CROE ARCHITECTS
REGISTERED QUALIFIED ARCHITECTS / HERTFORDSHIRE



Extensions and re-modelling to 34 Woolgrove Road, Hitchin, SG4 0AT

DESIGN AND ACCESS STATEMENT

CROE ARCHITECTS **E** . INFO@CROEARCHIECTS.CO.UK **T** . 01438 553065

1. Introduction

a. The application applies to the property at 34 Woolgrove Road. An end of terrace 3 bed, 2 storey dwelling.
b. The site is approx. 154 square metres in area.
c. The property is currently used for residential purposes
d. 34 Woolgrove road currently uses the strip access to the side off Woolgrove to park.

2. History

a. No major applications seem to have been submitted on the property, however quite a substantial property (34A) was given planning permission and has recently been constructed

3. Design

a. The design aims to maintain the existing character of the house by clearly distinguishing between old and new. The new ground floor extension, modest in size is to be glad in timber, with a glazed roof light along the new flat roof providing natural light into the main body of the ground floor.

b. The zinc dormer roof, deliberately cantilevers of the existing wall to provide a clear juxtaposition between old and new. Rather than raising the whole ridge line, the internal layout has enabled us to continue a small ridge behind the existing. As seen in the image below this makes its impact on the street negligible and due to the position of number 34a the roof extension is well obscured at street level.



c. Thought and consideration of natural light to the habitable rooms in the new dwelling at 34a has been considered. Due to the position of both houses the solar study concluded that direct sunlight to both windows was only obstructed in the early hours of the morning across the calendar year.



Winter proposed and existing



Spring proposed and existing



Summer proposed and existing



Autumn proposed and existing

The images above show a comparison between the existing and proposed impact of light on 34a Woolgrove Road and when the habitable windows in 34a Woolgrove Road begin to receive un-obstructed sun-light.
Image A - winter from 8am onwards, image B – Spring from 9am onwards, image C - Summer from 9am onwards and image D – Autumn from 9am onwards.

4. Access

a. The site is located within walking distance of the local shops and bus routes and train station, ideally suited to public transport access into the town and wider area.

5. Conclusion

a. The proposal would transform this end of terrace house in to a well-proportioned, well-designed, modern home. The rear dormer has been designed in a contemporary nature, with the design and form seeking to minimise its impact on the Woolgrove Road street scape and neighbouring property at 34a.