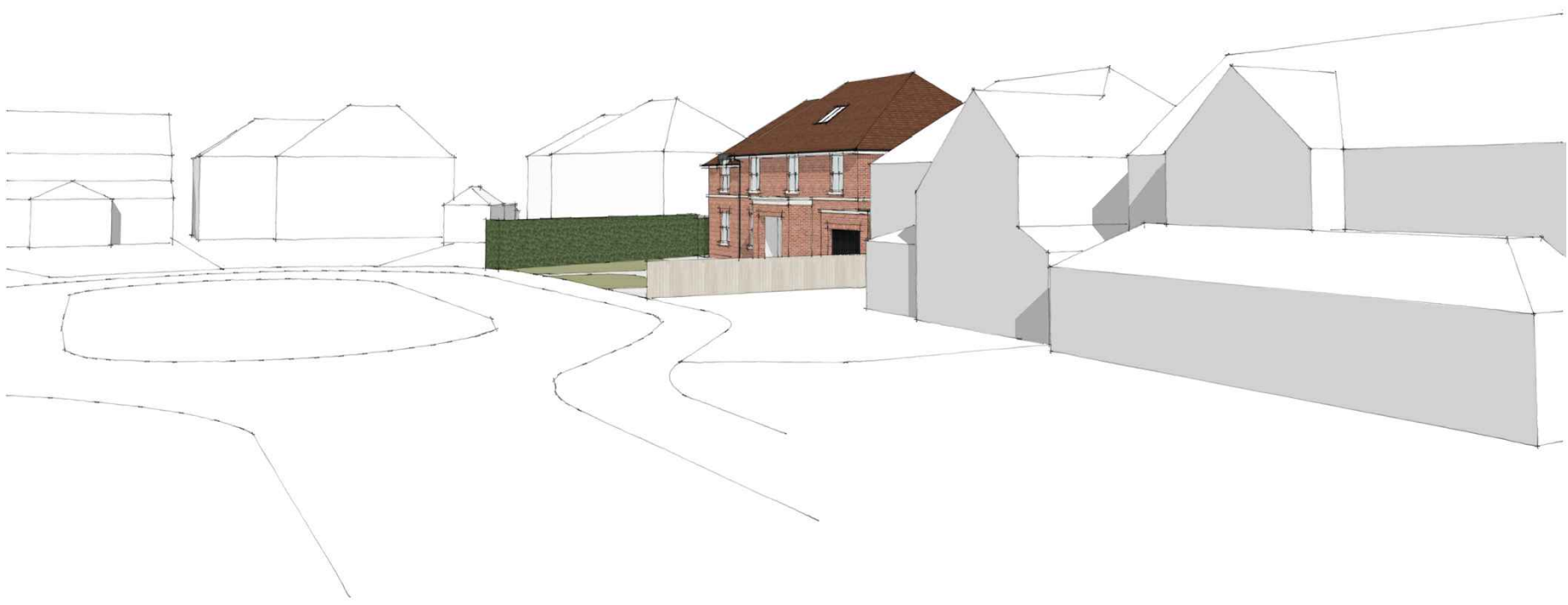




STREET VIEW OF PROPOSED HOME



STREET VIEW OF PROPOSED HOME



FRONT VIEW OF PROPOSED HOME



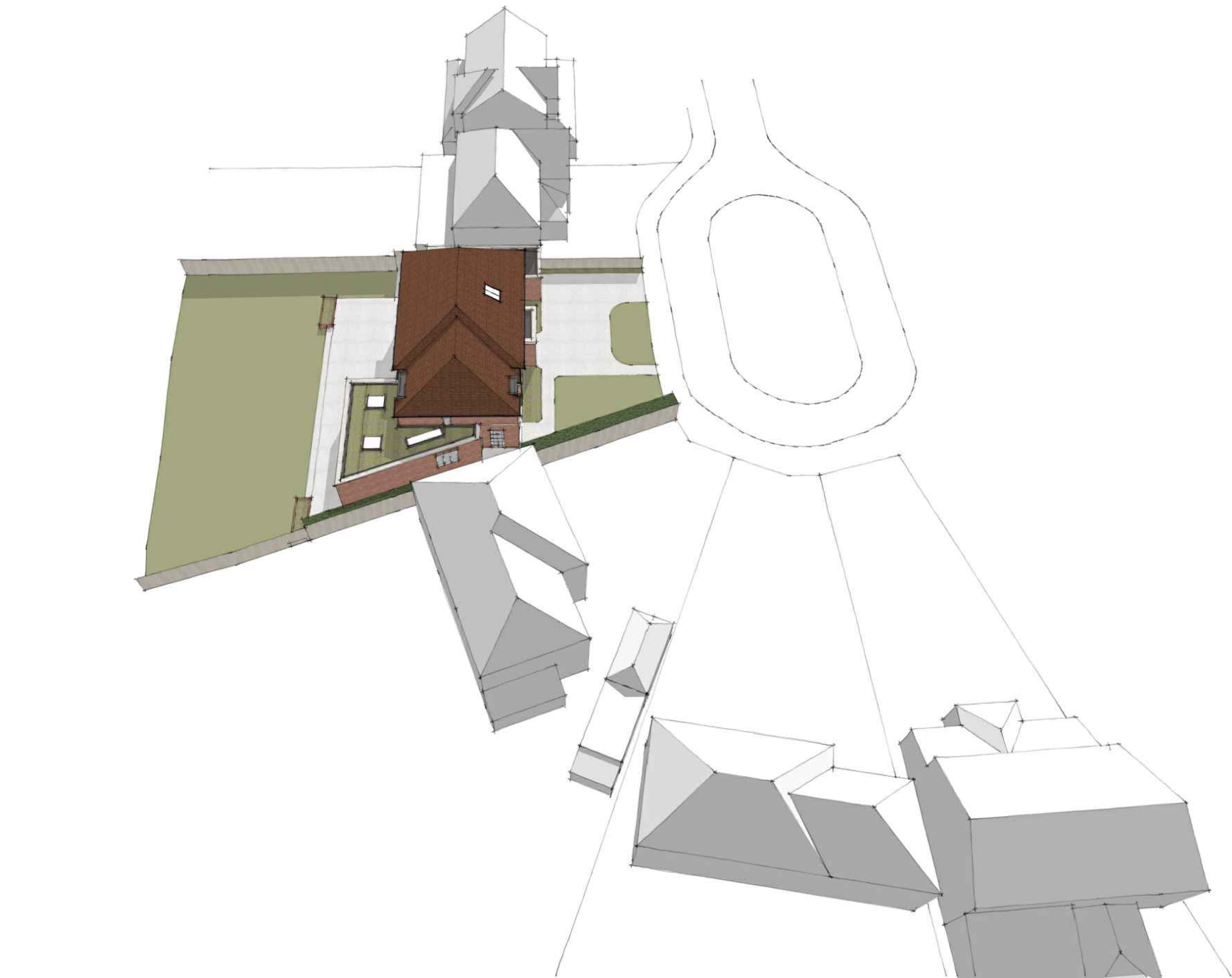
AERIAL VIEW OF PROPOSED HOME - FRONT



AERIAL VIEW OF PROPOSED HOME - REAR



REAR VIEW OF PROPOSED HOME



AERIAL VIEW OF PROPOSED HOME - SIDE

DESIGN STATEMENT -

This Design Statement has been prepared in support of a planning application for the erection of a two storey side extension and two storey rear extension at the detached dwelling at No.12 Dale Close, Hitchin. The property occupies a unique triangular-shaped plot which narrows towards the front but benefits from a significantly wider rear garden. The proposed scheme seeks to make efficient and sensitive use of the available space, whilst enhancing the appearance, energy efficiency and overall functionality of the dwelling.

The proposals are consistent with the principles of good design as set out within the National Planning Policy Framework (NPPF), as well as the adopted Local Plan policies. Particular care has been taken to respect the size / volume of the host dwelling, safeguard neighbouring amenity, and deliver a sustainable, well-integrated improvement to the property.

The existing dwelling is a detached house located within a well-established residential street characterised by a variety of property sizes and styles. The dwelling currently features a wonderfully symmetrical primary front elevation, with a single storey garage to the south and a poorly constructed single storey side addition to the north, used as a laundry room. This structure is of limited architectural merit, lacking insulation and contributing little to the overall quality of the property.

At the rear, a dated two storey extension currently projects beyond the original rear wall. While this addition provides internal space, it is of modest design quality and sits uncomfortably with the form of the original dwelling. It was concluded that the large, tapering rear garden provides generous scope to accommodate carefully designed extensions without resulting in overdevelopment or harm to surrounding occupiers.

The proposal comprises four key elements:

Two Storey Side Extension: To replace the existing single storey side structure with a more appropriate and energy-efficient two storey form. The extension is set back and set down from the main ridge, ensuring subservience to the host dwelling and respecting the established street scene. This allows the property to make fuller use of the unusually wide side space without appearing overdominant.

Two Storey Rear Extension: The existing two storey rear projection will be removed and replaced with a full-width extension, noting that the depth will not extend beyond the footprint of the existing addition. This allows for a more coherent and better-proportioned rear elevation while respecting the outlook from the first floor windows at No. 11 Dale Close.

Single Storey Rear Extension: A single storey element is also proposed, extending slightly deeper into the rear garden to make best use of the homes' orientation and position relative to the sun-path. Given the plot size and width, this element sits comfortably within the site, and together with its flat roof design, helps to provide valuable family accommodation without detriment to neighbouring amenity.

New hipped roof: To encapsulate the proposed side and rear extensions a new hipped roof is proposed; this provides a well designed cohesive aesthetic. This roof form ensures the house sits comfortably within its location, allowing it to appear sensitive to its immediate neighbours as well as its wider context. It also provides the opportunity to remove a harsh concrete interlocking roof tile and replacing it with a more respectful, natural clay plain tile

Materials

All new elements will be constructed in a red brick, with the remaining existing elevations over-clad in a matching brick slip. Combined with the proposed roof works, this approach will transform the dwelling's overall appearance, creating a more unified and cohesive design rather than a piecemeal, disjointed look.

Sustainability

A further significant benefit of the proposals lies in the opportunity to improve the sustainability of the home. The extensions will be constructed to modern standards of insulation and thermal performance, significantly improving the dwelling's energy efficiency. At the same time, the project provides the opportunity to upgrade outdated electrical, heating and hot water systems. Collectively, these measures will reduce long-term energy consumption and support local and national objectives relating to carbon reduction.

Conclusion

This scheme makes efficient use of a wide and under-utilised plot, replacing unsympathetic additions with high-quality extensions that improve both design and performance. The set-back, set-down side extension ensures subservience to the host dwelling, while the full-width rear addition remains sympathetic to neighbouring amenity whilst maximising the efficiency of the floor plan.

Overall, the development represents a proportionate, sustainable and well-considered enhancement to the property and its setting. Planning permission is therefore respectfully sought.

NOTES:

1. DRAWING TO BE USED FOR THE STATUS INDICATED ONLY
2. ALL DIMENSIONS AND SETTING OUT SHALL BE CHECKED AND CONFIRMED AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK
3. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH CURRENT STATUTORY LEGISLATION, RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS
4. DRAWING TO BE READ IN ACCORDANCE WITH RELEVANT CONSULTANTS AND SUB-CONTRACTORS DRAWINGS AND SPECIFICATIONS
5. THIS DRAWING IS THE PROPERTY OF JW-BESPOKE LIMITED, AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT

TITLE:
PROPOSED 3D EXTERNAL IMAGES +
DESIGN STATEMENT

PROJECT:
NO. 12 DALE CLOSE,
HITCHIN

CLIENT:
PRIVATE CLIENT

DRAWING STATUS:
PLANNING

SCALE: N / A SHEET: A1 DATE: AUG 2025

DRAWING REF.: 006 REV: -