

Storyboard Design

Your Architectural Partners in Sustainable & Narrative Design



Property Potential Report

Designed for you and your property

68 Old Park Road, Hitchin, SG5 2JT

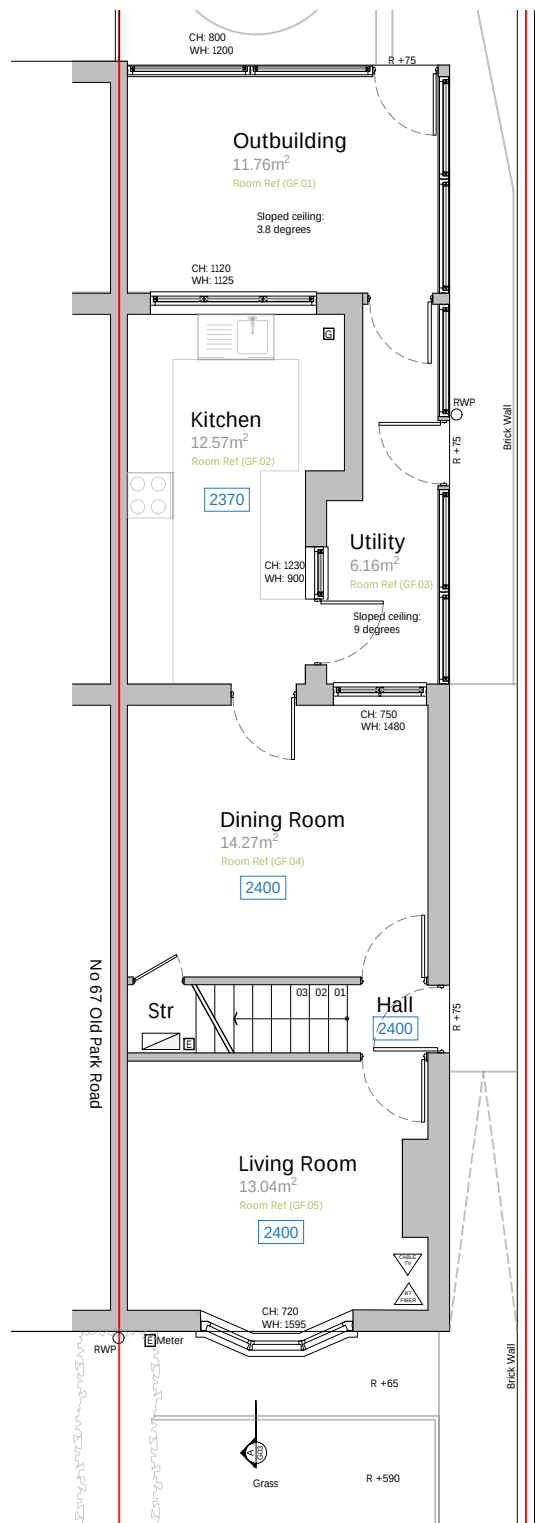
By Luke Roberts

Created on 20/01/2026

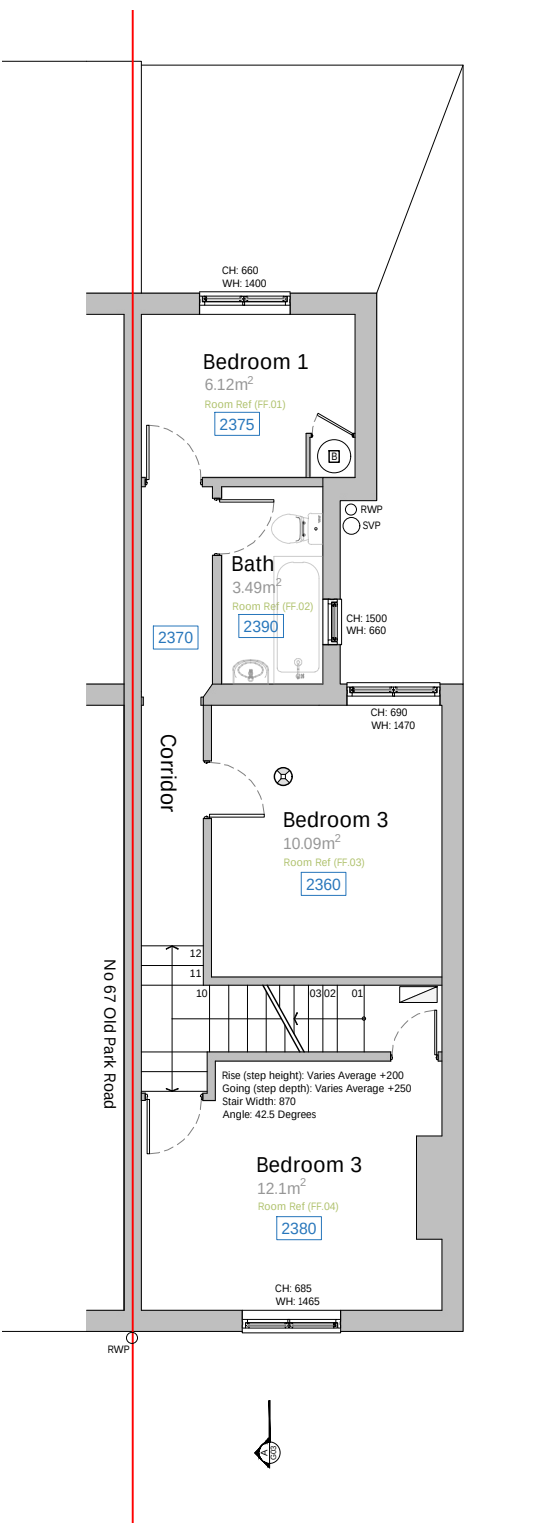


Storyboard
Design Limited
for self-builders, homeowners & developers

Existing Survey Drawings by SbD Ltd



Ground Floor Plan 1:100 Scale

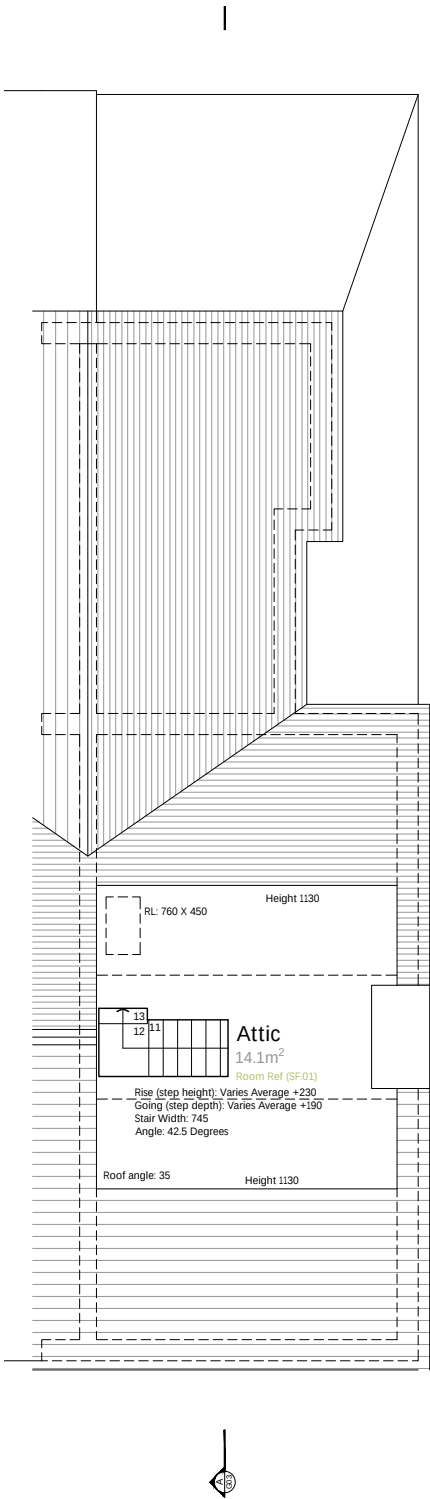


First Floor Plan 1:100 Scale

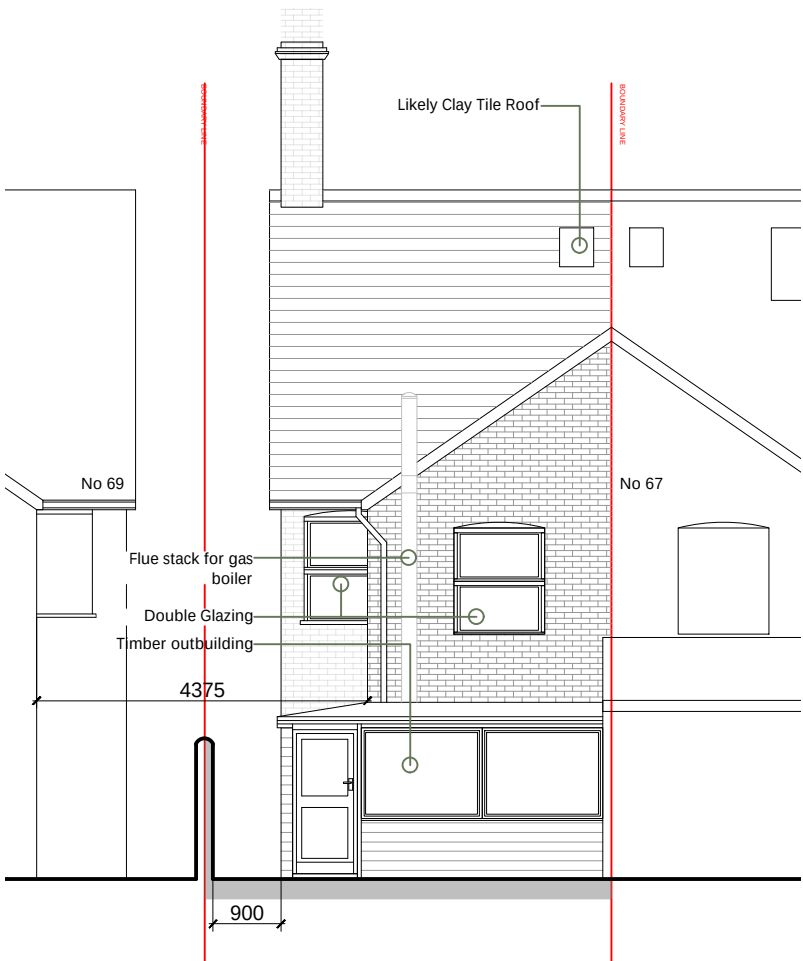
Existing Property Summary

This three-bedroom period home is ideally located within walking distance of Hitchin's mainline station and vibrant town centre. The ground floor features a bay-fronted lounge, a separate dining room, and a galley kitchen leading to a utility area and conservatory. While the layout offers plenty of space, it presents several "period" challenges: the ground floor lacks a guest WC, and the kitchen acts as a narrow bottleneck for the rest of the house. Additionally, the second-floor loft room, while spacious, likely lacks the building regulations to be classed as a formal bedroom, and the first-floor bathroom access creates a long, narrow corridor that reduces the efficiency of the upper landing.

Offered chain-free, the property is a prime candidate for modernisation and structural reconfiguration to resolve these layout quirks. The first floor would benefit from a more logical flow to the bathroom and third bedroom, while the ground floor offers significant potential for an open-plan extension (STPP). Outside, the home includes a private rear garden and the rare advantage of a dedicated off-street parking space. This is an excellent opportunity for a buyer looking to add value by transforming a characterful but traditionally segmented house into a modern family home.

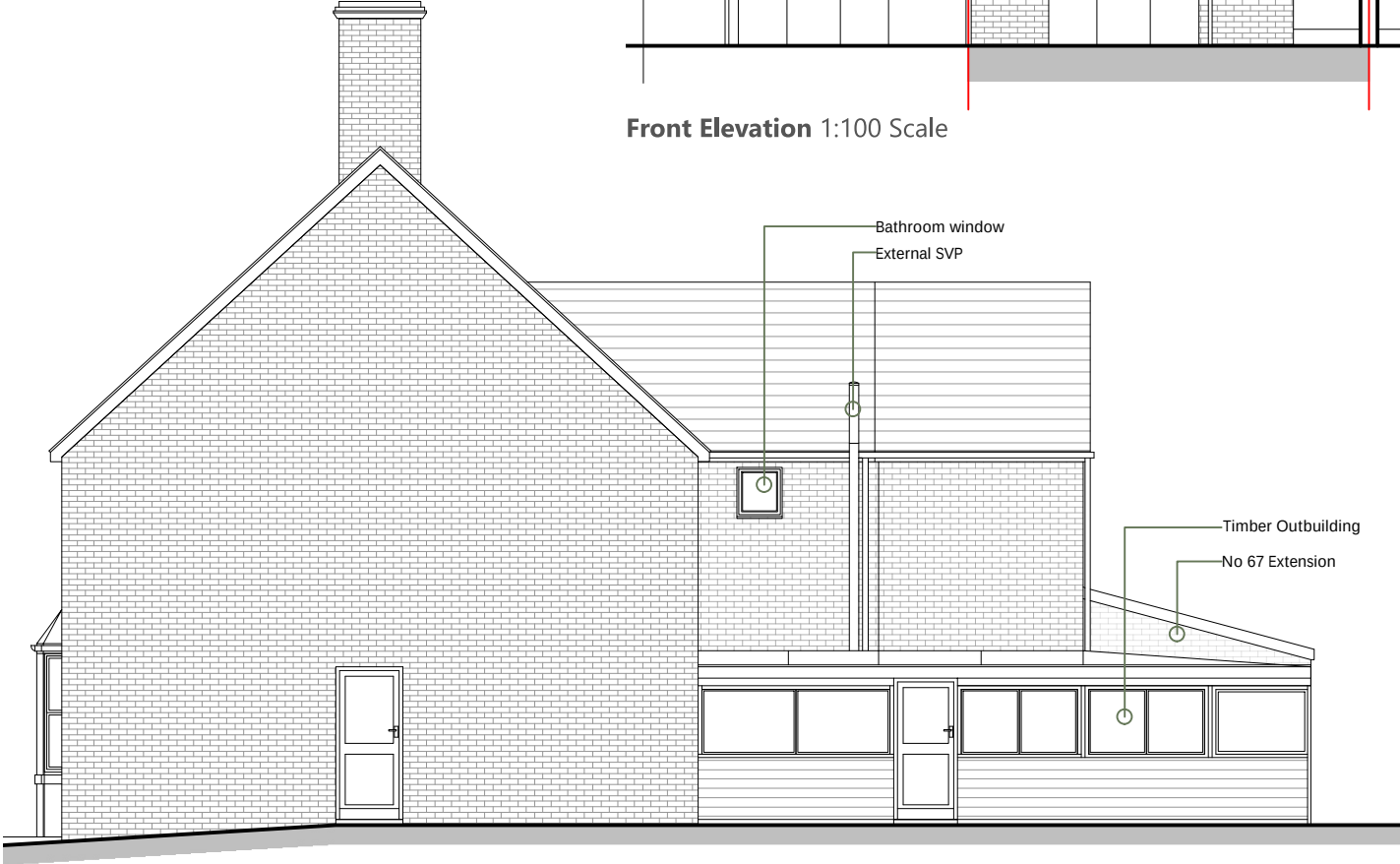


Second Floor Plan 1:100 Scale

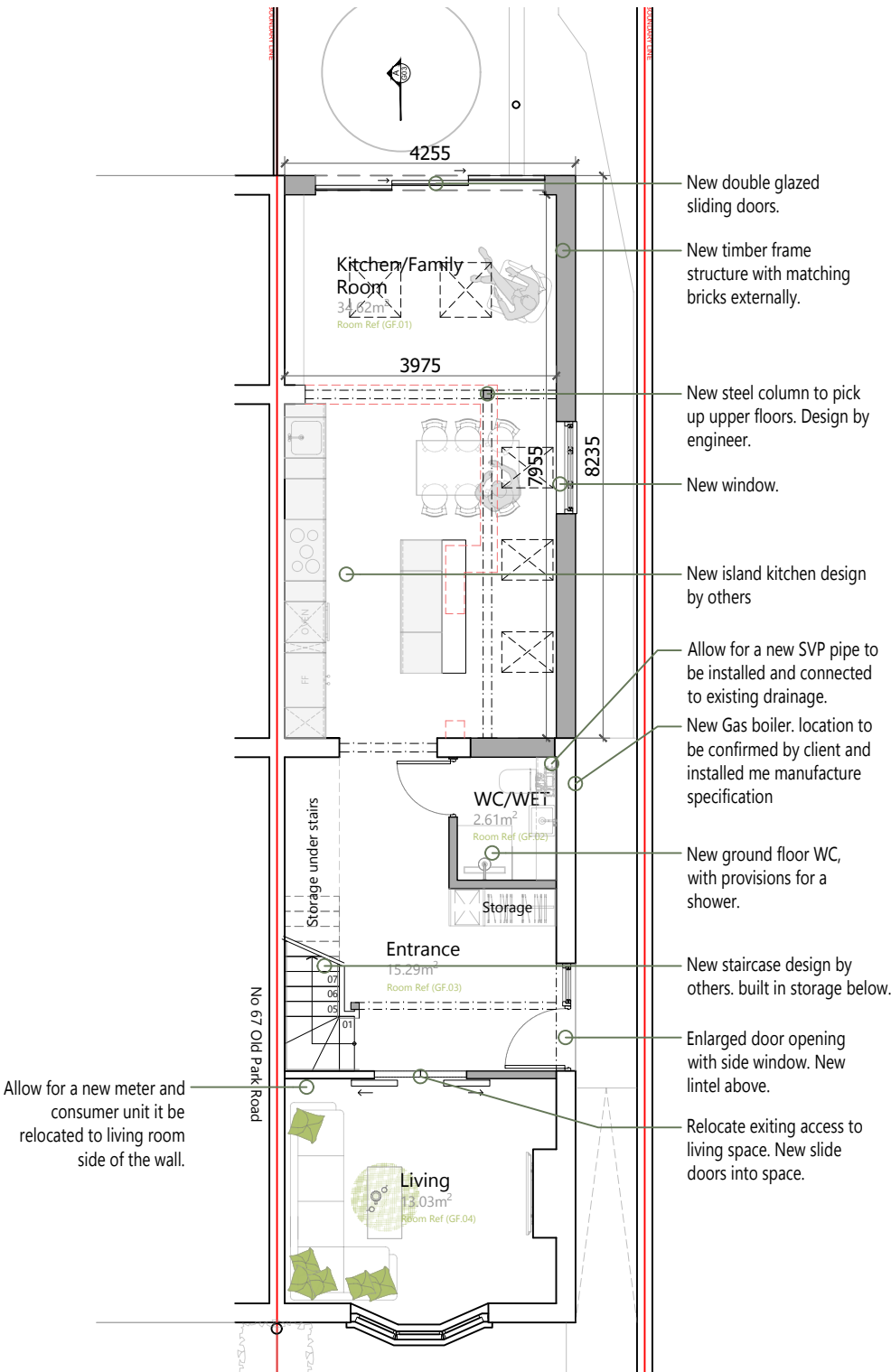


Rear Elevation 1:100 Scale

Existing Drawings

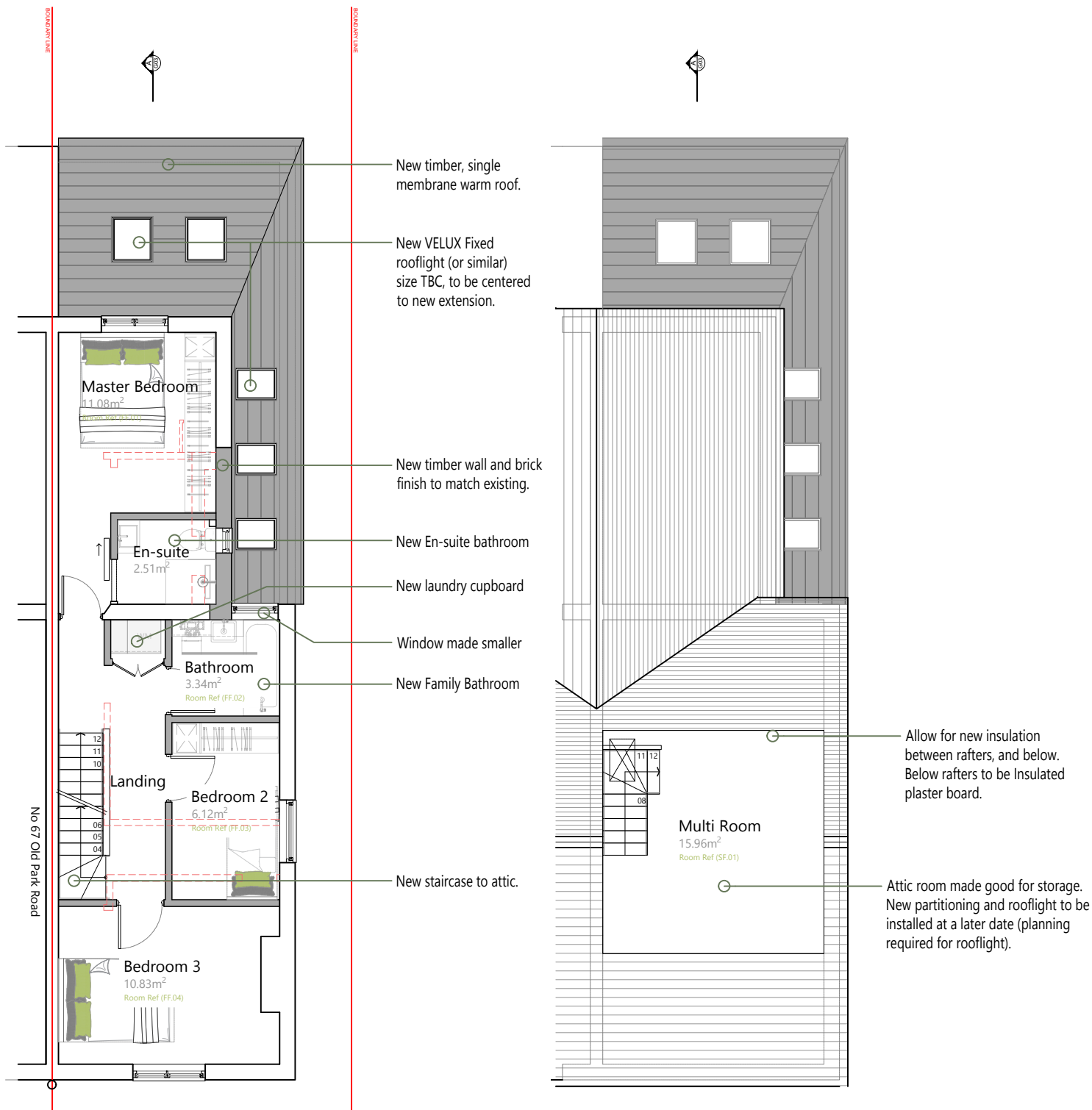


Proposed Drawings



Proposed Ground Floor 1:100 Scale

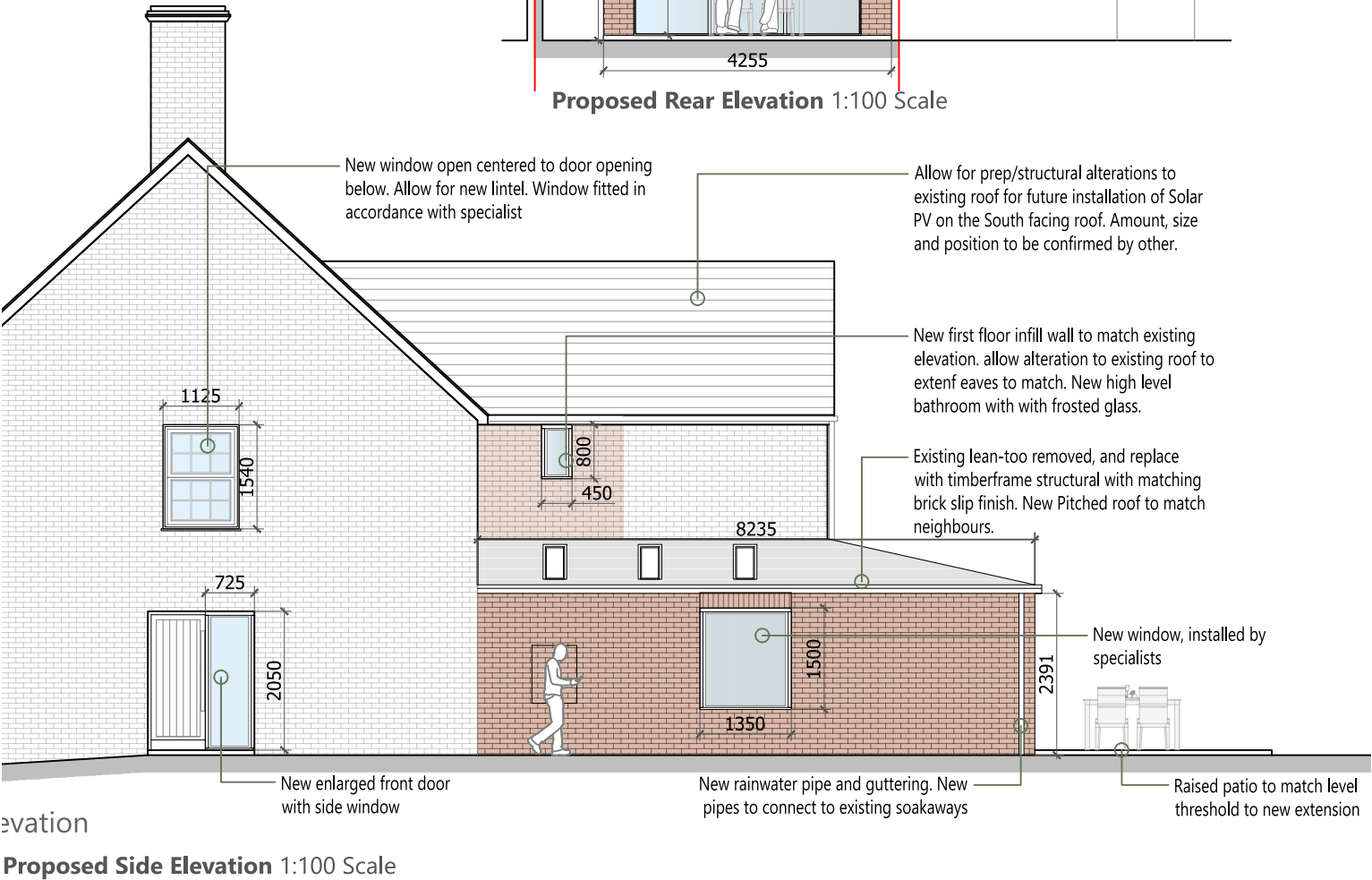
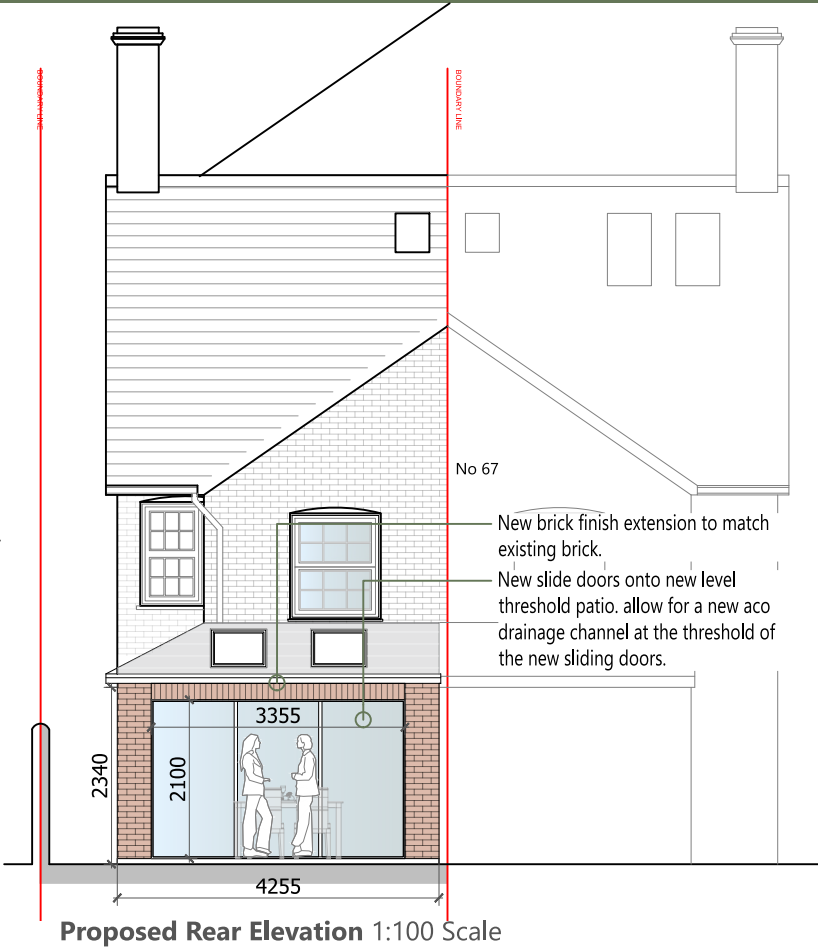
Proposed Drawings



Proposed First Floor 1:100 Scale

Proposed Attic Floor 1:100 Scale

Proposed Drawings



Proposed 3D Visuals



Proposed Rear View Visual Representation



Proposed Living Room View Visual Representation

Proposed 3D Visuals



Proposed Kitchen View Visual Representation



Proposed Front Bedroom View Visual Representation

Executive Summary

A Vision for 68 Old Park Road

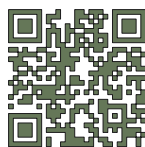
The story of 68 Old Park Road begins as a classic three-bedroom period home in the heart of Hitchin, full of character but constrained by the architectural standards of its time. In its current state, the property functions through a series of traditionally segmented spaces that, while charming, create significant practical friction for modern living. The ground floor is defined by narrow "galley" kitchen that acts as a physical bottleneck, separating the bay-fronted lounge and dining room from the utility and conservatory areas. Furthermore, the home lacks essential modern conveniences, such as a guest WC on the ground level, and suffers from an inefficient upper-floor layout where a long, narrow corridor wastes valuable space on the landing. Even the spacious second-floor loft room remains underutilised, currently lacking the necessary building regulations to be classified as a formal bedroom.

The proposed design re-imagines this property as a seamless, light-filled family home by stripping away these "period" challenges and introducing a bold structural reconfiguration. The core of this transformation is a significant open-plan extension on the ground floor, replacing the cramped galley kitchen with an expansive kitchen and family room featuring a central island and sleek double-glazed sliding doors that open onto a new level-threshold patio. This new layout finally introduces a dedicated ground-floor WC with shower provisions and optimises storage by utilising the space under the stairs. Upstairs, the efficiency of the home is vastly improved by creating a dedicated Master Bedroom suite complete with a private en-suite bathroom, while a new, more logical staircase leads to the attic. The exterior will be thoughtfully updated with a first-floor infill wall and timber-frame structures that utilise matching brick finishes to ensure the new additions feel like a natural evolution of the original character.



Proposed Front Bathroom View Visual Representation

To bring this vision to life, the next steps focus on a blend of structural execution and future-proofing the residence. Immediate priority should be given to engaging a structural engineer to finalise the design of the new steel columns required to support the upper floors during the ground-floor reconfiguration. Concurrently, the transition to the new layout involves relocating the meter and consumer unit to the living room side of the wall and confirming the final manufacturer specifications for the new gas boiler. While the attic room is being "made good" for storage in the short term, owners should prepare for a later phase of development that includes the installation of a new partitioning and a Velux roof light, which will require separate planning permission. Finally, the design looks toward sustainability by allowing for the necessary structural alterations to the south-facing roof to support the future installation of solar PV panels.



Facebook



Instagram



LinkedIn

Email: Hello@storyboard-design.co.uk **Phone:** 01865 606885

Web: www.storyboard-design.co.uk

Storyboard Design
Architectural Report

