



21 Trevor Road

Hitchin
Design and Access Statement

[Michael Collins Architects Ltd](#)

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 neighbouring 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.

Note to be read in conjunction with the planning statement.

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1.0 Summary

The following is the description of the proposals:

The erection of a new first floor rear extension, new wraparound canopy roof, new loft conversion and rooflights, replacement windows, new air source heat pump, external redecoration, and associated alterations.

1.1 Building description & land use

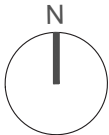
Existing terraced late Victorian era dwelling. Cartographic analysis indicates that this was built between 1880 - 1890.



Copyright - Google 2024 (Not to scale)



0 10 20 30 40 50 1:1250



1.2 Existing Building - External



Front Elevation



View to the Rear Boundary from the side



Existing rear extension/side



View of the Rear Elevation

1.2 Existing Building - Internal



View of the Existing Living Room and windows to the side elevation



View of the Existing rear kitchen

1.2 The condition of the existing building externally

Southern (Rear) Elevation:

- High-level masonry - Brickwork In variable condition, areas of repointing required.
- Roof - To the main roof The existing slates tiles are likely non-original and in variable condition.
- The ground floor extension has synthetic slates and PVC rainwater goods
- The existing extension has been constructed utilising a buff red facing brick
- Windows - The existing first floor windows are timber, original and in moderate condition. the ground floor extension windows are UPVC

Eastern (Side) Elevation:

- High and low level masonry - In variable condition with evidence of damp proofing at ground level, areas of repointing required.
- Windows - The existing ground floor windows have been recently renewed in timber and are in good condition.
- The extension side door is UPVC

Northern (Front) Elevation:

- Windows - Non-original UPVC in fair condition.
- Walls - The existing brick and lower rendered base is generally in good condition, some evidence of low level brick damage.
- Roof - The existing concrete tiles are non-original and in variable condition, some evidence of moss growth and damage, loose and cracked mortar junctions at ridge level.

1.3 Historic Maps

1880 Map



1900 Map

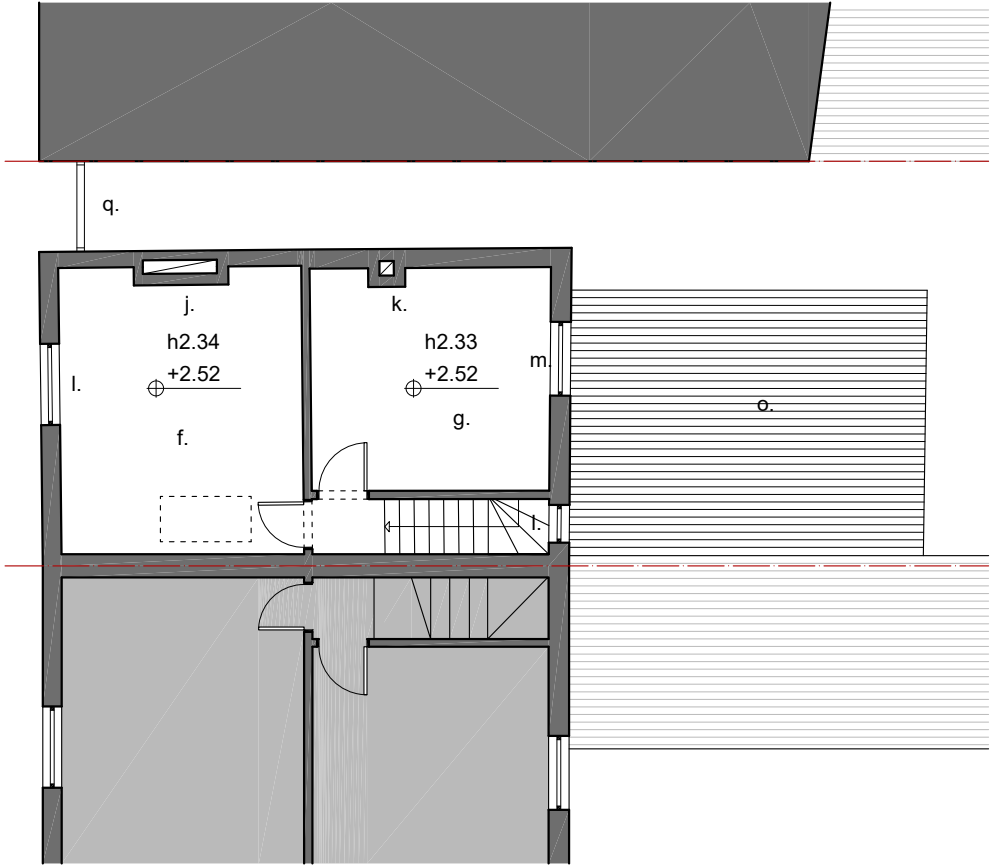


Planning History

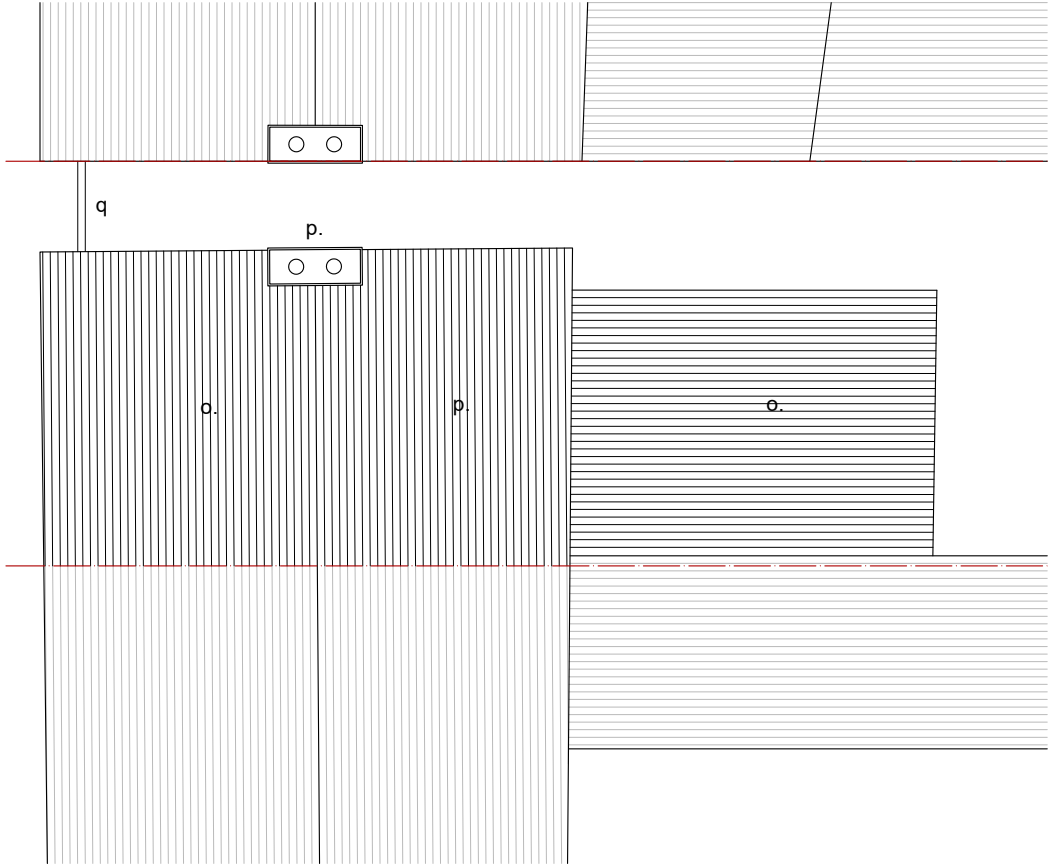


- Properties along the southern side of Trevor Road have been subject to a number of extensions over the last 20 years. These have included loft conversions, ground floor and first floor extensions.
- Application 98/01107/1HH relates to the erection of a single storey extension to the rear of nr 21 Trevor road (the application site).

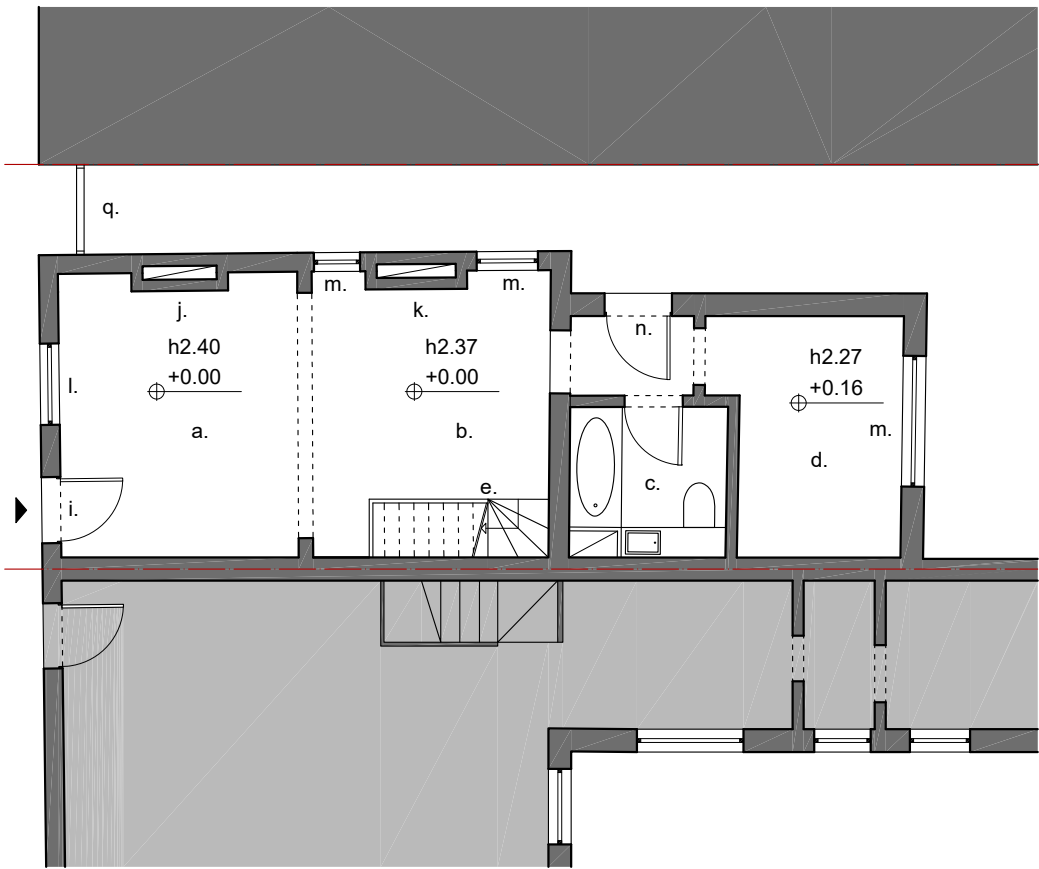




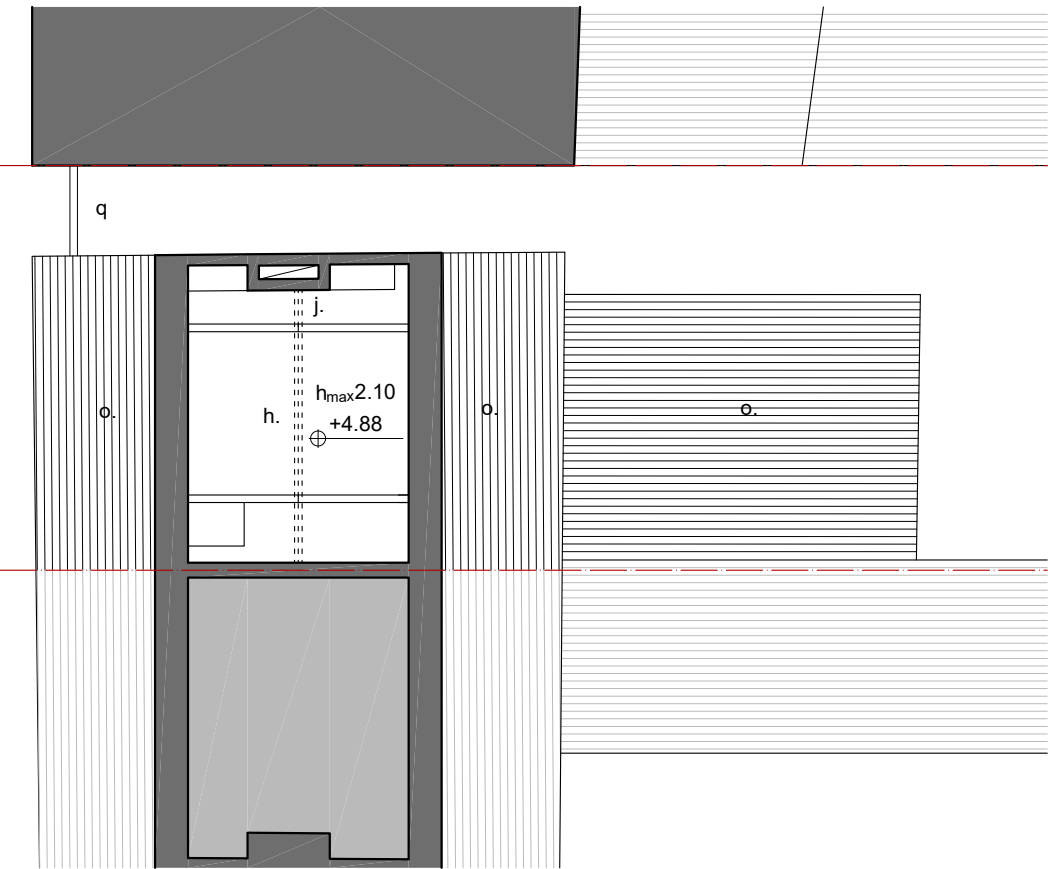
First floor



Roof



Ground floor



Loft

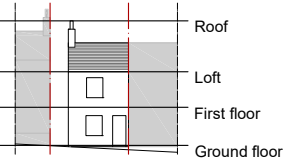


KEY:

- Site boundary
- Existing living room
- Existing dining room
- Existing bathroom
- Existing kitchen
- Existing timber staircase
- Existing bedroom 1
- Existing bedroom 2
- Existing loft storage room
- Existing timber door
- Existing chimney in use
- Existing chimney not in use
- Existing uPVC framed window
- Existing timber framed window
- Existing timber/glass door
- Existing slate roof
- Existing chimneys
- Existing timber gate

NOTES:

- This drawing is copyright.
- These layouts are preliminary until further surveys are undertaken.
- Scale and boundaries are indicative.
- Ownership boundary indicative based on OS data.



P01	09/12/2025	For information
Issue	Date	Description

Author / Applicant

Antonietta Canta

Project Title

21 Trevor Road

Drawing Title

Existing floor plans

Scale
1:100

Size
A3

Status
S2 - For Information

Job No.

21TR

Rev

P01

ID

21TR-AC-EX-ZZ-DR-A-002501



Side elevation



Front elevation



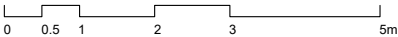
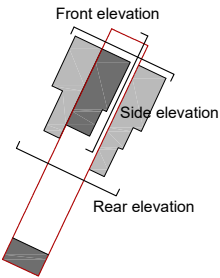
Rear elevation

KEY:

- Site boundary
- Existing brick wall
- Existing render skirt
- Existing slate roof
- Existing metal railing
- Existing down pipe
- Existing timber gate
- Existing timber door
- Existing uPVC framed window
- Existing timber framed window
- Existing timber/glass door
- Existing chimney
- Existing timber fence
- Neighbour's extension wall

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Project Title

21 Trevor Road

Drawing Title

Existing elevations

Scale

1:100

Size

A3

Status

S2 - For Information

Job No.

21TR

Rev

P01

ID

21TR-AC-EX-ZZ-DR-A-004501

3.1 Relevant planning policy considered as part of developing these proposals

- The site falls within the Hitchin conservation area specifically within character area 6.
- The host dwelling is not a building of local interest
- The relevant sections of NPF4 and the current North Hertfordshire Council Local Plan 2011-2031 Policy D2 apply



- According to the NHDC Character appraisal; Trevor Road is “a small cul-de-sac of modestly sized terraced houses, mainly one window wide, but also built using red brick (sometimes with blue headers) with natural slate roofs.”
- Positive aspects are noted as “simple building forms enlivened by the substantial brick stacks”, which contribute to views along the street.
- The use of red brick with natural slate roofs, the ‘strong domestic scale’ and association with Hitchin’s railway expansion are considered aspects of heritage value.
- Some of the original margin light or multi-paned windows remain, however many have been replaced. The use of UPVC and synthetic roof tiles is noted as a negative feature within the conservation area.

Policy D2: House extensions, replacement dwellings and outbuildings

Planning permission for house extensions will be granted where:

✓

a) The extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling; and

b) The extensions do not dominate adjoining properties and:

✓

i. it is well related to the floor levels of adjoining properties,

✓

ii. there is an appropriate distance between the proposed extension and the windows of the adjoining properties; and

✓

iii. spacing between buildings ensures there is no harm to the character and appearance of the streetscene.

3.2 Design strategy

As will be described in this document these proposals are informed by the desire to adapt this house to be an exemplary sustainable retrofit. In addition there is a requirement to introduce light into living spaces, create a larger kitchen and dining facilities and an enhanced connection to the garden. The proposals aim to enhance the poor quality extension currently at the rear. The proposed first floor extension provides much needed accommodation and will retain a subservient relationship to the dwelling. This is designed to integrate itself with the rear elevation in a contemporary manner. The proposals avoid impacts from the street and therefore the special character of the conservation area is not impacted by these proposals.

3.3 Amenity & Neighbouring Buildings

Careful consideration has been given to ensure that the proposed extension would not cause any impact on the living conditions of neighbouring properties in terms of a) the scale of the additions, and b) the location and number of any new window openings.

- The proposed first floor bay extension is flat roofed and is proportionate and similar to the existing extension size and to the scale of the existing adjacent neighbouring properties’ first floor extensions. The proposals limit impacts on the living conditions of neighbouring properties when considered against the BRE 45 degree test.
- Light into the western and eastern neighbouring property windows will not be materially affected. The large gable to the east screens the rear elevation from views from the south east (rear of Benslow Lane).
- Views from the new extension windows do not materially increase overlooking to neighbouring gardens. To the south east, views are obscured by the existing gable.
- The new canopy roof at the side is set back from the street and tucked between the terraces. this structure aims to accommodate the modern needs of bin storage, shelter and cycle storage discreetly.
- The new side door essentially replaces that to the rear extension but is not visible or apparent from the street.
- New solar PVs are located at the rear and mirror what other properties along the southern side of Trevor Road have done previously.

3.4 Scale and massing

- The existing building presents a simple formal presence at the rear. The extension will remain subservient in scale.
- The additions are proportionate and aim to improve the character of the original building, in a contemporary but respectful manner to the host dwelling.

3.5 Design quality and materiality

- Aluminium frames will be used for new windows.
- A Sedum roof will be used to soften the roof impact visually of the new canopy
- A number of sustainability measures will be incorporated these include high levels of insulation and a passive approach to design.
- The exterior of the new dormer is clad in a slate colored fibre cement panel with matching aluminium cappings and trims , hardwood timber will be used for the canopy columns and the rear of the existing ground floor extension will be masonry painted.
- See below for an example of this palette.



3.6 Heritage Impact Assessent

Statement of Significance.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 ‘Guide to the Conservation of Historic Buildings’ and also the Historic England publications ‘Informed Conservation’ and ‘Conservation Principles, Policies and Guidance,’ 2008 and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). This Heritage Statement considers the surroundings in which the heritage asset is experienced.

In respect of information requirements, it sets out that: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

The NHDC Hitchin Character appraisal and the review of sources such as ‘Hitchin Glimpses of the Past’ (Walker 2016) and Hitchin Historical Society notes set out the key areas of significance of this area of the town and Trevor Road’s contribution to this can be set out as follows;

Historical value - Moderate
The role of the smaller houses in this part of Hitchin for working families that played a role in the development of the town during the industrial revolution.

Evidential value - Moderate
The evidence of the railways impact upon society through the more urban and generic features associated with this architecture that came to define large parts of the country during the Victorian period.

Communal value - Low

Aesthetic value - Moderate
The close knit streetscape and conviviality associated with this form of dense housing still exists but has been eroded

over time through subsequent development at the corner along Walsworth Road. The detailing of these properties whilst modest is notable and the articulation of the facades successfully masters the elevation of the street,
The rear of the properties were defined by garden spaces and rear outbuildings. There is evidence of significant change to the eastern boundary condition. The key significances relate to the streetscape and the roofscape of Trevor Road.

Impact assessment

1. The rear extension

Impact - Moderate
The architectural quality of many of the buildings on Trevor Road have been compromised at the rear and nr 21 retains its rear window which would be lost as part of these proposals.

Mitigation
The proposals seek to avoid a pastiche approach which would arguably damage the legibility of the relationship to the host Victorian building. The proposed extension aims to create a contemporary layer to the existing Victorian property using more lightweight materials.

Compensation
The proposals aim to demonstrate an exemplary approach to the sustainable redevelopment of these houses.

2. Replacement windows

Impact - Low
The existing windows have been replaced with UPVC windows.

Mitigation/Compensation
New windows will better emulate the existing fenestration and will also have a higher energy performance and be timber.

3. New Side doorway

Impact - Low

Mitigation - Many Victorian properties had a rear side door, whilst the proposal involves altering an existing window on the side gable, this is not highly visible from the street and is considered an evolution of the flexible nature of these dwellings.

4. New canopy

Impact - Moderate

Mitigation - This will be set back from the street and largely concealed within the alleyway between nr 21 and nr 20.

Compensation - This structure will help conceal the domestic clutter associated with 21s century lifestyles. Bins, parcel storage, cycle storage, garden storage.

It is considered that the proposals constitute less than substantial harm on this basis.

3.7 Access

- The proposals enhance the accessibility of the site and the property by allowing level access between the house and garden areas.

3.8 Waste

- The proposals do not alter the current waste storage strategy. Bin storage will be incorporated sensitively into the new side canopy

3.9 Environment

- The proposals involve the upgrade of the existing building, and improved thermal performance of the roof and walls, in addition to the highly insulated new extension.

3.10 Habitat

- The local authority is to advise if further habitat studies are required as part of the attic/roof refurbishment works.

3.11 Contamination

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

3.12 Flood risk

- The site is located within flood risk zone 1 from rivers and waterways.
- The site is in a low-risk area for surface flooding. The local authority is to advise if further flood risk assessments are required.

3.13 Existing issues and proposed design principles

As Existing



As Proposed



- Substandard single storey extension with poor thermal performance
- Existing living space is dark and has a poor connection to the back garden

- First floor extension creates more living space, but remains subservient to the rear elevation.
- New single storey wrap around canopy
- Crisp modern detailing is juxtaposed in a complimentary manner with historic brickwork.

