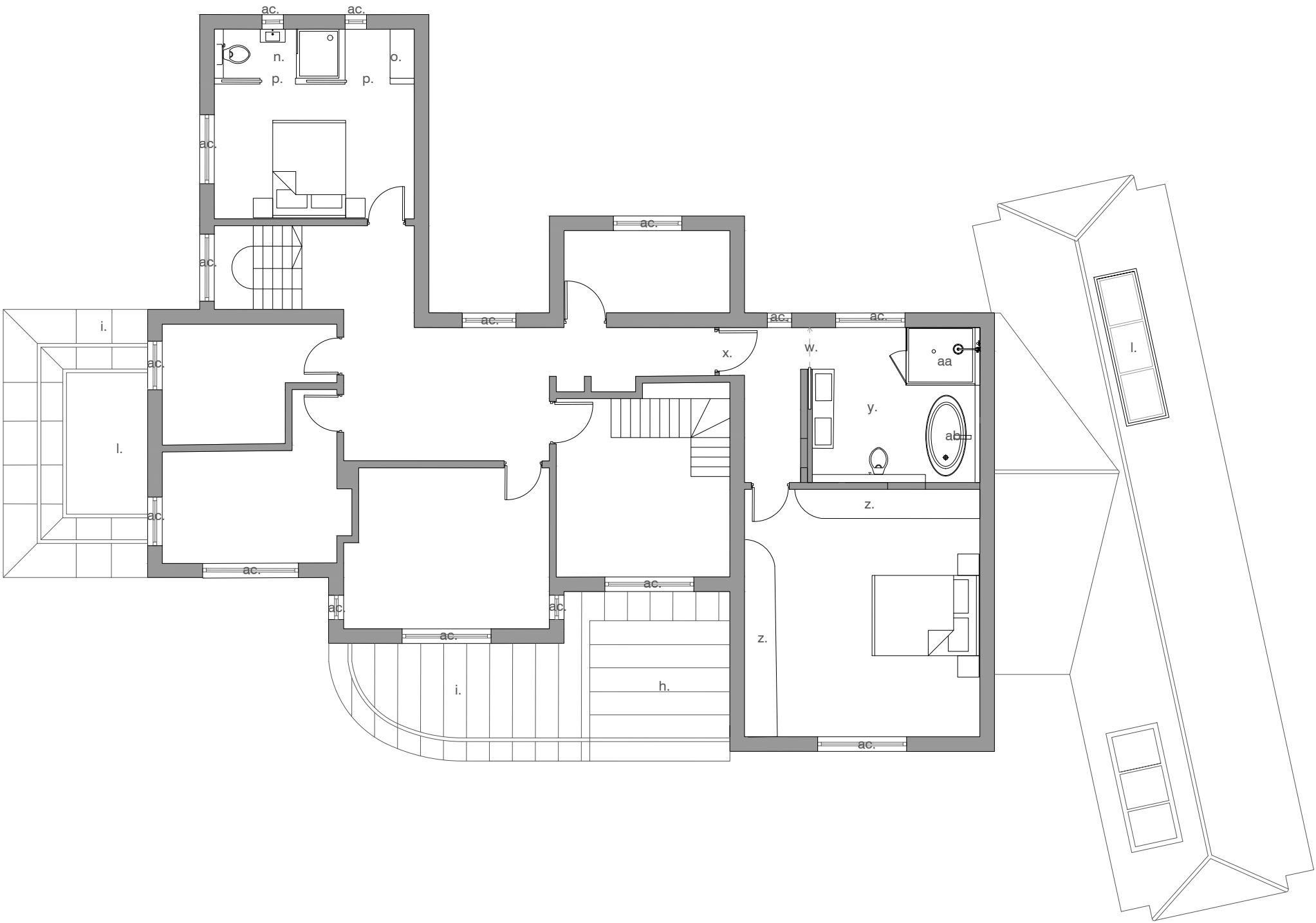
15 The Chilterns

Job No.
196 Ground Floor
Downtakings

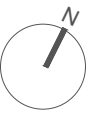
Stage: 3
Status: Planning

020

REVISION Scale
A 1:50@A1



- Notes:
- a. Entrance lobby
 - b. Existing WC
 - c. New joinery unit and piano recess
 - d. Ceramic studio/workshop
 - e. Vaulted ceiling
 - f. Pivot glazed door
 - g. New kitchen island
 - h. New weathered copper clad arched roof over
 - i. External weathered copper clad canopy over
 - j. New integrated office joinery layout
 - k. New Built in work space
 - l. New rooflight
 - m. New corner window bench with integrated storage
 - n. New shower ensuite
 - o. Wardrobe
 - p. New pocket door
 - q. New fridge unit
 - r. Planter
 - s. SUDs paving
 - t. Bench seat
 - u. New built in storage
 - v. Folding glazed door systems
 - w. pocket door
 - x. Existing door relocated
 - y. New ensuite bathroom
 - z. full height wardrobes
 - aa. walk in shower
 - ab. bath
 - ac. New aluclad timber framed windows to replace existing



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

Note: This drawing is copyright

Note: This drawing is not a deed plan.

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.

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

Refer to Survey Solutions plans for boundary position.

Michael Collins Architect LLP

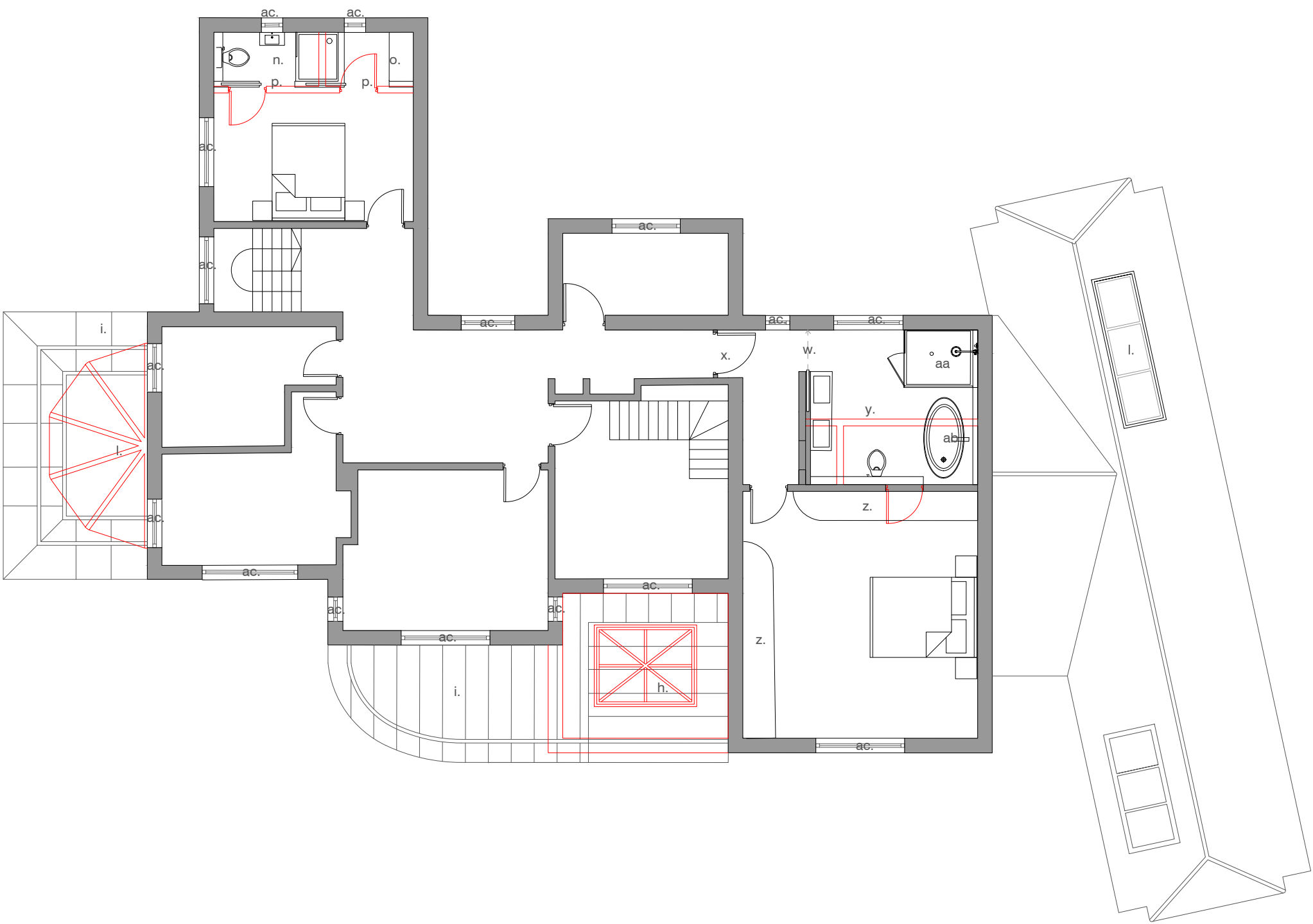
15 The Chilterns

Job No.
196 First Floor
as proposed

Stage: 3
Status: Planning

021

REVISION: Scale
a 1:50@A1



- Notes:
- a. Entrance lobby
 - b. Existing WC
 - c. New joinery unit and piano recess
 - d. Ceramic studio/workshop
 - e. Vaulted ceiling
 - f. Pivot glazed door
 - g. New kitchen island
 - h. New weathered copper clad arched roof over
 - i. External weathered copper clad canopy over
 - j. New integrated office joinery layout
 - k. New Built in work space
 - l. New rooflight
 - m. New corner window bench with integrated storage
 - n. New shower ensuite
 - o. Wardrobe
 - p. New pocket door
 - q. New fridge unit
 - r. Planter
 - s. SUDs paving
 - t. Bench seat
 - u. New built in storage
 - v. Folding glazed door systems
 - w. pocket door
 - x. Existing door relocated
 - y. New ensuite bathroom
 - z. full height wardrobes
 - aa. walk in shower
 - ab. bath
 - ac. New aluclad timber framed windows to replace existing



0.5 1 2 3m 1:50

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

Note: This drawing is copyright

Note: This drawing is not a deed plan.

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.

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

Refer to Survey Solutions plans for boundary position.

Michael Collins Architect LLP

15 The Chilterns

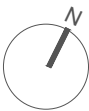
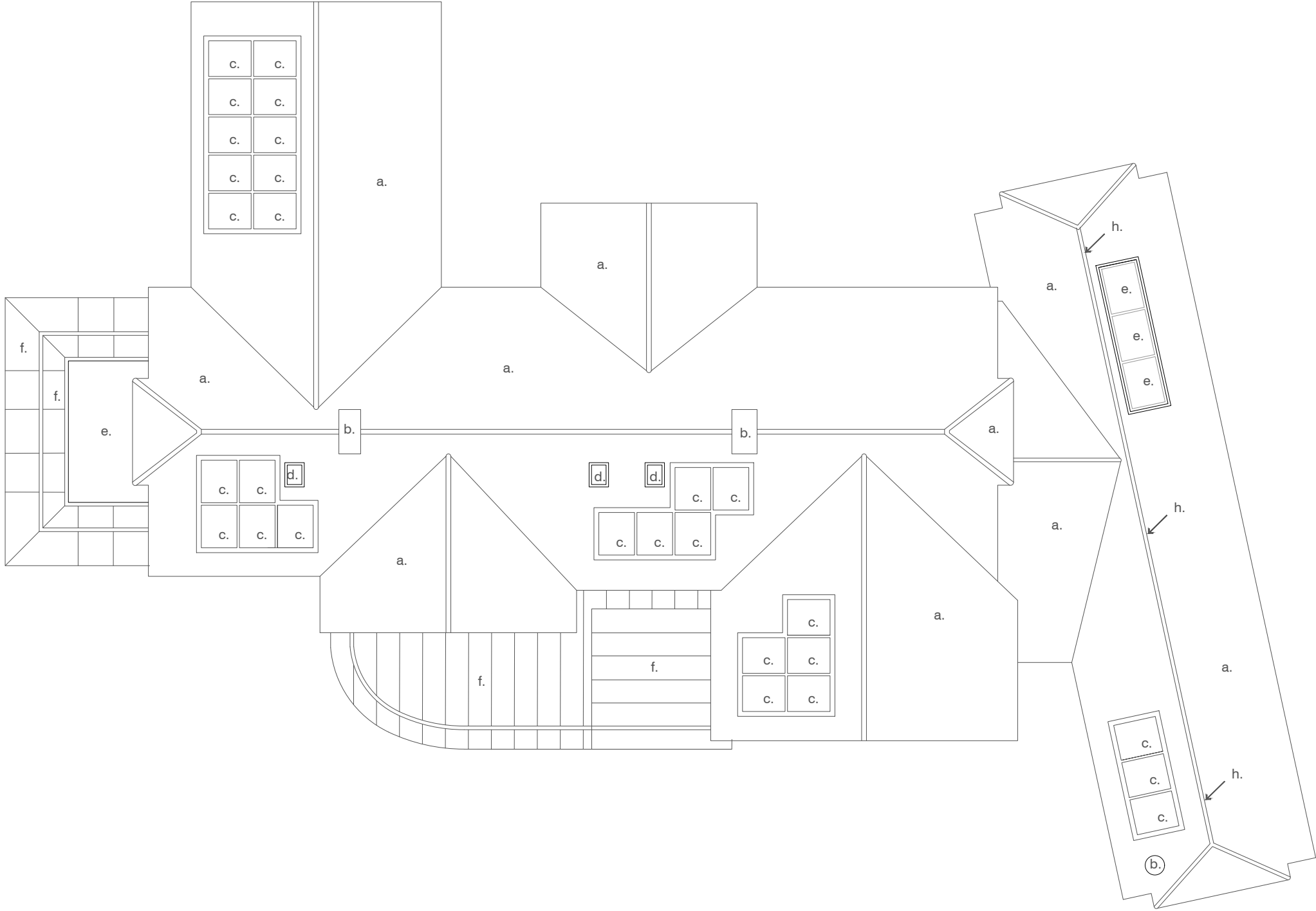
Job No.
196 First Floor
Downtakings

Stage: 3
Status: Planning

021

REVISION Scale
a 1:50@A1

- Notes:
- a. Existing brown concrete tiled roof
 - b. Existing Chimney
 - c. Existing Solar Panels
 - d. Existing Rooflight
 - e. Proposed Rooflight
 - f. Proposed weathered copper clad flat roof
 - g. Proposed weathered copper clad arched roof
 - h. Proposed ventilated ridge tiles



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

Note: This drawing is copyright
Note: This drawing is not a deed plan.
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.
All sundry work not shown to be undertaken in accordance
with the British Standards.
Refer to Survey Solutions plans for boundary position.

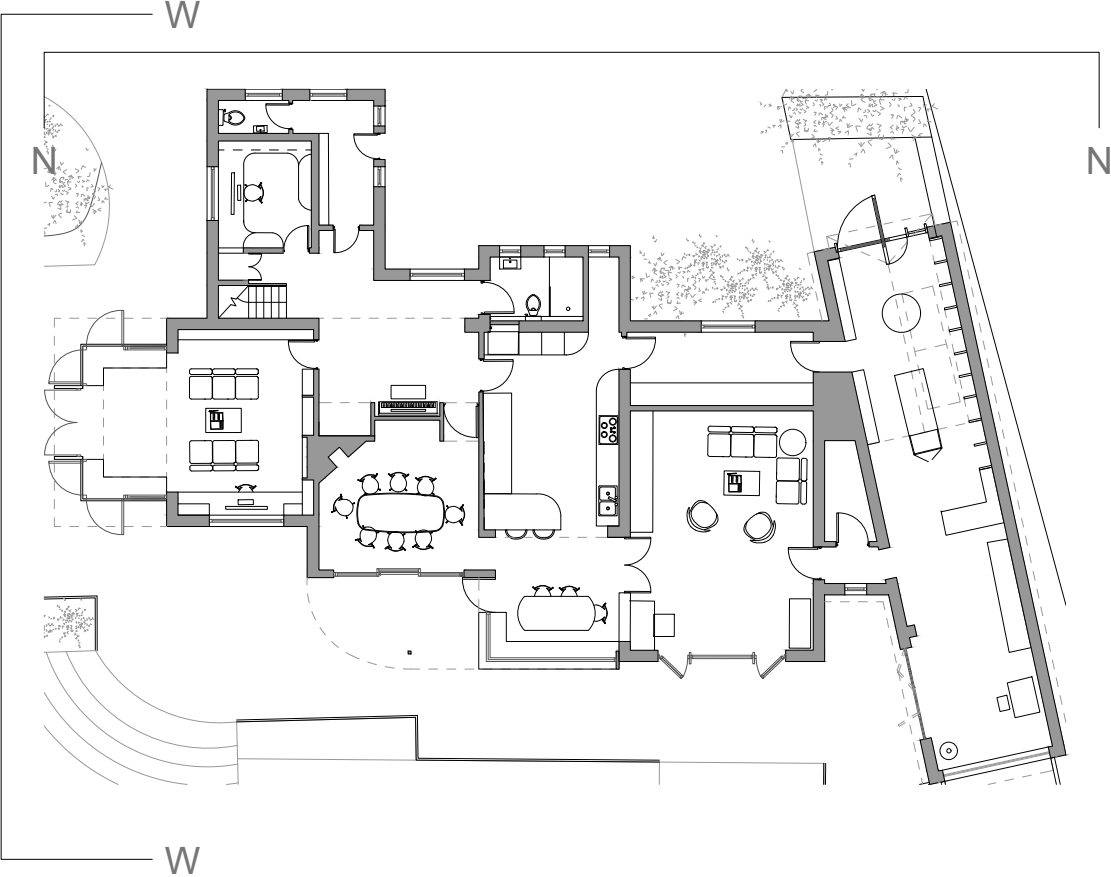
3.6 Elevations as Proposed



Front (N) elevation as proposed

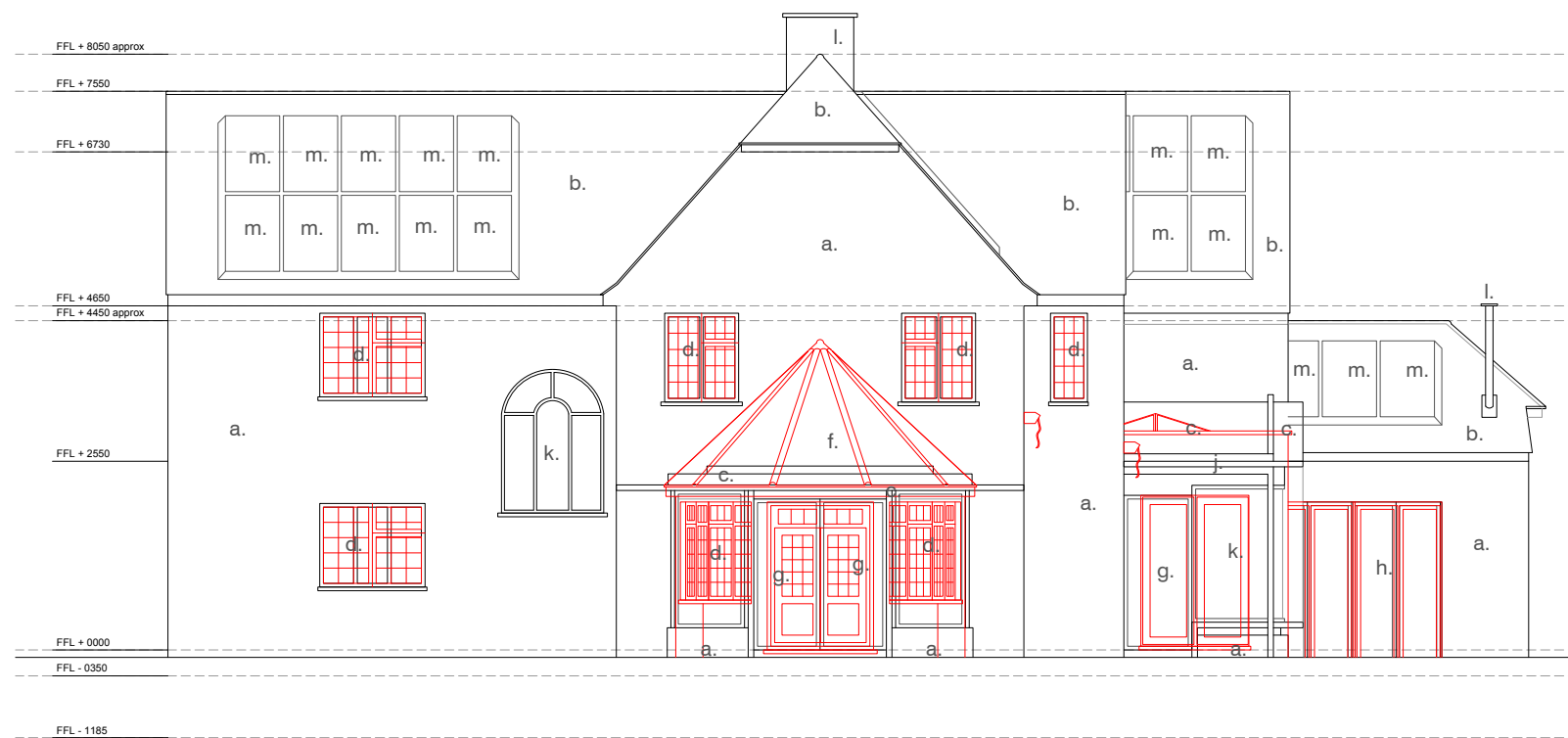


Side (W) elevation as proposed

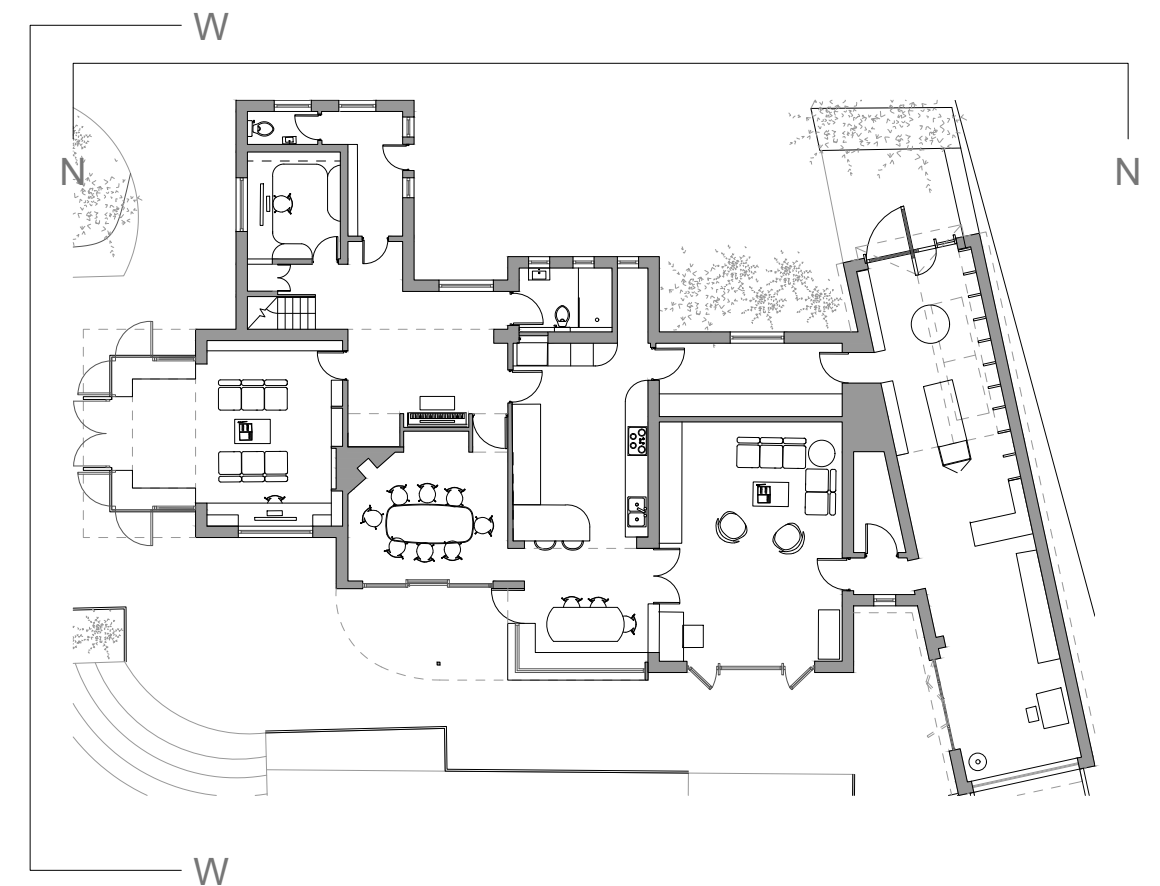




Front (N) elevation as proposed



Side (W) elevation as proposed



Note: This drawing is copyright

Michael Collins Architect LLP

Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

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

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.

15 The Chilterns

Job No.
196 Elevations N & W
Downtakings

Stage: 3
Status: Planning

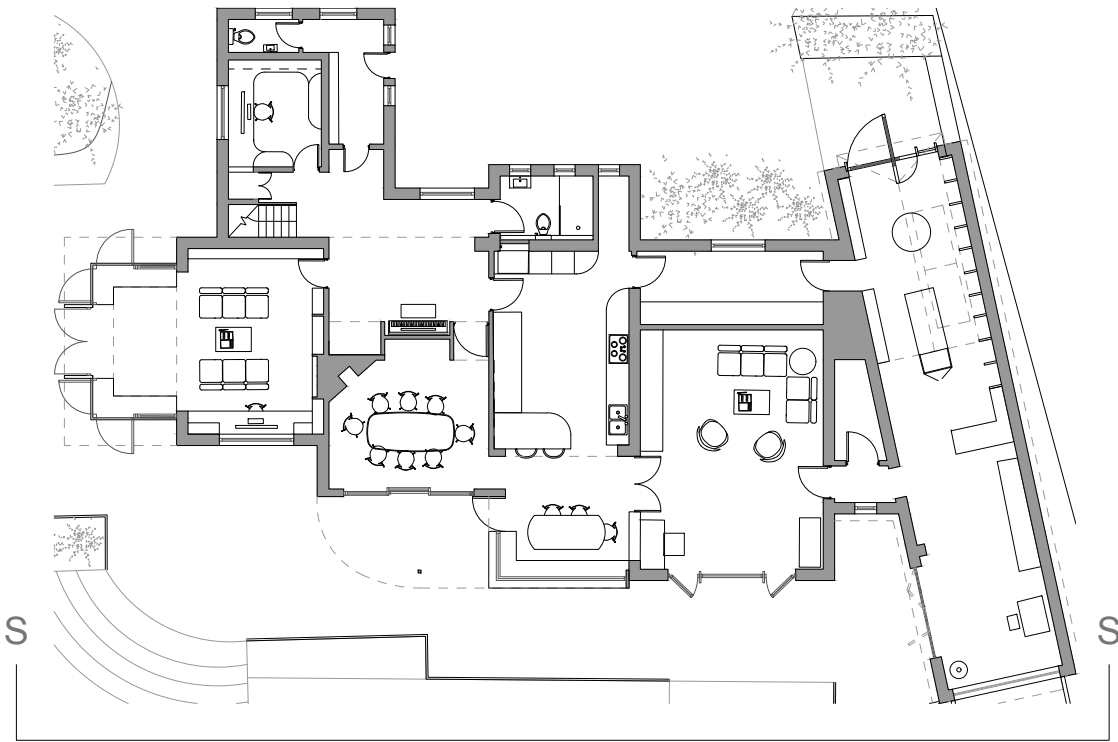
025

REVISION
A Scale
1:50@A1

0.5 1 2 3m 1:50



Back (S) elevation as proposed



Note: This drawing is copyright

Michael Collins Architect LLP

Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

15 The Chilterns

Job No: 196 Proposed Elevation
S

Stage: 3
Status: Planning

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

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.

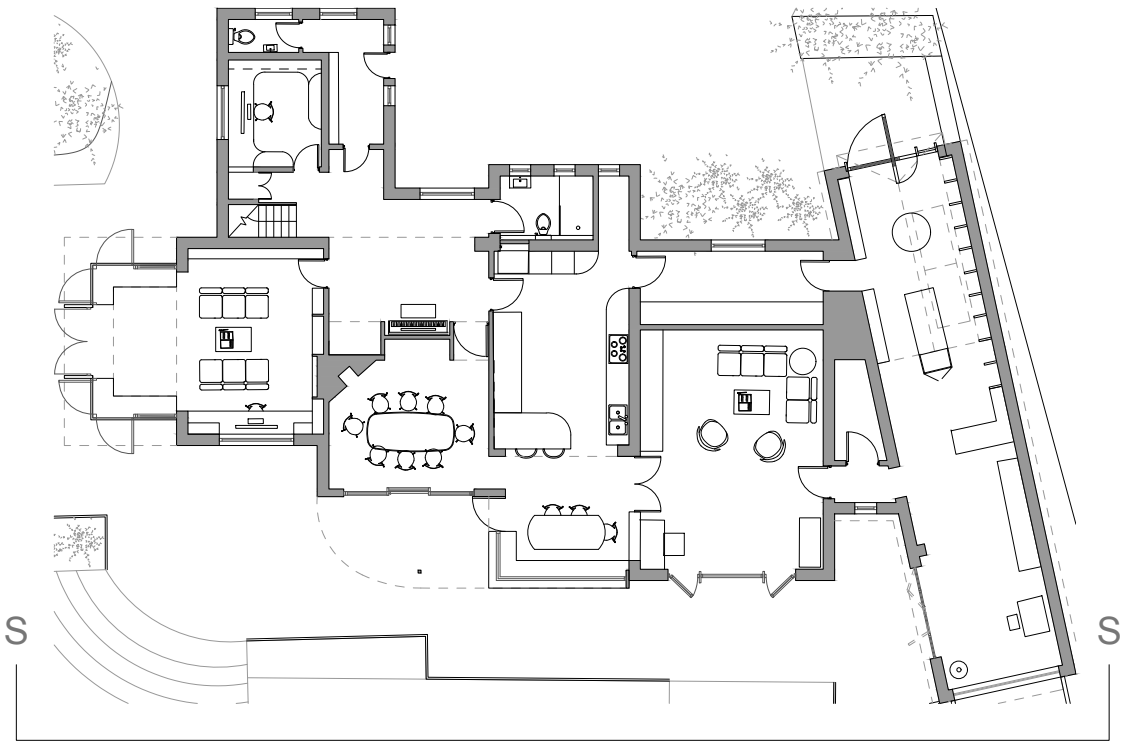
026

REVISION: A Scale: 1:50@A1





Back (S) elevation as proposed



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

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.

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

Michael Collins Architect LLP

15 The Chilterns

Job No:
196 Elevation S
Downtakings

Stage: 3
Status: Planning

026

REVISION
A
Scale
1:50@A1

3.7 Visualisations
North Elevation



West Elevation



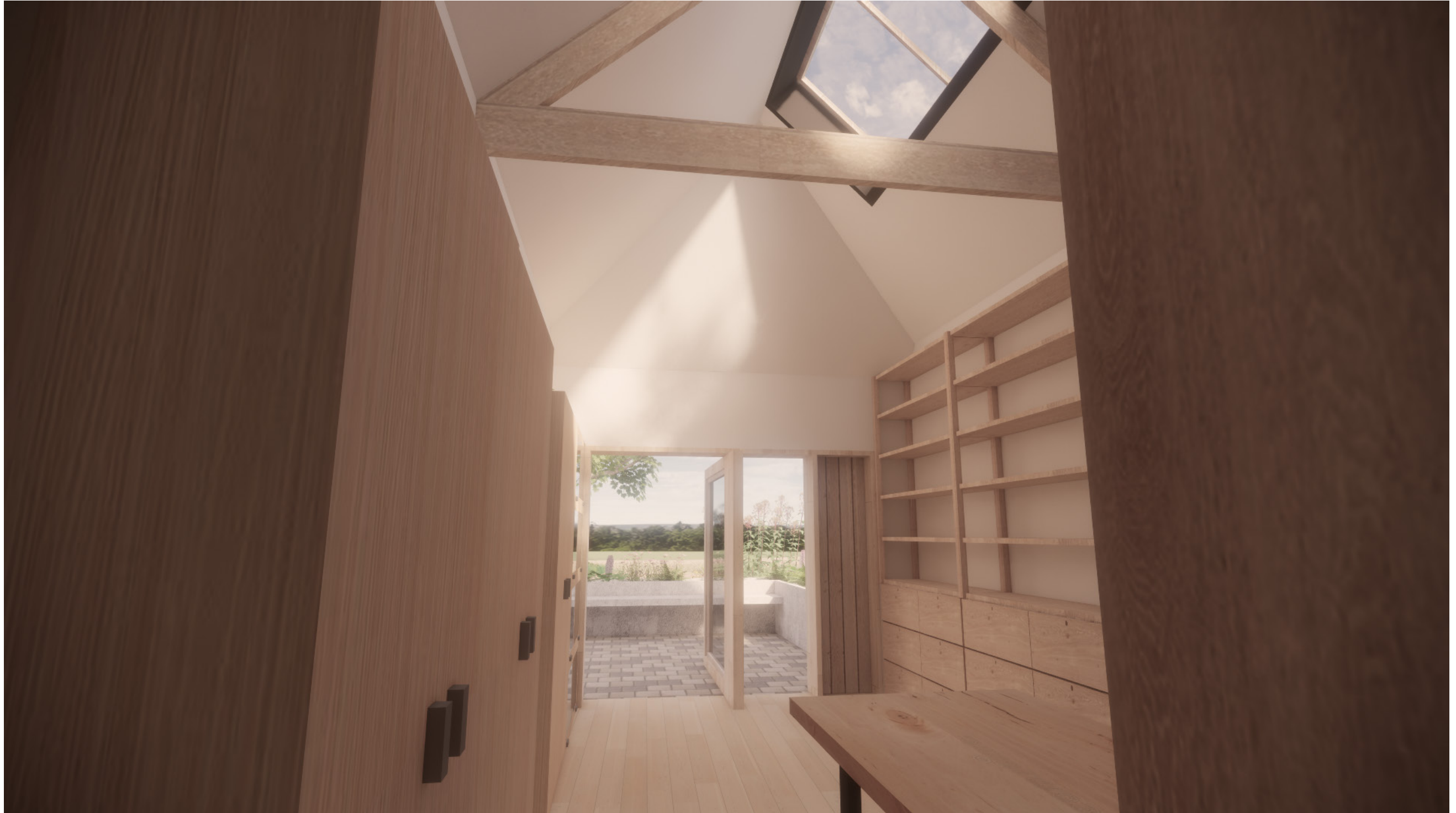
South Elevation



Garage/studio Door



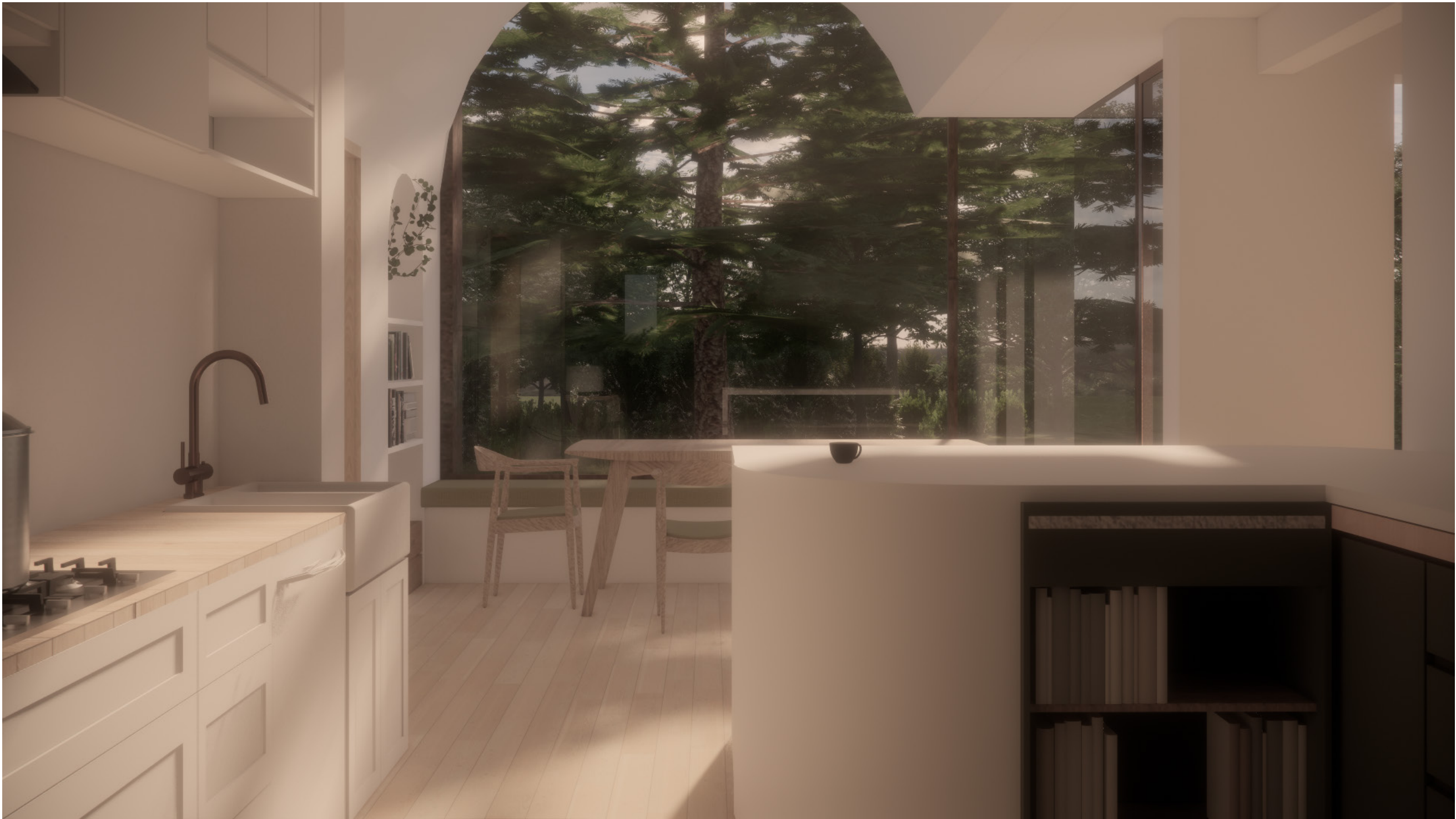
Garage/studio Interior



Garage/studio Interior



Kitchen Framed View Out



Side Extension Framed Views Out

