



Design and Access Statement

10 Midland Cottages,
Nightingale Road,
Hitchin, Hertfordshire
SG5 1RW

Ref: 2601 099 REV A – 04.04.26

Proposal

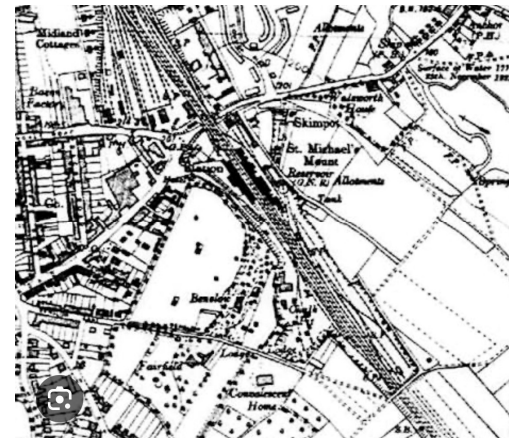
2 storey rear extension and full sympathetic refurbishment / upgrade of existing mid terrace cottage including front landscaping to form permeable parking space. The extension comprises of a Kitchen Living space and 1st floor Bedroom and requires demolition of a previous flat roof extension and existing outbuildings.

Existing Site

The existing terrace row of former railway cottages, known as Midland Cottages, were built in c1857 of 'Arlesey White' bricks over grey brick plinth with red brick arches over casement windows and (originally) Welsh slate roofs. This terrace of houses are locally listed as part of the Hitchin Station and Ransom's Recreation Ground Conservation Area.

The mid terrace property occupies a plot of approximately 136sqm including outbuildings with a steep wooded railway embankment rising beyond to the rear. The front of the property faces Ransom's Recreation Ground over a private road.

Midland Cottages form a group of highly distinctive properties with a common building line and feature in important views across the Recreation Ground, their impact is enhanced by the trees which lie in front of them.



Planning and Design Policy

The extension has been designed to be sympathetic to the existing site within the conservation area and house in height, form, proportions, window details and materials.

Pitched roofs to both single and double stories, in keeping with the current aesthetic, are set at levels as not to dominate adjoining properties. The first floor extension is set back over 1m from the boundary with purposely designed low eaves height as not to detrimentally impact the neighbouring property No. 11 Midland Cottages.

The front elevation of the property facing Ransom's Recreation Ground will be sympathetically renovated without replacement retaining all current features.

The property benefits from an existing parking space situated off the private road to the front of the dwelling. The parking space was leased by the previous property owner but is now being purchased from the council by the current owner. Landscaping proposals for the front of the property include an additional parking bay with permeable surface.

Consultation

Informal / verbal consultation with neighbours has taken place with no negative comments received. The reduced roofline height to both the single and two storey elements adjacent to No. 11 Midland Cottages has been specifically introduced to limit impact and ensure light to the adjacent courtyard, outbuilding window facing the boundary and first floor French doors serving the enclosed balcony.

Design Principles

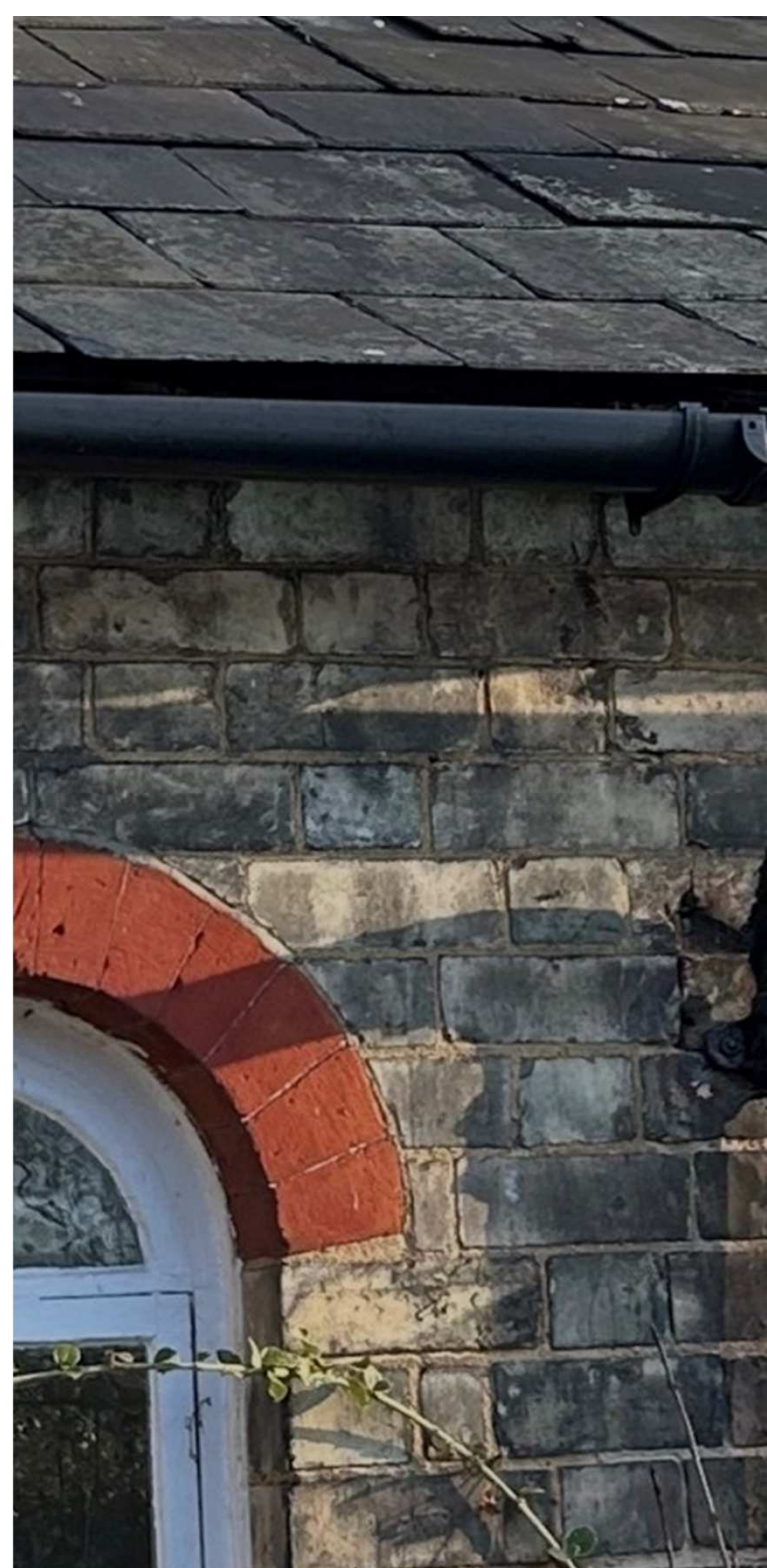
The proposed extension offers modern living to a character dwelling, the existing layout with cramped Living Room, Kitchen and Bathroom is outdated in terms of size and finish. The high-quality designed extension with open plan living breathes life into the house ensuring family use and maintenance for future years. The proposed layout flows and suits the requirements of modern family life, room sizes promote efficient and comfortable use without being overbearing or disproportionate.

Internal steps from the existing property to the extension ensure the new floor level is relative to the existing external ground levels and increases the internal ceiling height offering opportunity to create better internal volume further enhanced by a vaulted ceiling. Double doors with arched window over further emphasis the vaulted ceiling and maximise daylight. Non habitable rooms have been kept central to ensure maximum daylight to all habitable rooms.

North facing rooflights optimise Winter sun and avoid overheating during Summer whilst keeping the South facing roof slope for potential PV. Rooflights have also been used to protect privacy of neighbours.

Elevationally, the existing steep roof pitches, red brick features, deep timber fascias and valley gutter detailing continue for the extension to ensure the design preserves and enhances the character and appearance of the area. Main rooflines remain untouched with new roof junctions sympathetically detailed respecting the character and scale of the existing dwelling and the surrounding area.

High quality materials have been selected to match existing or offer improvement preserving and enhancing the character and appearance of the area. Brickwork is proposed as matching pale / white over dark grey plinth with red arch feature, roof to be fibre cement slates to replicate the original slate roof finish. Existing windows retained to be refurbished and decorated white with the new double doors proposed as white aluminium. The current original timber front door is to be refurbished and decorated sympathetically.



Sustainability

Externally the current untidy front area will be enhanced with the installation of a sustainable permeable surfaced car space and footpath with adjacent soft landscaping. New planting will consist of native species offering biodiversity and habitat for wildlife. The rear extension is proposed over the area currently covered with a concrete surface, flat roof extension and outbuildings meaning overall the area of permeable surface will not decrease whilst retaining ample garden space.

Concrete and bricks resulting from demolition works to be retained and reused as hardcore to limit removal from site. Excess materials from demolition works to be recycled where possible.

Thermal performance of the extension and existing dwelling envelope to be optimised to promote energy efficiency and reduce energy consumption. Water-efficient fixtures and fittings to be utilised with the aim to limit water usage to 125 litres per person per day in line with new build properties.

Construction methods and site activity to consider carbon emissions, sustainable construction methods, energy consumption and pollution.

Access

Vehicular access to the property will remain the same via a private road with right of access. There is already car parking for 1 car along the private road with an addition permeable surfaced car space proposed within the site boundary.

Existing pedestrian access at the front via 3 steps is retained and enhanced by installing a permeable footpath, current rear access is via a shared pathway with right of access involving 2 large and several smaller steps. The extension is designed with internal steps to reduce the floor level in relation to the external ground levels that fall away from the property. The external rear step to the double doors from the extension will therefore be kept to approximately 150mm.