

Design & Access Statement

Address: 50 Browning Drive, Hitchin, Hertfordshire, SG4 0QR

Proposed works: Single storey side extension, relocation of main entrance to front of house, demolition of existing garage.



Context

The property and site location is to the east of Hitchin and within walking distance to both the town centre and train station. The Current dwelling is a 2-bedroom semi-detached bungalow with a separate detached garage. It sits on a corner plot of land at the far end of a cul-de-sac, and is set well back from the road. The property is surround by a variety of similar bungalows, 3-bedroom semi-detached houses and 4-bedroom detached houses.

Use

The current use of the property is as a residential dwelling which will not change. The intention is to create a larger living space that will enable the family to grow into the property.

Description of the Proposed Development

The proposal is for a single storey side extension and relocation of the main entrance to the front of the house. The extension is enabled by demolishing the existing garage which sits directly on the boundary line and utilizing the space between it and the house to form the next extension. The new side extension will also be set back from the boundary to create a side entrance which also enables separation and openness against the neighbouring garage.

Access

Access to the property is via a shared driveway from Browning Drive, Hitchin, Hertfordshire. The front garden and driveway/parking space will remain as existing, and a soft landscape path provided to access the new front door. The site is in optimum location within proximity to the Hitchin train station and bus stops. The property is within walking distance to the town centre, primary and secondary schools, and Hitchin College.

Layout

The existing property is compact and benefits from a loft conversion carried out in 2021, however the current layout is very small for raising a growing family and would benefit from the side extension to provide more living space.

Due to the shape of the side plot of land, the front elevation is small in appearance and creates limited visual impact due to it being set back furthest from the road. The scale of the elevation to the front does sit within current permitted development rights, however as the size of the extension fans out and increases to the rear of the property it is not possible to follow this route.

The existing front door to the property is located to the side of the house, and the proposal is to relocate it to the front of the house. The door will replace the existing window location and will bring character to the property in keeping with other properties along the street front.

Appearance

The existing property is a 1980's bungalow built from buff brick and the proposed side extension is to be a light colour render. The two materials complement each other and also reflect similar properties on the street and gives a warm appearance. The render continues around the side elevation and then to the rear where it forms a parapet wall, creating a contemporary box which is read alongside the existing brickwork of the house and the dormer to the roof.

The existing roof is made of brown interlocking tiles and a new matching tile will be used to form the new tiled roof elements to the front and side roof, creating a parapet and blending

the side extension into its surrounds. As the pitched roof element connects to the rendered parapet wall at the rear of the property, discreet timber cladding will be used to infill between the junction and give a similar appearance to the dormer. The flat roof, which is surrounded by the varying styles of parapet, enables the extension to navigate the geometry of the site and maintain a very simplistic and elegant roof line which maintains the character of the property to the front and the modern elegance to the rear. The parapet also assists in concealing the new PV/Solar panels which will be located on the flat roof.

The main front door to the house will be in oak, and other windows and doors to the property (including the small conservatory to the rear) will be in grey/black aluminium.

Landscaping

The existing property has a good amount of natural landscaping to both the front and rear, with a generous garden size due to it being situated in a corner plot. The front driveway and soft landscaping will remain as existing with a soft landscape pathway cut through the grass leading towards the new front door. The rear garden will remain as existing with lawn, surround by mature hedges, and raised planting beds.

Justification/Conclusion

The application proposes a characterful extension to the side of the property to enable a family to grow without the need for moving and utilises the generous nature of the recessed corner plot to do so sensitively. The front of the property remains limited, with the side extensions being pulled away from the boundary and partially concealed from the road due to the nature of the plot and other properties obscuring it. The relocation of the front door to the front of the property provides character and is in keeping with other properties on the street.

Overall, the visual impact to the front of the property is minimal, and in areas adheres to the permitted development guidelines. The side extension is single storey and replaces an existing single storey garage while also pulling away from the boundary to create space and openness with the neighbouring garage.

PHOTOS



Google street view photo showing original house in surrounding context, set back from road.



Photo at end of shared drive showing house set back.



Main elevation to house showing window to be replaced with front door and garage to be demolished to make way for side extension.



Existing entrance to side of house which will become entrance into proposed side extension.