



39 The Avenue

June 2026
Design and Access Statement



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Note - Do not scale from this document, scales indicative.

1.0 Summary

This pre-planning application document relates to 39 The Avenue, SG4 9RQ

The description of the proposal is: Rear ground floor extension and side extension following demolition of existing garage to create a new kitchen dining space and gym/studio respectively. Altercations to rear fenestration. Solar panels added to existing rear roof.



Location plan 1:1250 @ A3

1.1 Site Photographs



Existing extension



Existing extension



Garden looking South

1.2 Building Use

39 The Avenue is a semi detached four bedroom dwelling set over two floors and is the end of a row of terraces.

1.3 Character Appraisal

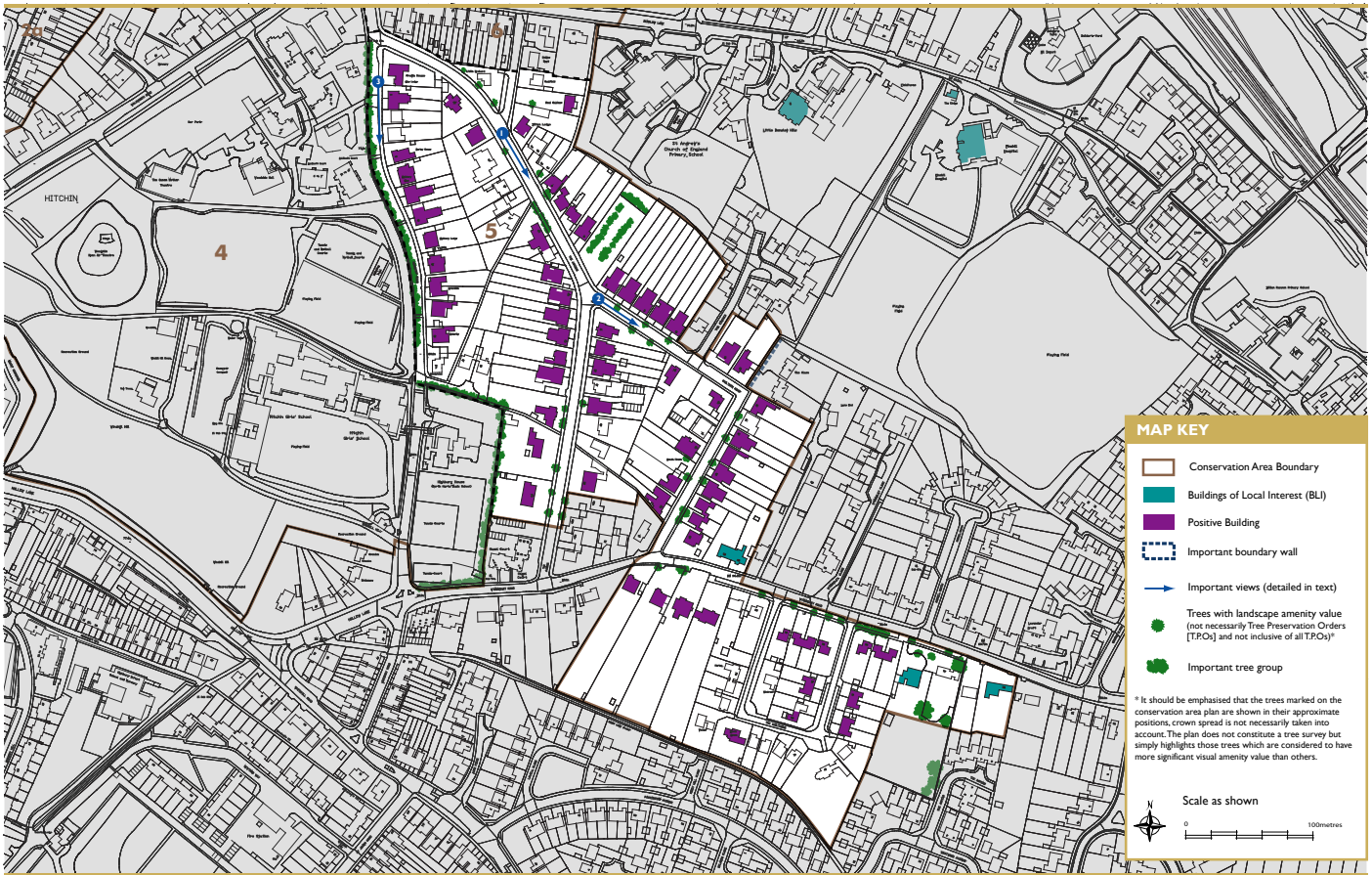
The home is located within Hitchin Conservation Area, Character Area 5: The Avenue, Highbury Road, Wymondley Road, Chiltern Road and The Chilterns. The area is characterised by late 19th and early 20th century residential development comprising of substantial detached and semi-detached dwellings set within spacious landscaped plots. Mature trees and planting make a significant contribution to the character of the area.

The surrounding properties are varied in appearance and include a range of:

- Materials and façade treatments;
- Bay windows, porches and decorative detailing;
- Roof forms including gabled and hipped roofs;
- Architectural styles typical of late Victorian and Edwardian suburban development.

According to the Hitchin Conservation Area Character Statement, the area is notable for its spacious residential character, mature landscaping and well detailed historic housing. Positive features identified within the appraisal include:

- Large detached and semi-detached houses;
- Generous spacing between buildings;
- The use of red brick, render and clay tile roofs;
- Strong landscape character with mature trees and planting.



b.



c



d.



e.



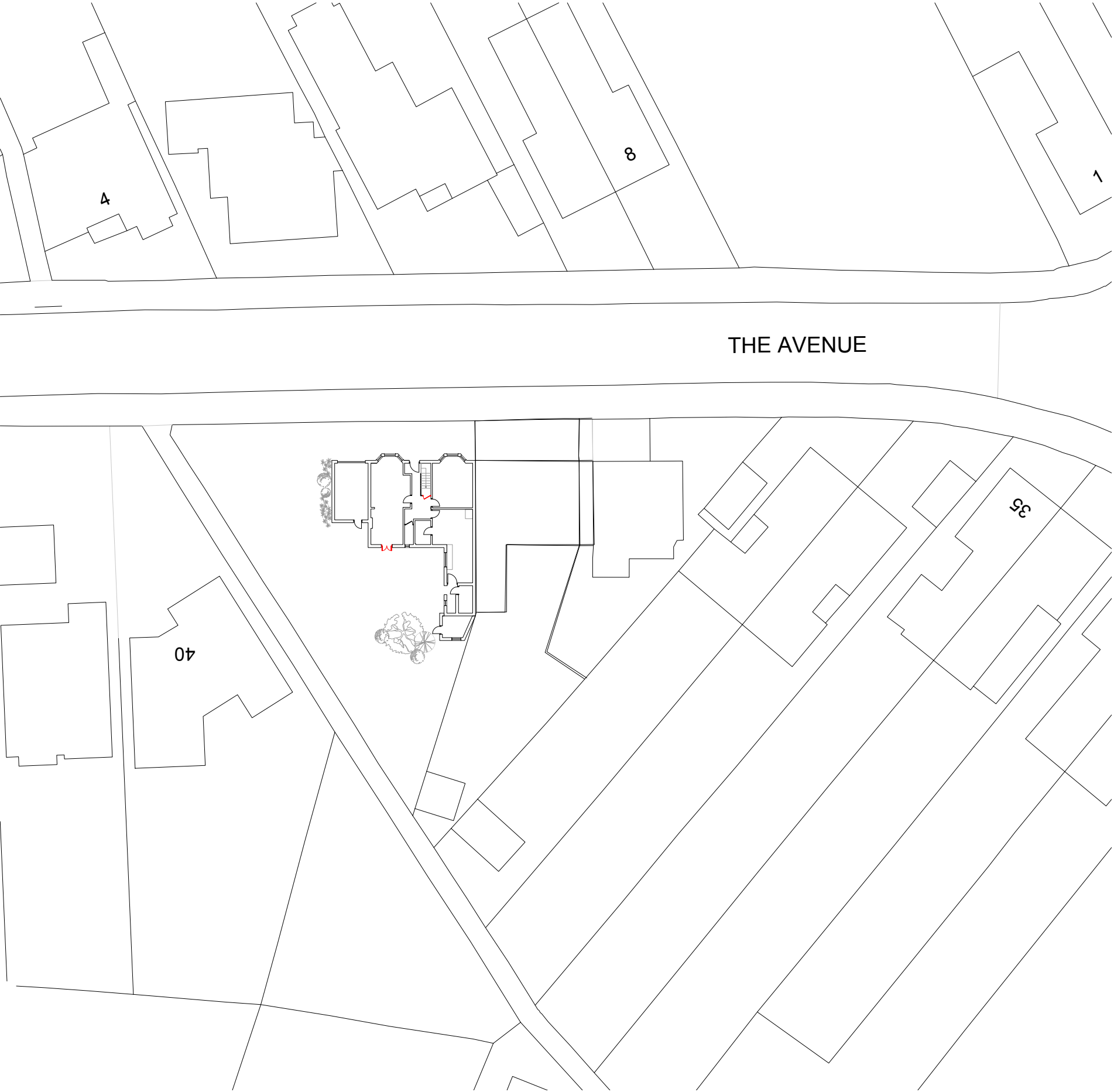
f.



g.

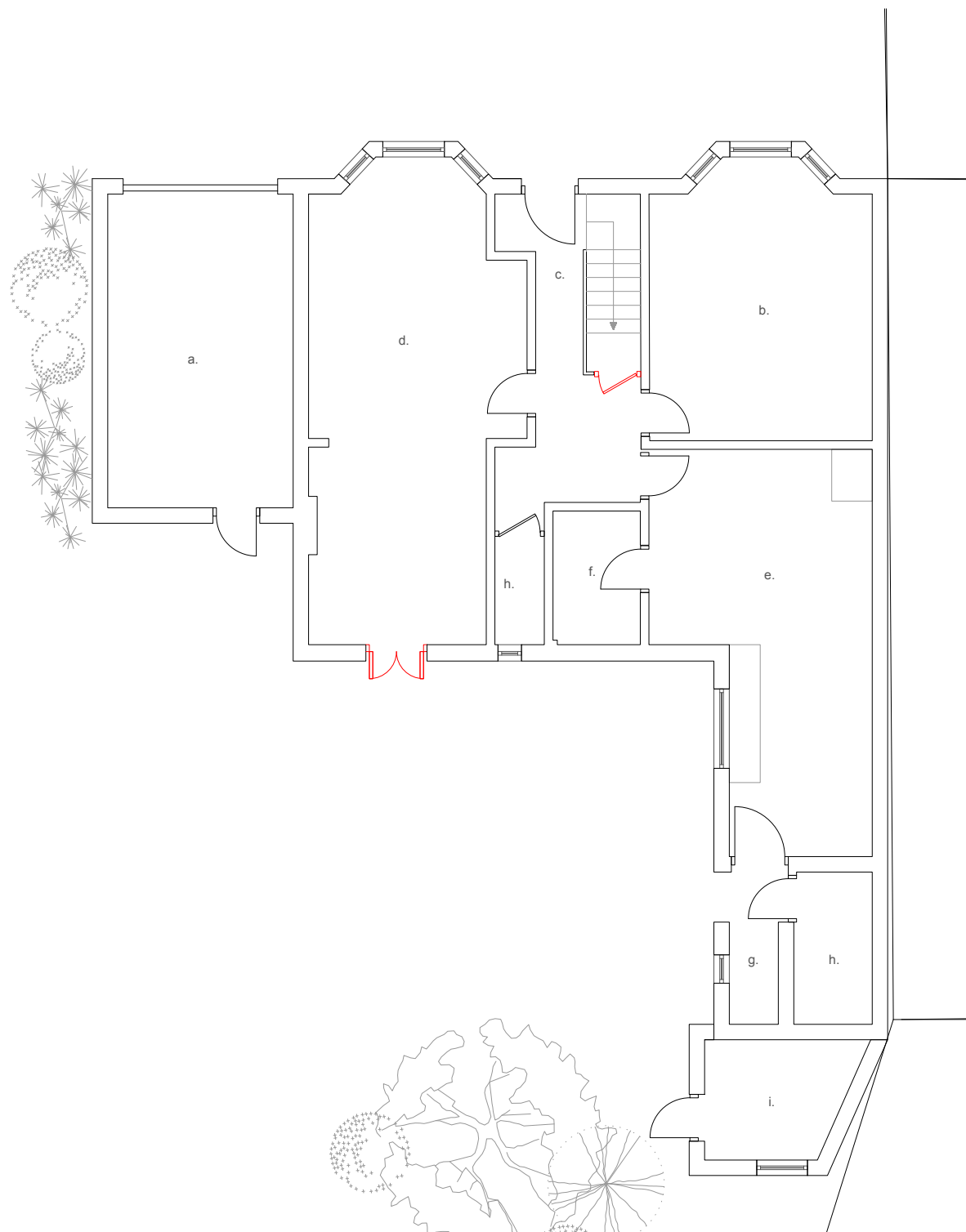
- a. Character Area 5:
The Avenue, Highbury Road, Wymondley Road, Chiltern Road and The Chilterns (Hitchin Conservation Area Townscape Appraisal Map)
- b. 4 The Avenue
- c. 3a/b The Avenue
- d. 3c/d The Avenue
- e. 40 The Avenue
- f. 39 The Avenue
- g. 5 The Avenue

2.0 Existing Plans and Elevations

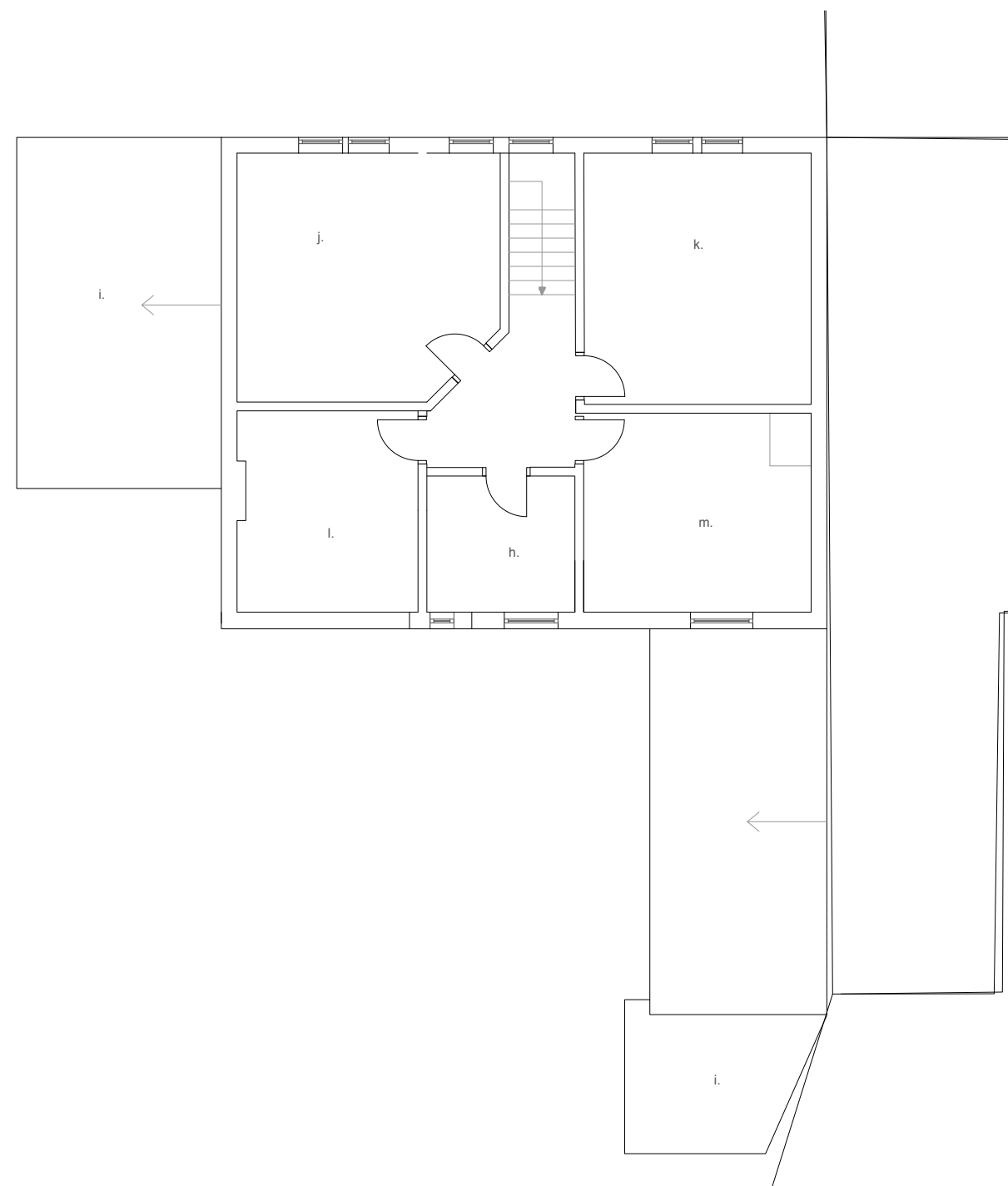


Ground Floor Site Plan, Existing
1:400 @ A3

- a. Garage
- b. Sitting/dining room
- c. Entry hall
- d. Living room
- e. Kitchen/breakfast room
- f. Pantry
- g. Utility
- h. WC
- i. Lean to shed
- j. Bedroom 1
- k. Bedroom 2
- l. Bedroom 3
- m. Bedroom 4



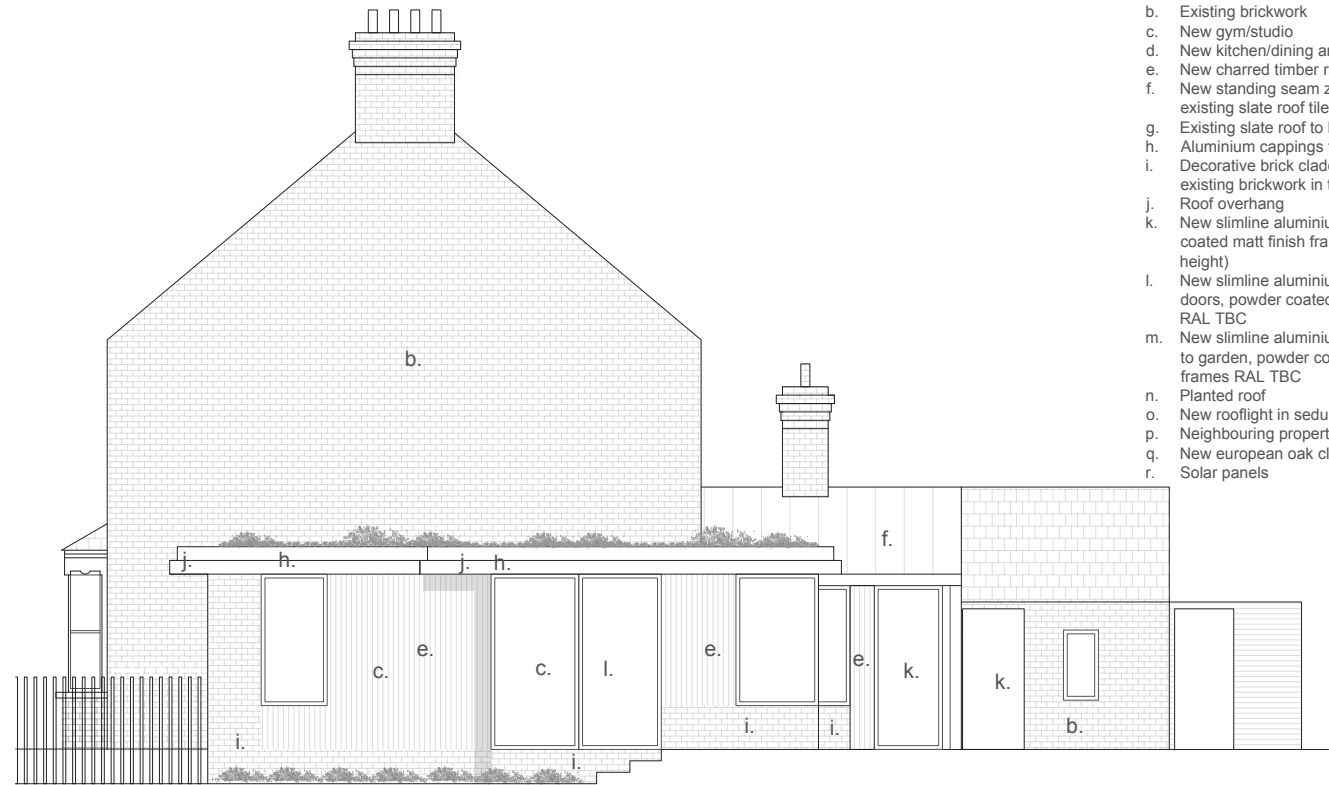
Ground Floor Plan, Existing
1:100 @ A3



First Floor Plan, Existing
1:100 @ A3



Front Elevation, Existing
1:100 @ A3

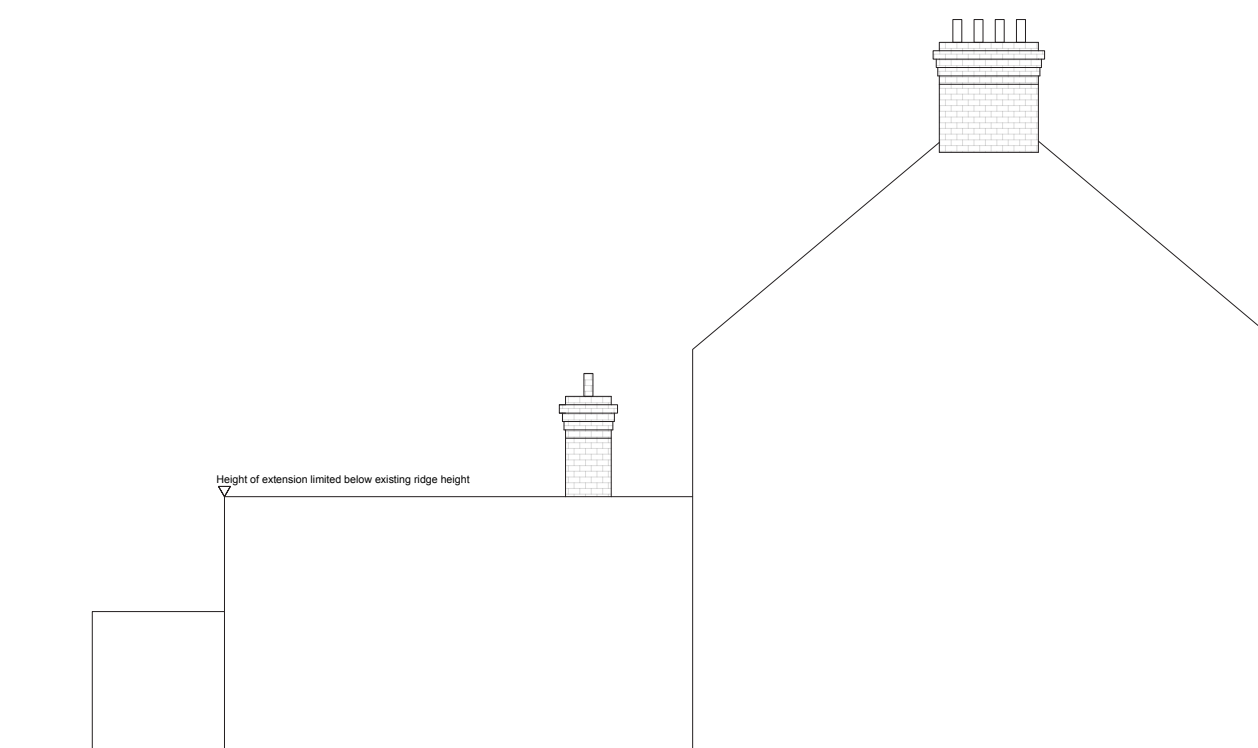


North Elevation, Existing
1:100 @ A3

- a. Existing timber windows repaired, redecorated
- b. Existing brickwork
- c. New gym/studio
- d. New kitchen/dining area
- e. New charred timber rainscreen
- f. New standing seam zinc, RAL to match existing slate roof tiles
- g. Existing slate roof to be repaired
- h. Aluminium cappings to roof
- i. Decorative brick cladding to match existing brickwork in tone and texture
- j. Roof overhang
- k. New slimline aluminium glazing, powder coated matt finish frames RAL TBC (full height)
- l. New slimline aluminium double sliding doors, powder coated matt finish frames RAL TBC
- m. New slimline aluminium single leaf door to garden, powder coated matt finish frames RAL TBC
- n. Planted roof
- o. New rooflight in sedum roof
- p. Neighbouring property
- q. New european oak cladding
- r. Solar panels

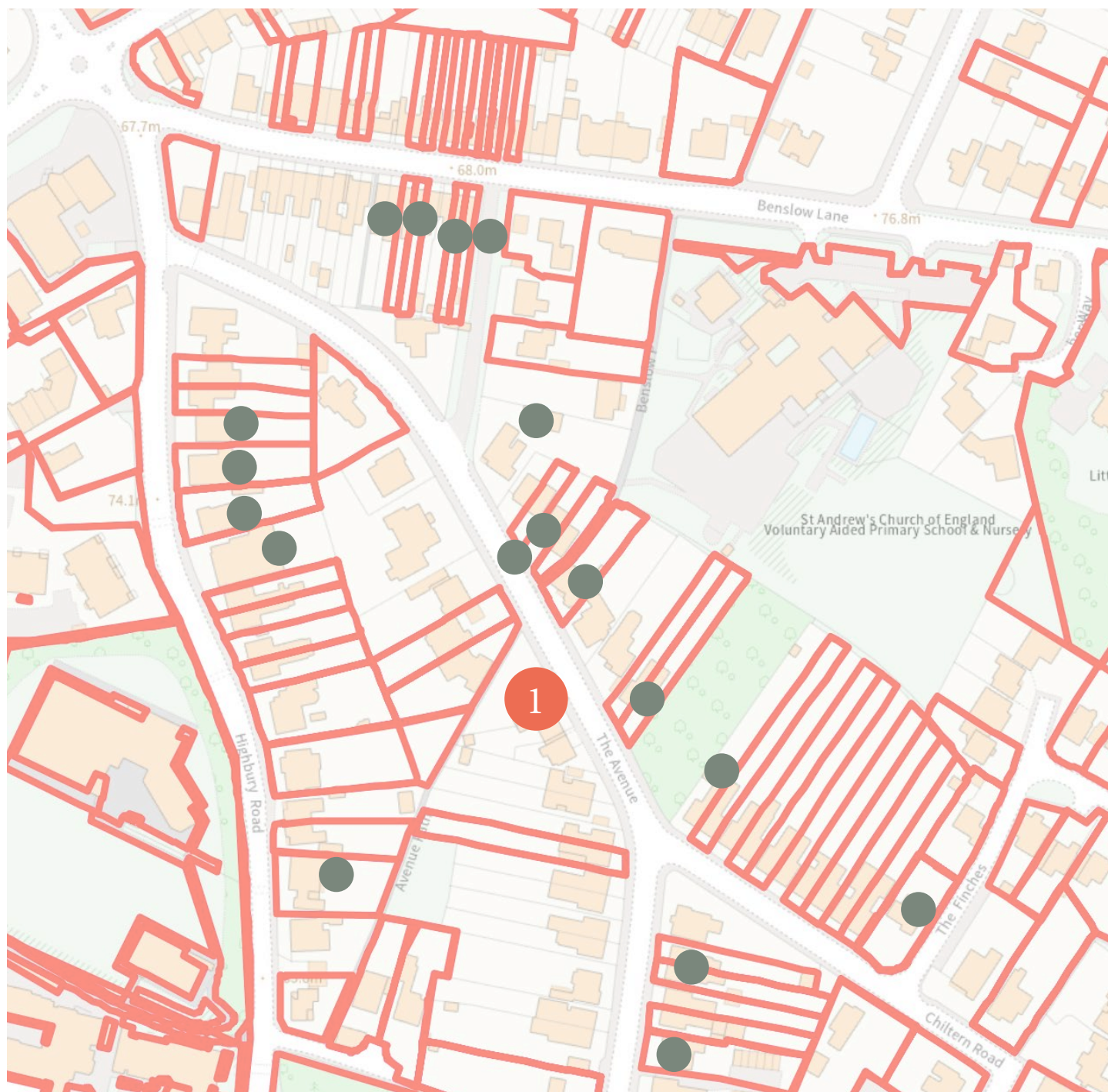


Rear, Existing
1:100 @ A3



South Elevation, Existing
1:100 @ A3

3.0 Relevant Matters



1 39 The Avenue

Previous built extensions

Illustrative of planning applications of various types over the last 5 years



Example dormer and rear extension above, 7 The Avenue

3.01 Relevant Planning Policy and History

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.

3.02 Conservation Response

- The existing property is a late 19th / early 20th century dwelling located within Character Area 5 of the Hitchin Conservation Area. The principal elevation retains its historic character, with traditional brick detailing, bay windows and sash timber window frames, contributing positively to the streetscape.
- To the side of the property is an existing garage structure which is not considered to positively contribute to the character or historic fabric of the conservation area. The structure appears as a later addition and lacks the detailing and material quality of the host dwelling.
- The proposed works involve the demolition of the existing garage and its replacement with garden studio / office, alongside a rear kitchen dining extension to the main dwelling. The proposals form part of a sympathetic strategy of contemporary intervention intended to enhance the

existing accommodation in a carefully considered and well-crafted manner.

- The works aim to improve the functionality and thermal performance of the property whilst enhancing the relationship between the house and garden. The proposals respect the historic character of the conservation area through a contemporary architectural approach using natural and high quality materials.

3.03 Design Principles:

- The principal heritage significance of the property is derived from its primary elevation, roof form, chimney stacks and traditional architectural detailing visible within the public realm. The proposed works are primarily to the rear of the site where there is a lower degree of heritage significance, allowing for a sensitive contemporary intervention. The demolition of the garage and replacement with a more considered, crafted form aims to have a

positive impact on the streetscape.

- The proposed rear extension connects to both the existing primary house footprint and the existing rear mass. The form and scale have been carefully considered to ensure the extension sits comfortably within the existing composition and preserves the spacious character of the surrounding plots.
- The replacement studio / office adopts a simple contemporary form with a sedum roof and circular rooflight, allowing the building to sit within the landscaped garden setting. The green roof assists in softening views of the structure whilst reinforcing the landscaped character identified within the conservation area appraisal.
- The proposals utilise a restrained palette of natural materials including charred timber cladding, hardwood timber surrounds and a zinc standing seam roof to the rear kitchen extension. These materials have been selected to provide a contemporary contrast to the existing dwelling whilst complementing the established tones and textures of the

surrounding conservation area. This material palette has been successful previously at nr 38a The Avenue.

- Large glazed openings improve natural light and strengthen the connection between the internal living spaces and garden. The contemporary intervention remains clearly legible as a modern addition whilst respecting the proportions, scale and character of the host dwelling and wider conservation area.



1881



1898



1923



Today
39 The Avenue

3.04 Impacts on neighbouring properties

Careful consideration has been given to ensure that the proposed extensions would not cause any impact on the living conditions of neighbouring properties in terms of

- a) the scale and location of the additions,
- b) the location and number of any new window openings.

a)

The extension has been designed in accordance with the BRE 25 degree test and is considered to have extremely minimal impact with regard to onlooking as the rear of 39 The Avenue is rarely looked onto. The extensions are sensitive in their height. The rear extension pitch does not go over the existing ground floor ridge height, reducing impact on the neighbouring property.

b)

New openings are only at ground level and respond to the garden and existing trees.

3.05 Impacts on the streetscape

Form and design decisions consider views of the proposal from the street.

The demolition of the existing garage is considered to be a positive impact on the streetscape as it is of poor build quality and not inkeeping with the character of the street. The proposal is a positive replacement; crafted materials and a biodiverse green roof are honest, thoughtful, and contemporary additions to the streetscape. The proposed studio is stepped back from the existing garage, reducing the impact on the streetscape and improving car parking provisions, preventing vehicles from blocking the pavement.



3.06 Access

- The proposal retains existing north east access to the property. There remains external access to the garden. The driveway is made larger by setting back the side extension so a car parked on the drive will not block the pavement.

3.07 Waste

- The proposal does not alter the overarching current waste storage and collectio strategy.

3.08 Environment

- To optimise green and outdoor spaces, the scheme includes a large green roof over the office and studio, contributing to biodiversity, sustainable drainage, and the overall environmental performance.

3.09 Habitat

- The local authority is to advise if further habitat studies are required as part of the attic/roof extension works (PRA etc)

3.10 Contamination

- The local authority is to advise if further contamination surveys arerequired 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.

3.11 Flood Risk

The site is situated within a very low chance zone of flooding from rivers and otherwaterways (see adjacent map). The site is identified has having a low chance of surface water flooding, and in close proximity to an area with a medium risk. The local authority will provide guidance on the necessity for further flood risk assessments.

Flood risk summary

Your selected location: 39, The Avenue, Hitchin, SG4 9RQ

This information tells you the flood risk of the land around a building, not the building itself.

The highest risk of flooding at this location is from **surface water**.

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

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

Groundwater [More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

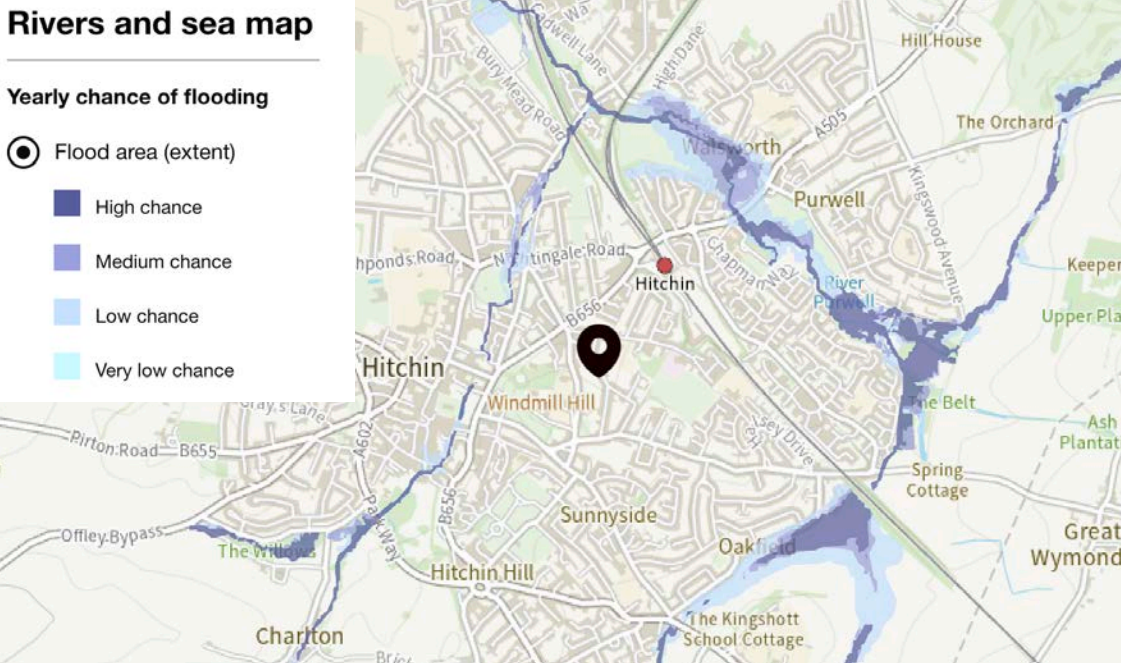
Reservoirs [More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

Rivers and sea map

Yearly chance of flooding

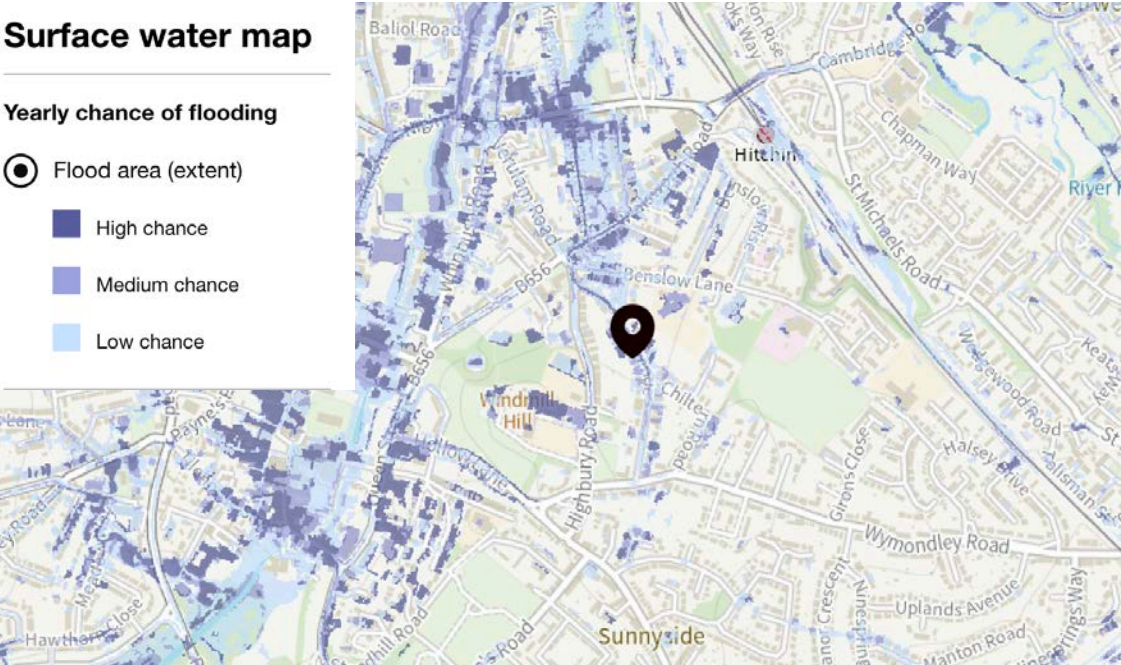
- Flood area (extent)
- High chance
- Medium chance
- Low chance
- Very low chance



Surface water map

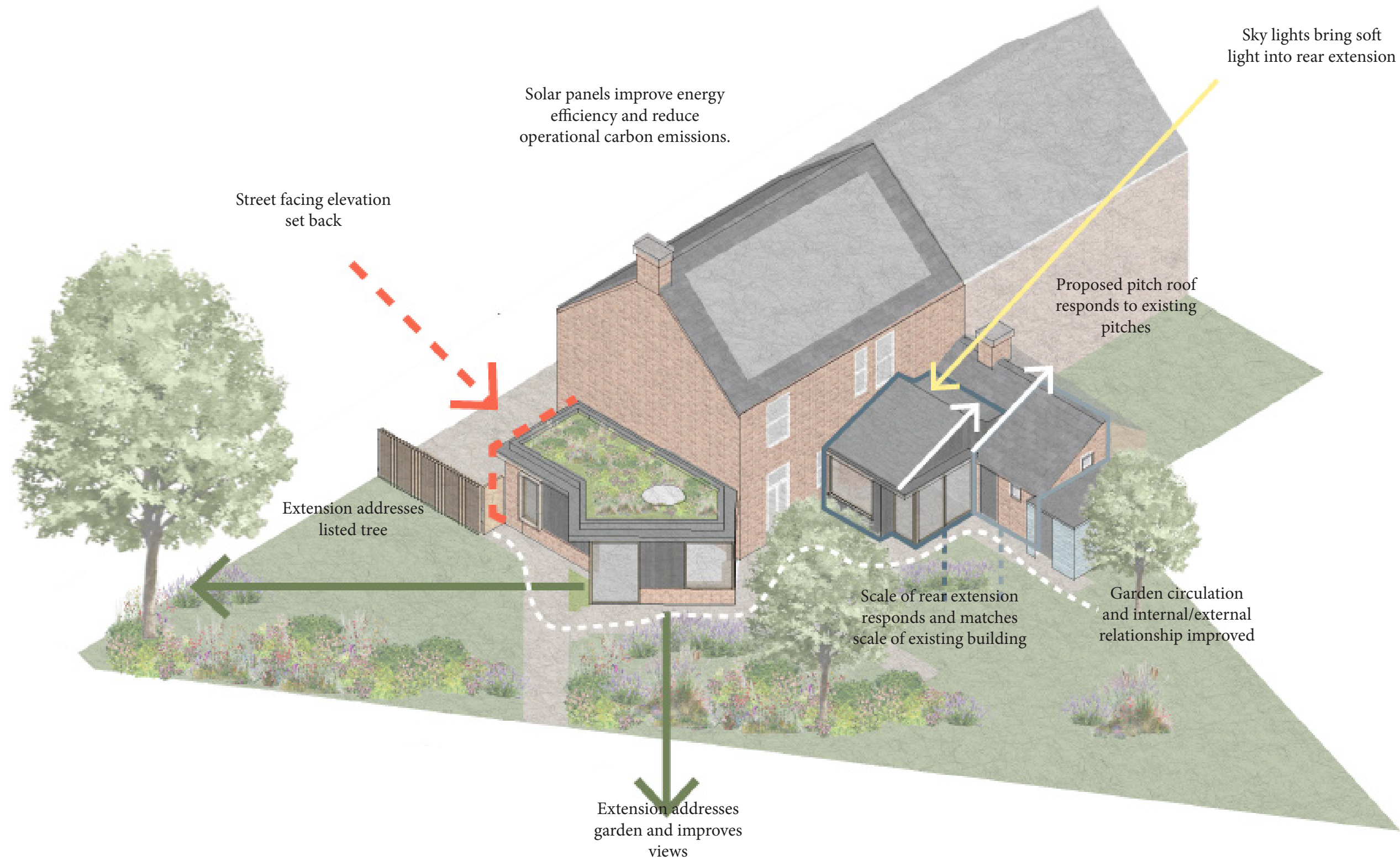
Yearly chance of flooding

- Flood area (extent)
- High chance
- Medium chance
- Low chance

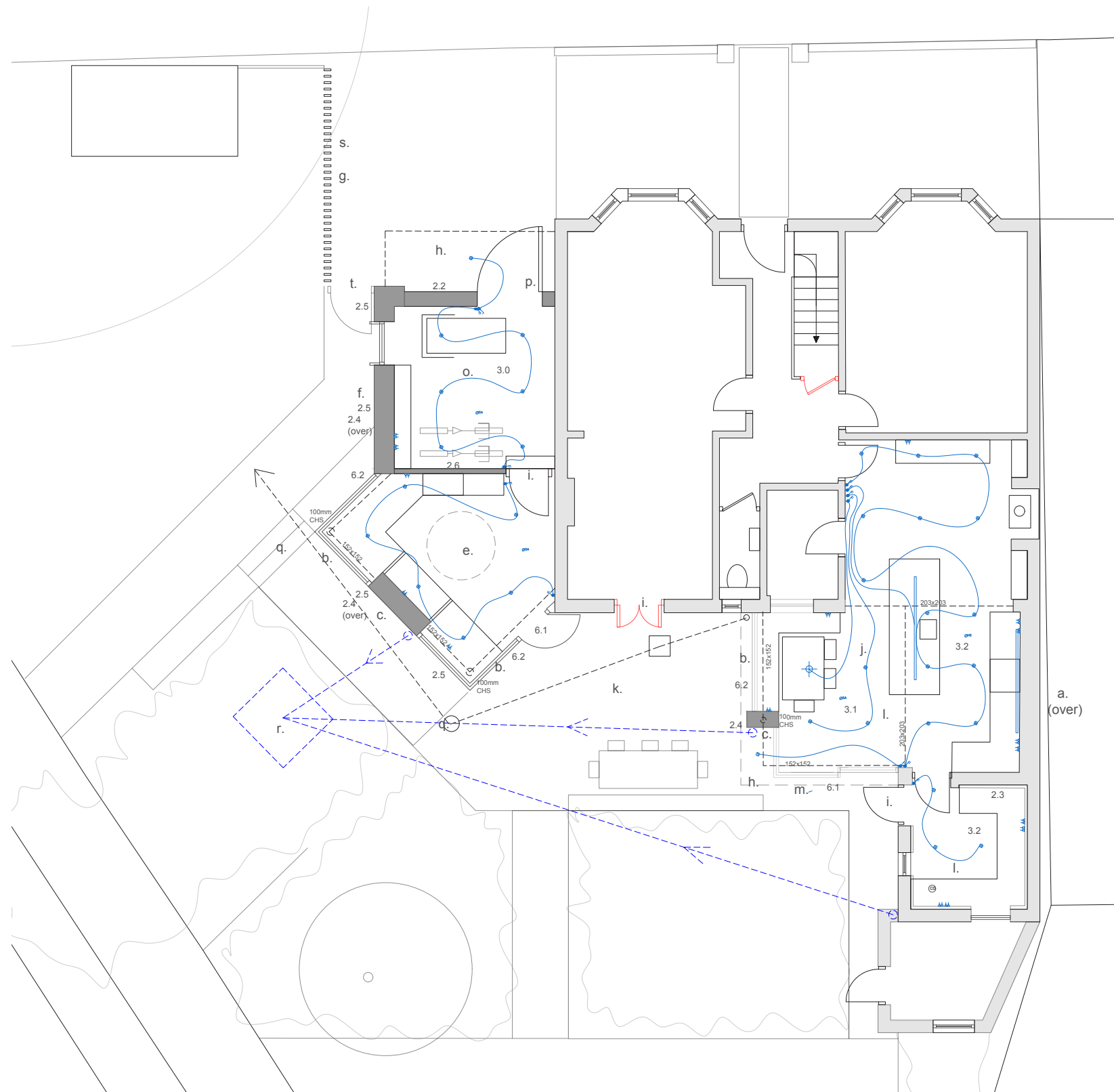


4.0 Proposed Design

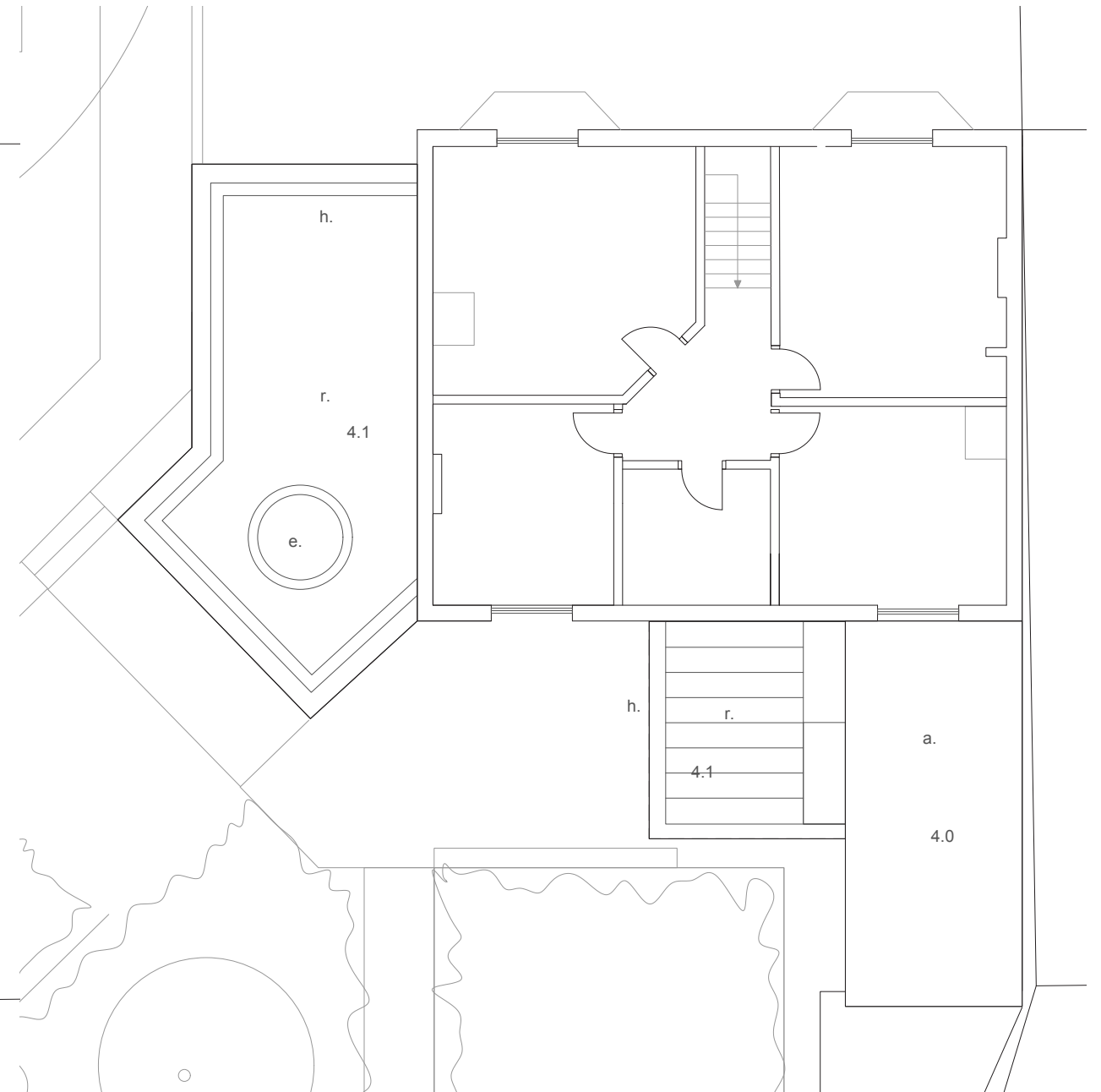
4.1 Illustrative Design Approach



4.2 Proposed Plans



Ground Floor Plan, Proposed
1:100 @ A3



First Floor Plan, Proposed
1:100 @ A3

4.3 Visualisations



Rear View Perspective



Street View Perspective



Approach to New Gym/Studio, Sketch

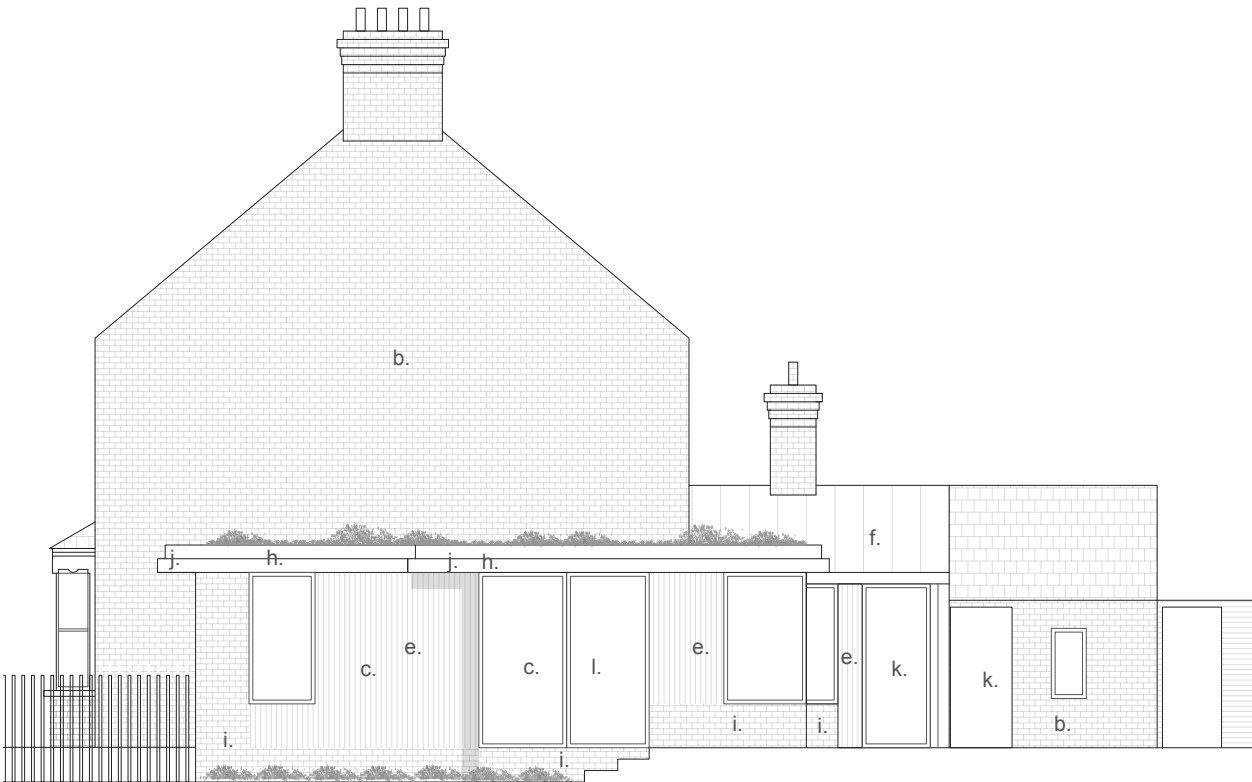


Rear View, Sketch

4.4 Elevations as proposed



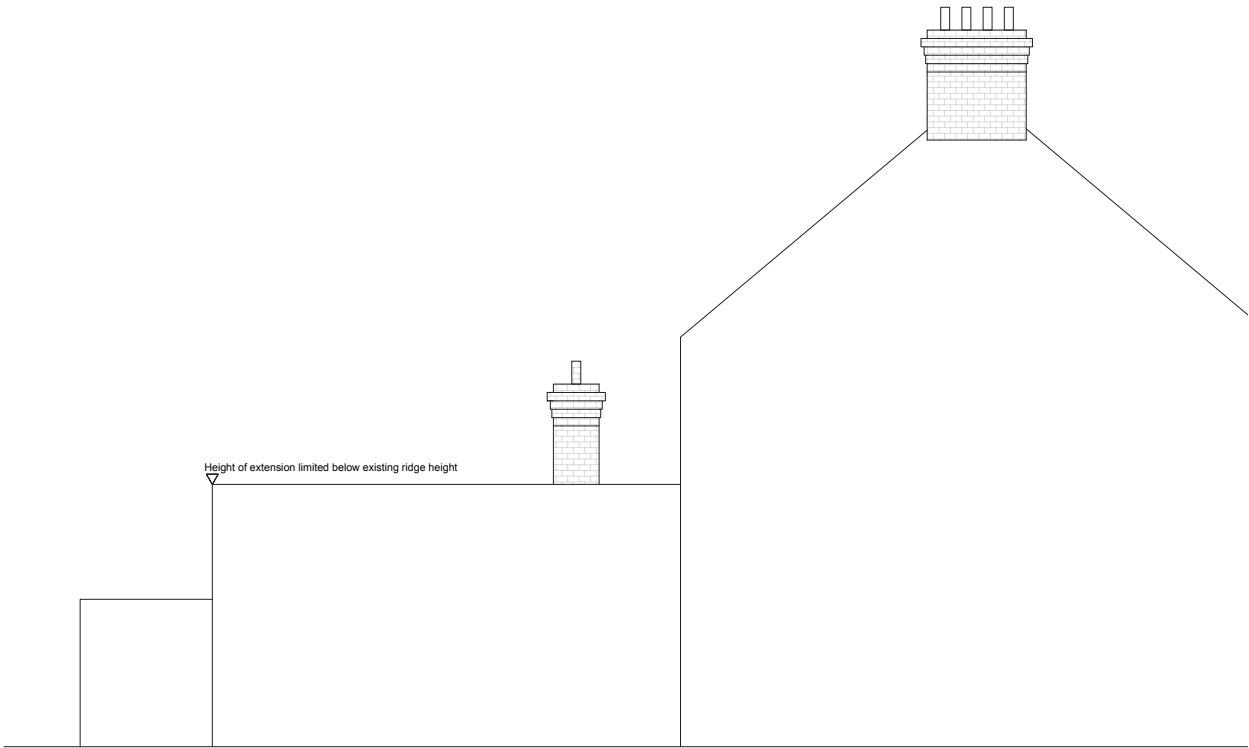
Front Elevation, Existing
1:100 @ A3



North Elevation, Existing
1:100 @ A3



Rear, Existing
1:100 @ A3

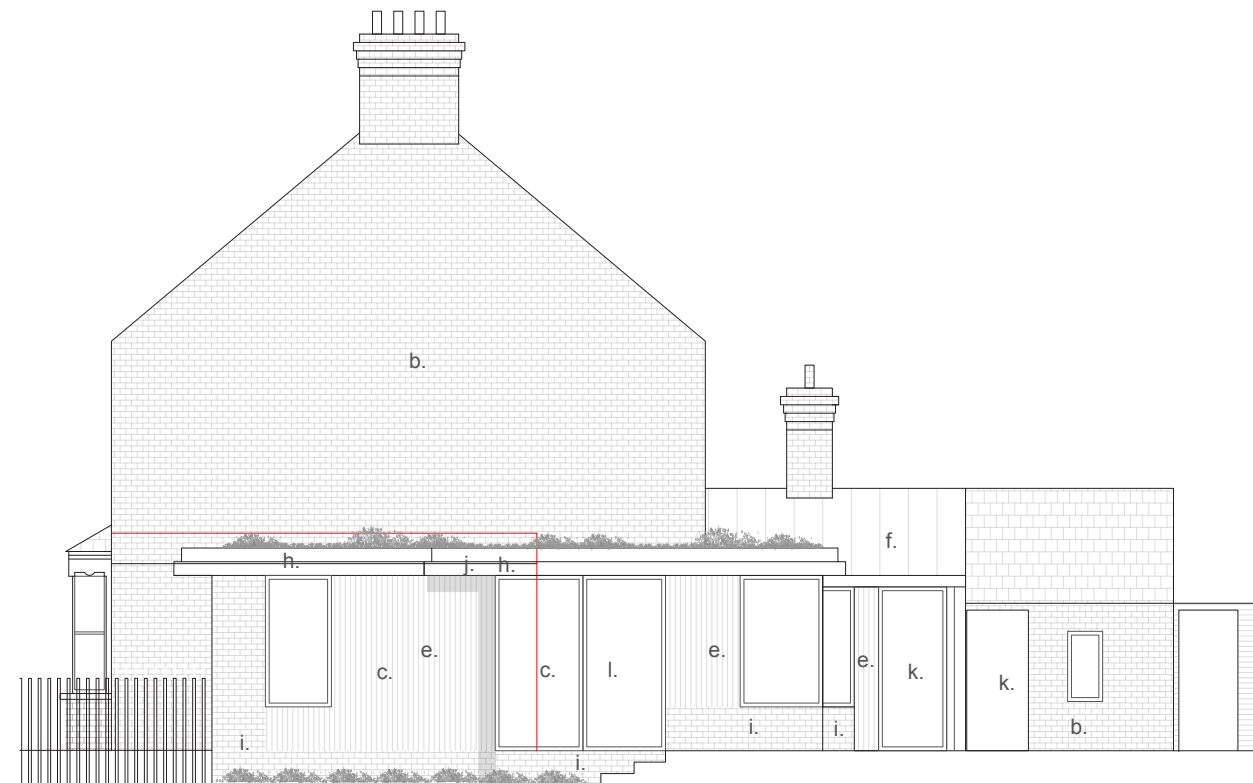


South Elevation, Existing
1:100 @ A3

- Existing timber windows repaired, redecorated
- Existing brickwork
- New gym/studio
- New kitchen/dining area
- New charred timber rainscreen
- New standing seam zinc, RAL to match existing slate roof tiles
- Existing slate roof to be repaired
- Aluminium cappings to roof
- Decorative brick cladding to match existing brickwork in tone and texture
- Roof overhang
- New slimline aluminium glazing, powder coated matt finish frames RAL TBC (full height)
- New slimline aluminium double sliding doors, powder coated matt finish frames RAL TBC
- New slimline aluminium single leaf door to garden, powder coated matt finish frames RAL TBC
- Planted roof
- New rooflight in sedum roof
- Neighbouring property
- New european oak cladding
- Solar panels



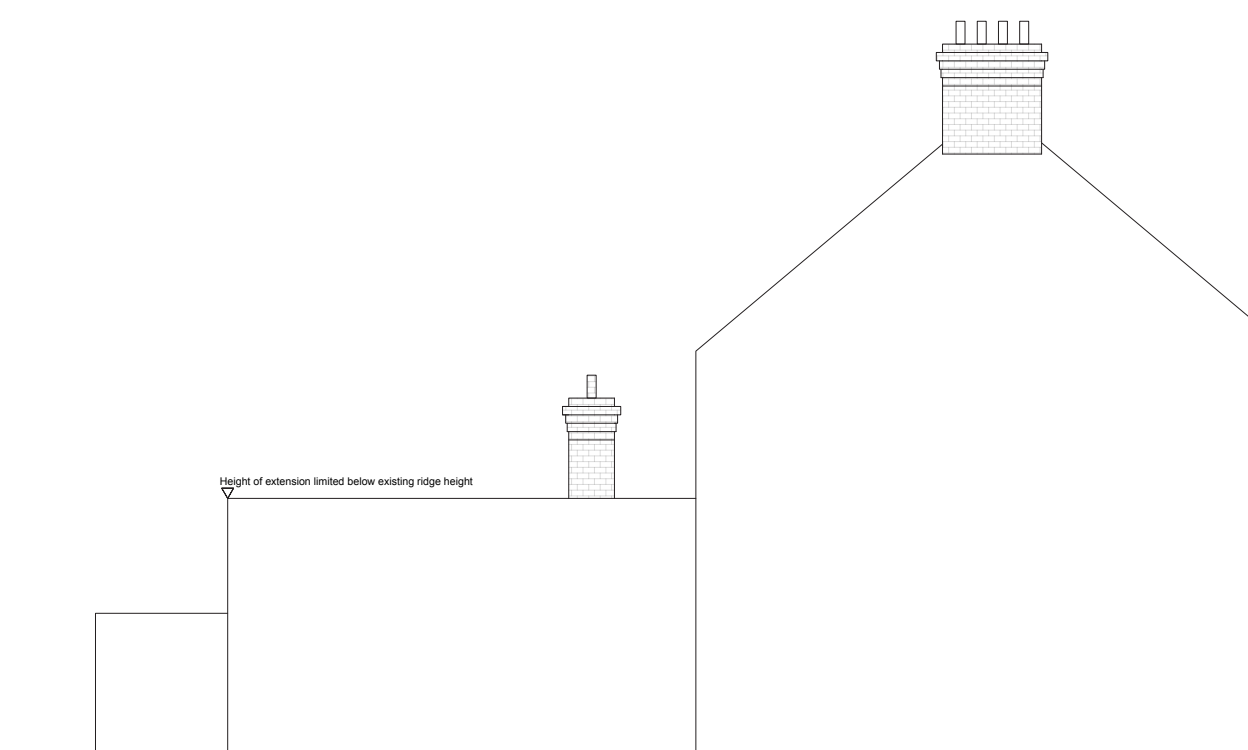
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1:100 @ A3



Rear, Existing
1:100 @ A3



South Elevation, Existing
1:100 @ A3

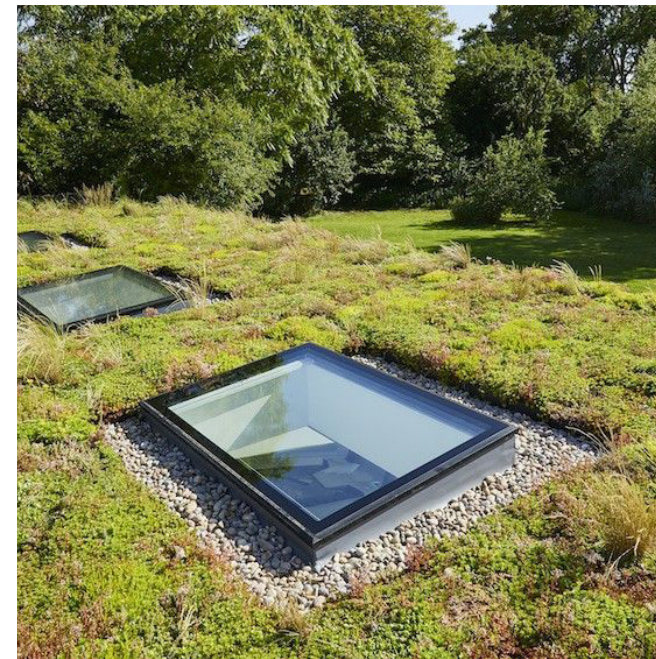
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a.



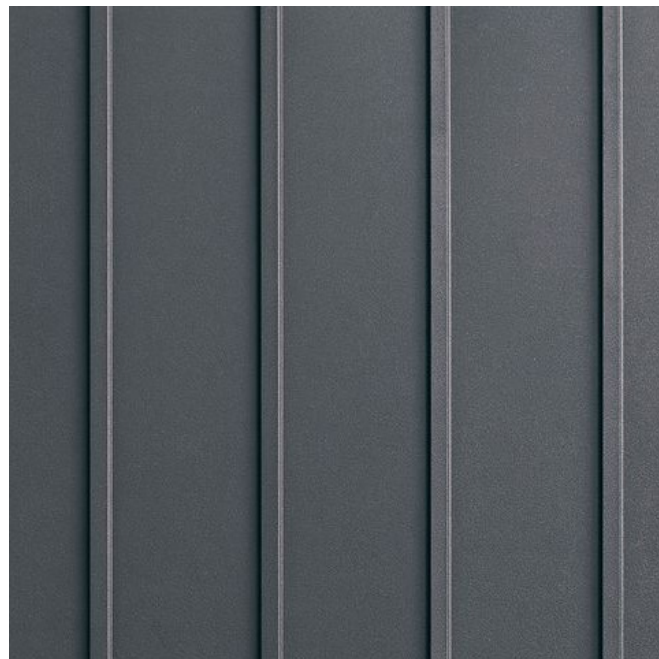
b.



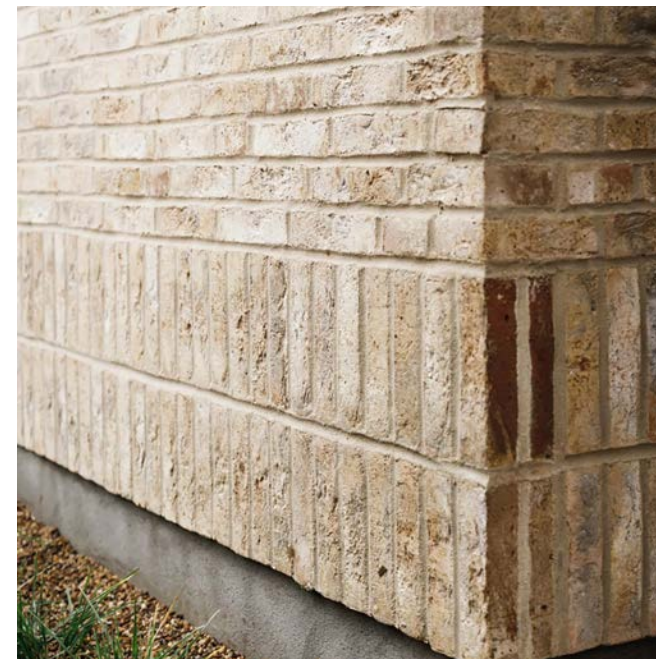
c.



d.



e.



f.

4.5 Proposed Materials:

a. New charred timber rainscreen with hardwood projections

b. Charred timber aged for durability and texture

c. Biodiverse sedum roof to the new gym and studio

d. European oak cladding to garage elevation

g. New standing seam zinc roof, slate grey to match existing slate grey roof tiles

r. New brick detailing to match existing tone and texture to rear of property

Design Development

Design iterations assessing form and colour palettes that improve access and the relationship with the garden.



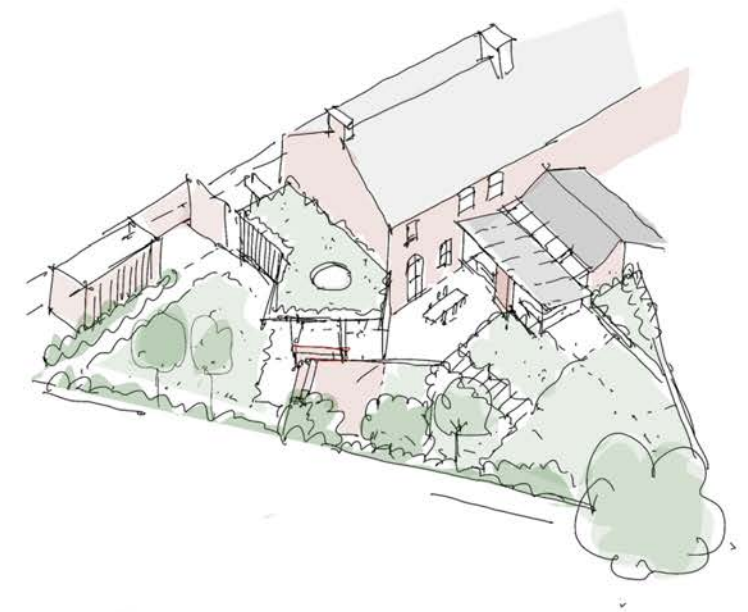
Iteration 1

Simplified form to studio and gym extension, larger rear kitchen extension.



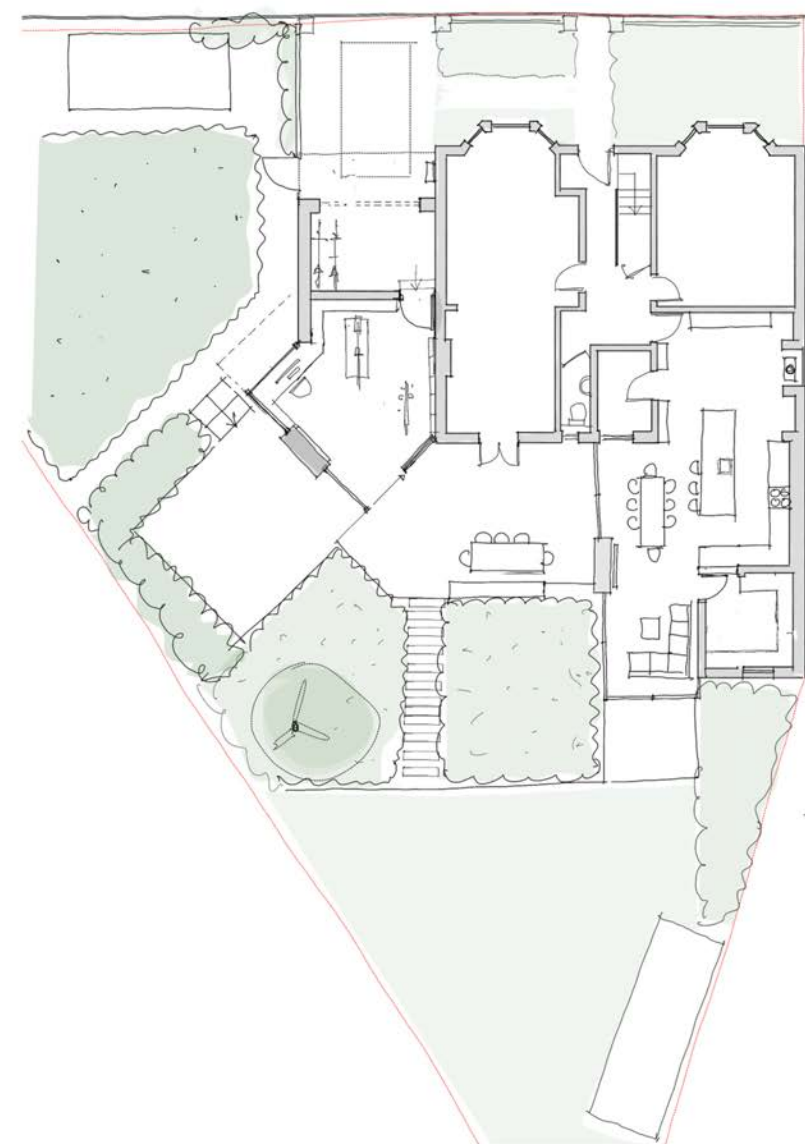
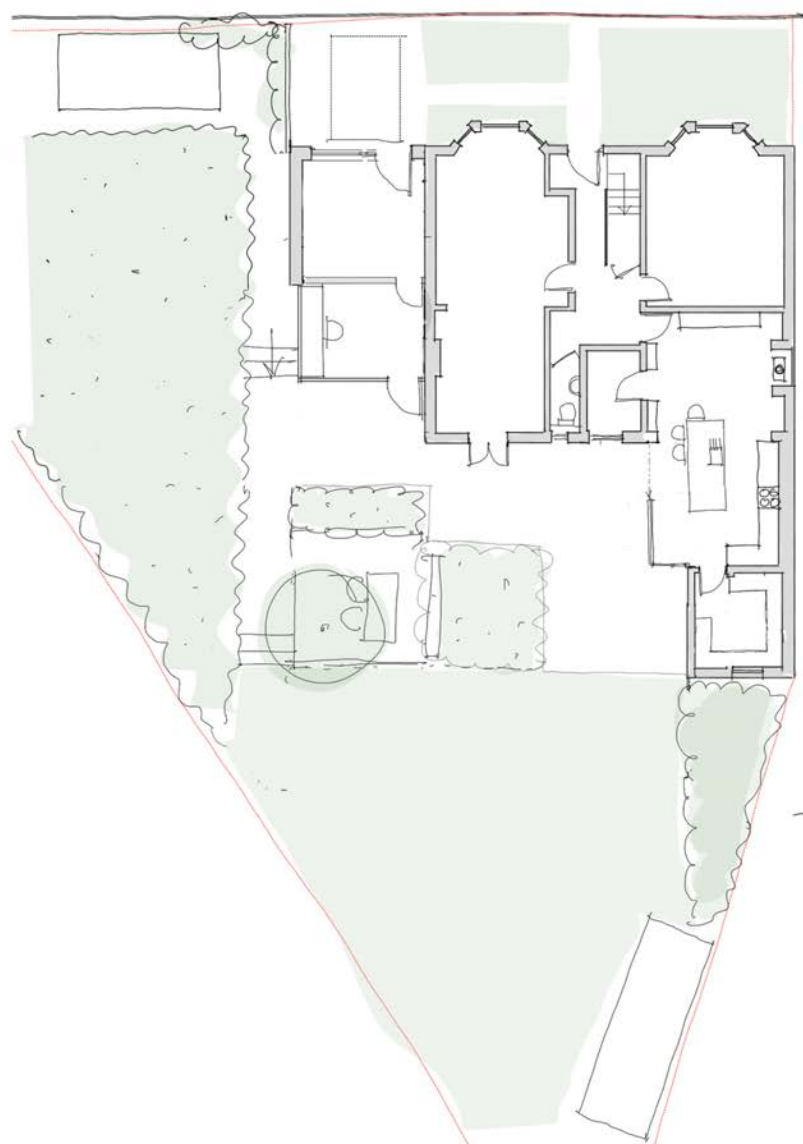
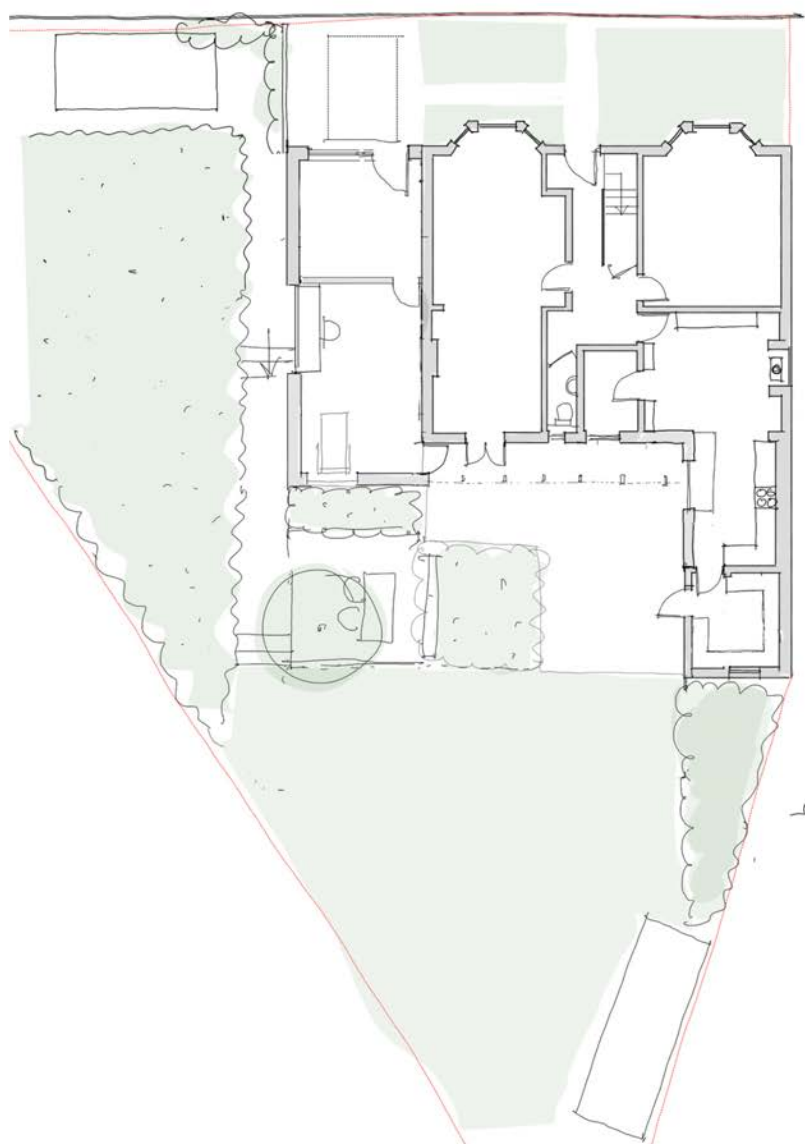
Iteration 2

Simplified form to studio and gym extension, smaller flat roof rear kitchen extension.



Iteration 3

Introduction of cylindrical roof light to studio. Angled extension improves circulation and relationship with wrapped garden. Larger rear kitchen extension with butterfly roof.



Plan and arrangement development



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