



Waterdell (293)

06.2026

Design and Access Statement
PART 1/2

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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

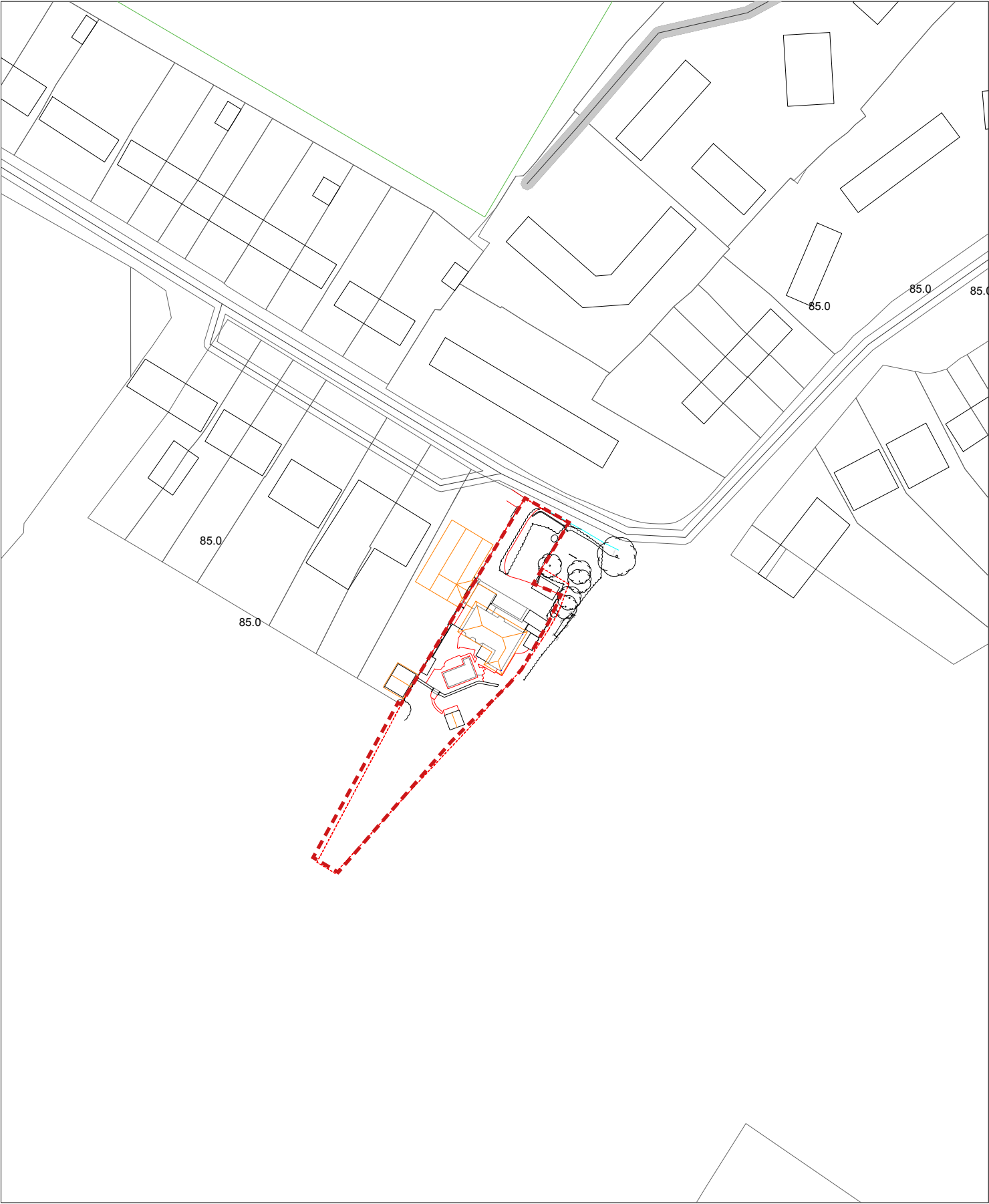
1.1 Summary of the Proposal

The following is a description of the proposals:

- The proposed development comprises structural alterations to the existing roof to create a rear dormer extension, together with the installation of new roof lights, alterations to fenestration, and the introduction of a wildflower roof. Internal reconfiguration works are also proposed to improve the functionality and layout of the dwelling.
- To the front elevation, the proposal includes the replacement of the existing entrance door and windows, the addition of a new porch.
- At the front of the site, the existing outbuildings are to be demolished and replaced with a new detached garage.
- On the East side, the construction of a new boundary separation wall up to 2.5m.
- To the rear, the proposal includes enhancements to the existing ground floor structure and openings, replacement windows, and the installation of a new pergola canopy to improve connectivity and access to the rear garden.
- To propose a new garden room in the rear garden (permitted development outbuilding)



Source - Google map (c) Google 2026 (Not to scale)
Ownership boundary indicative, refer to title deed.



----- boundary indicative of the new development



Note: This drawing is copyright
Note: boundaries are shown indicatively
Note: to be read in conjunction with Structural Engineers Information, specification and drawings
All setting out dimensions to be checked on site by contractor and any discrepancies to be noted ASAP. Windows, steelwork, to be site sized.
All sundry work not shown to be undertaken in accordance with the British Standards.
Note: This drawing is not a deed plan.

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Michael Collins Architects Ltd.
81, Waterdell Ln, SG4 7RA
Job No: **293** Location Plan as Proposed
Stage 3
Status: Planning

001
REVISION: Scale 1:1250@A4

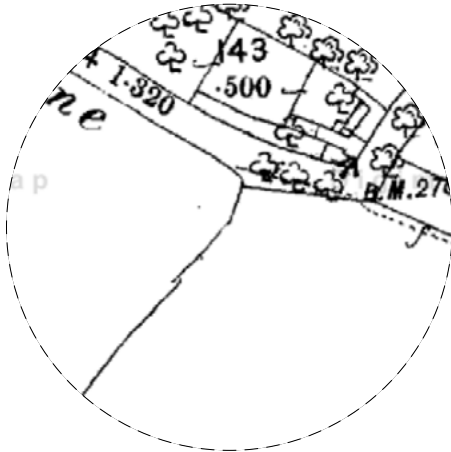
1.2 Site history, building description, and use

The property is currently a private residence. It is part of the historic expansion of St Ippolyts, on the southern edge of Hitchin.

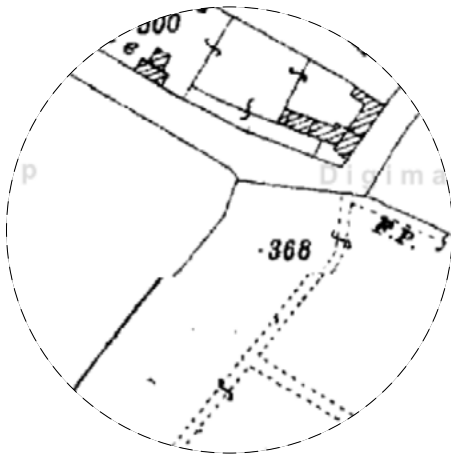
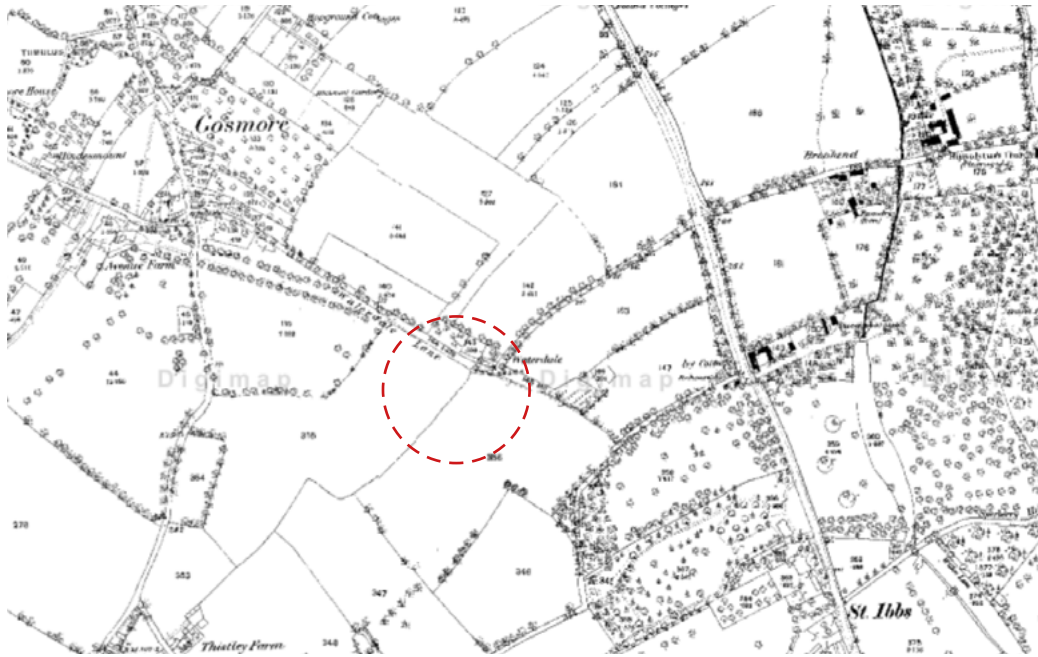
Much of the residential development along Waterdell Lane dates from the mid-to-late 20th century, with further infill and estate-style housing added over time. The property is representative of the suburban residential development that characterises this part of the village.

The property is a detached bungalow set within a generous plot, with gardens to the front and rear of the house. It also have ancillary outbuildings positioned to the north-east side of the site, and several extensions added to the main building over the years.

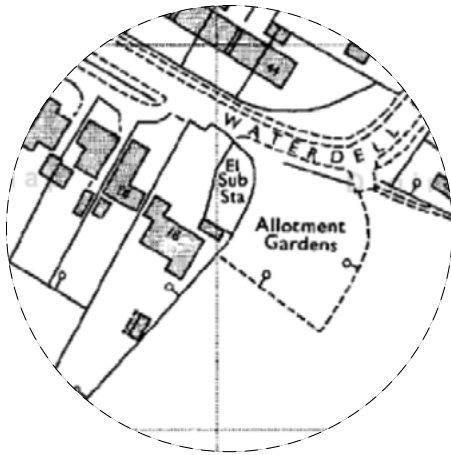
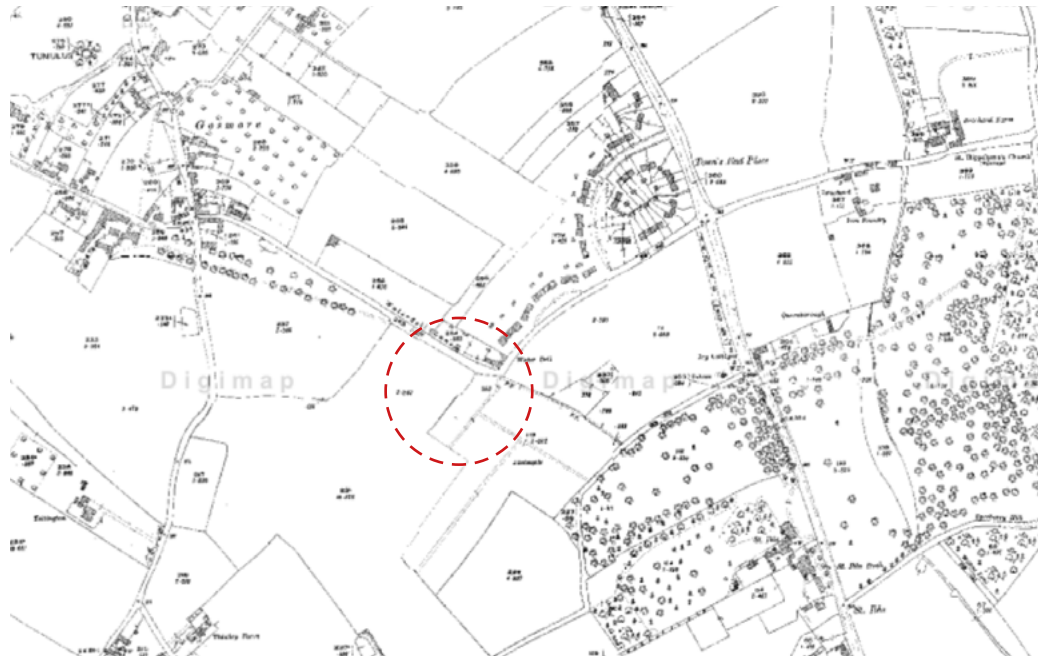
The property reflects the character and materials commonly found in the locality, including brick external walls, render, pitched tiled roof, and white-framed fenestration.



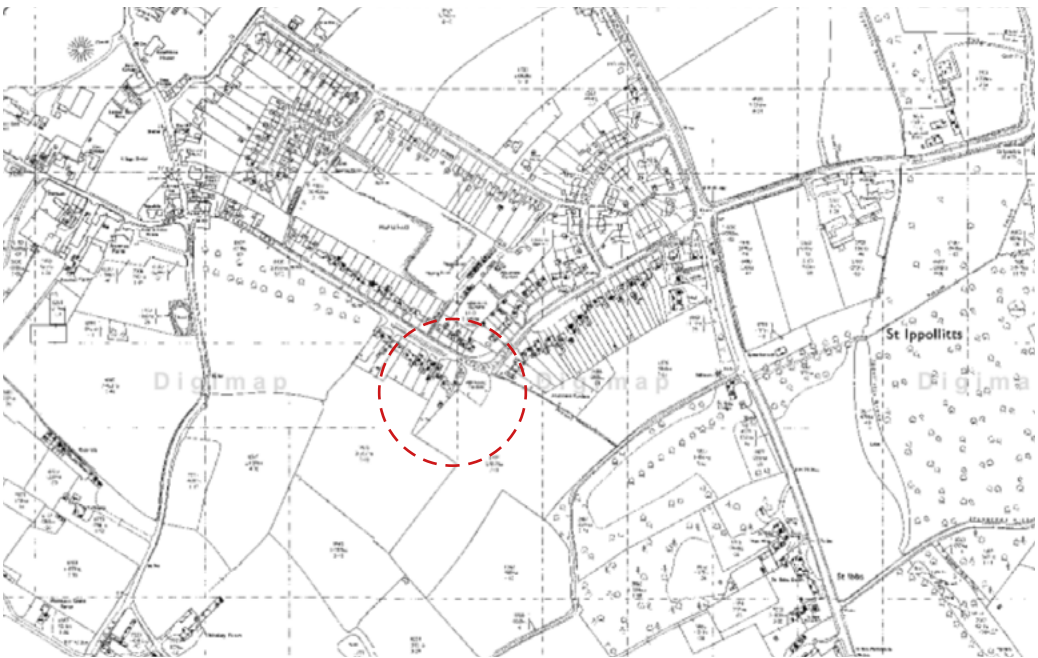
1890



1920



1980



1.3 Condition of the existing building

External elevations and condition

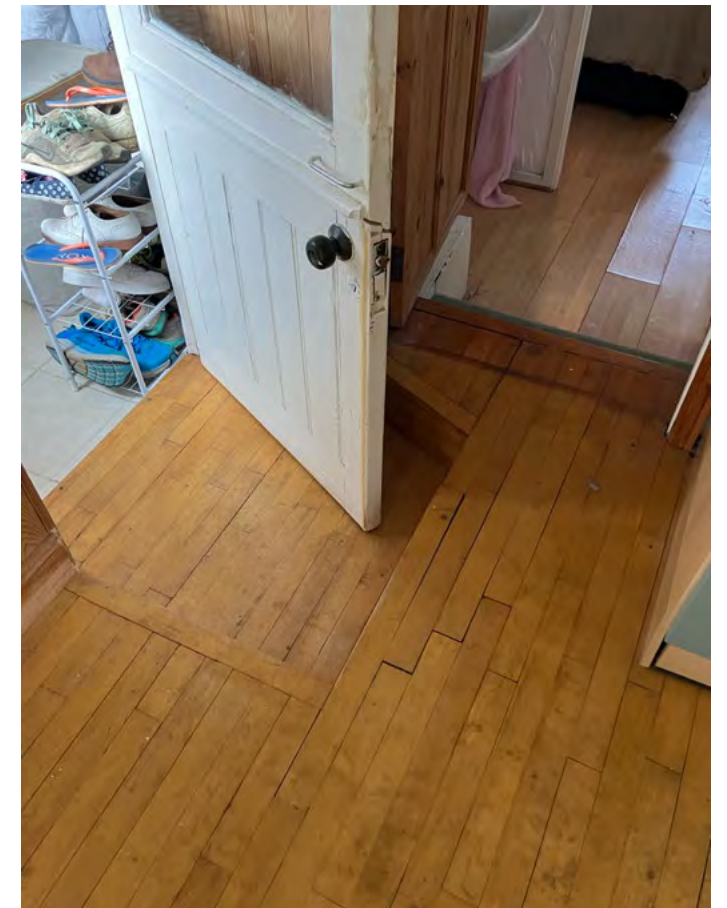
- The property features heather-coloured (red and brown) facing brick finish laid in stretcher bond across all external façades. The brickwork is generally in good to moderate condition.
- Brown roof tile - weathered
- Cream-coloured bath stone (?) bay window
- The existing white-coloured fascias are constructed of timber or crocidolite.
- Rainwater goods are black PVC.
- The white uPVC windows and glazed doors are in moderate condition. Replacement is recommended to improve energy performance and thermal efficiency.
- There are uneven ground levels between the front and rear patio areas, with steps providing access between them. The existing paving slabs and concrete surfaces appear to be in need of maintenance, with evidence of unevenness, vegetation growth between joints, and moss build-up.



1.3 Condition of the existing building

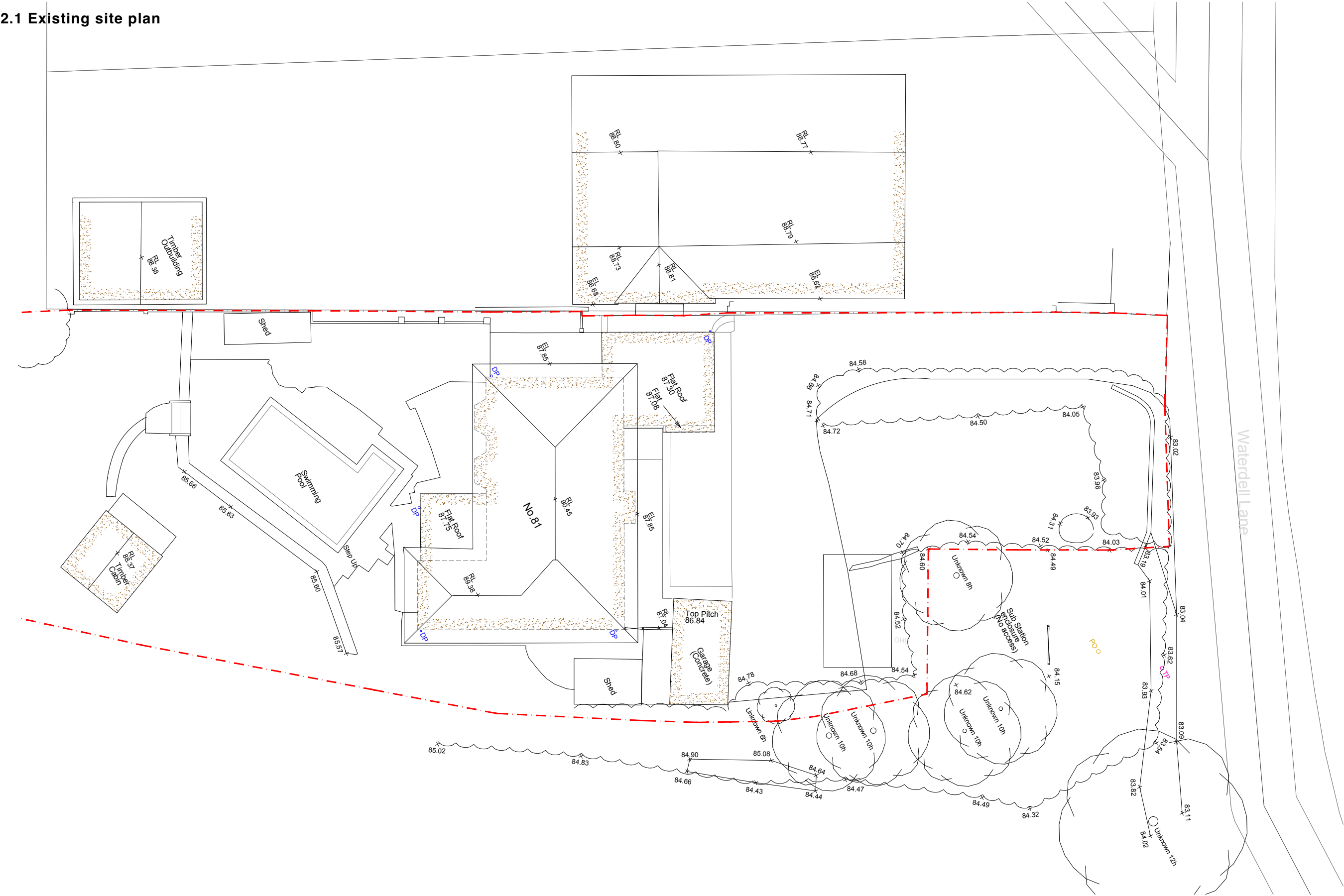
Internal layout and condition

- The current ground floor layout does not provide direct access from the main living areas, including the living room, sitting room, and kitchen, to the rear garden. Access between internal living space and exterior garden are limited by the long travel routes.
- There are also level changes within the internal layout, including steps between rooms, which limit accessibility and result in a less efficient circulation pattern.
- In addition, the loft space is currently unused and remains largely inaccessible, yet with robust structure to enhance the overall space of the main house



2.0 EXISTING PLANS

2.1 Existing site plan



1:100
10m

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--- Indicative site boundary - refer to title deed

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81 Waterdell - SG4 7RA

Job No. **293** Existing existing site plan

Stage 3
Status: Planning

REVISION: Scale 1:100 @ A1

002

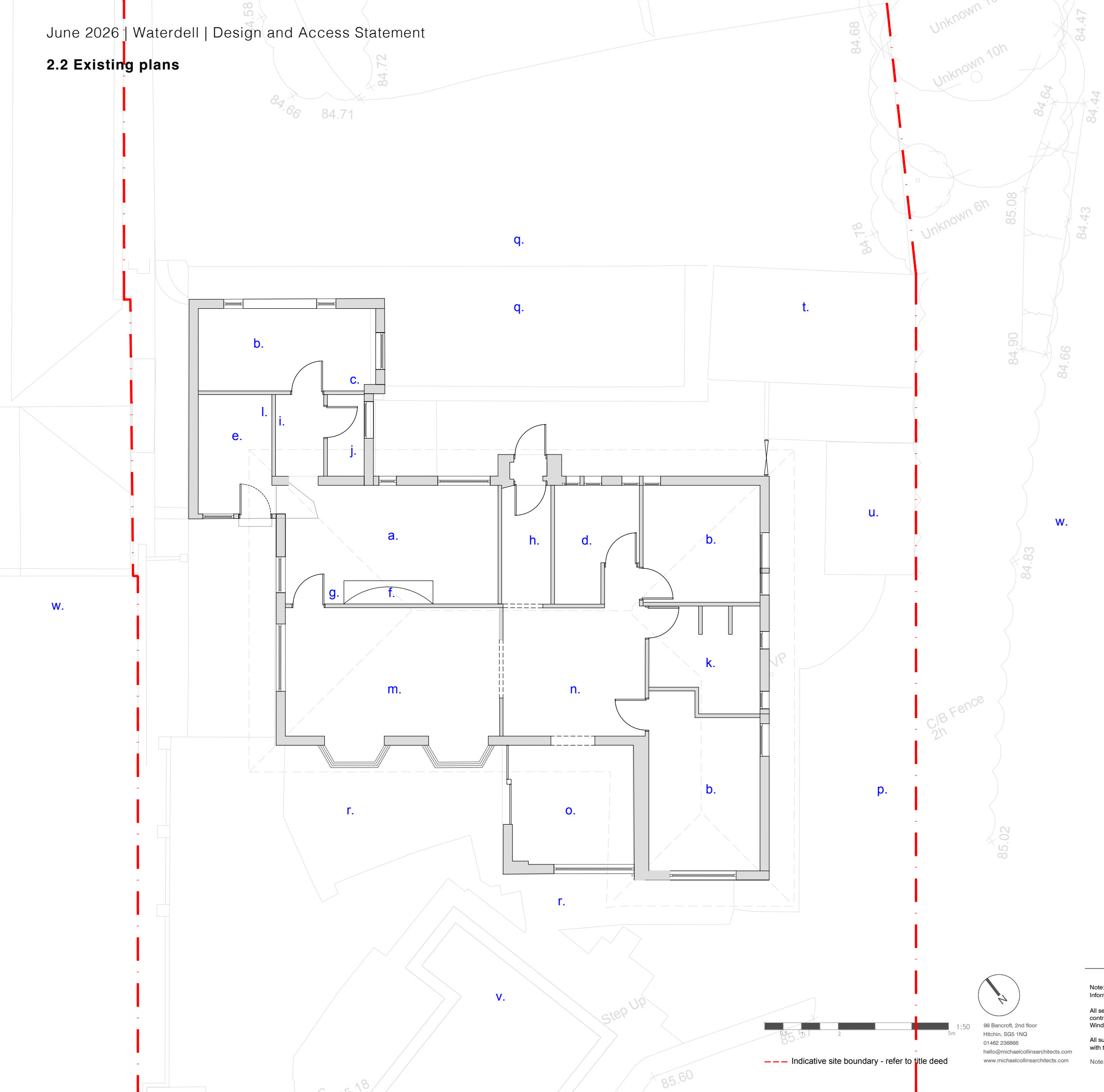
Note: to be read in conjunction with Structural Engineers Information, specification and drawings

All setting out dimensions to be checked on site by contractor and any discrepancies to be noted ASAP. Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance with the British Standards.

Note: This drawing is not a deed plan.

2.2 Existing plans



Notes

- a. existing kitchen
- b. bedroom
- c. shower
- d. office
- e. utility room
- f. chimney
- g. existing boiler
- h. entrance
- i. sink
- j. toilets
- k. bathroom
- l. fuse box / consumer unit
- m. living room
- n. sitting room
- o. conservatory
- p. grass
- q. concrete
- r. slab
- s. existing fence
- t. outbuilding - garage
- u. outbuilding - shed
- v. swimming pool
- w. neighbours' property

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Job No. 293 Existing Ground Floor

Stage 3
Status: Planning

003

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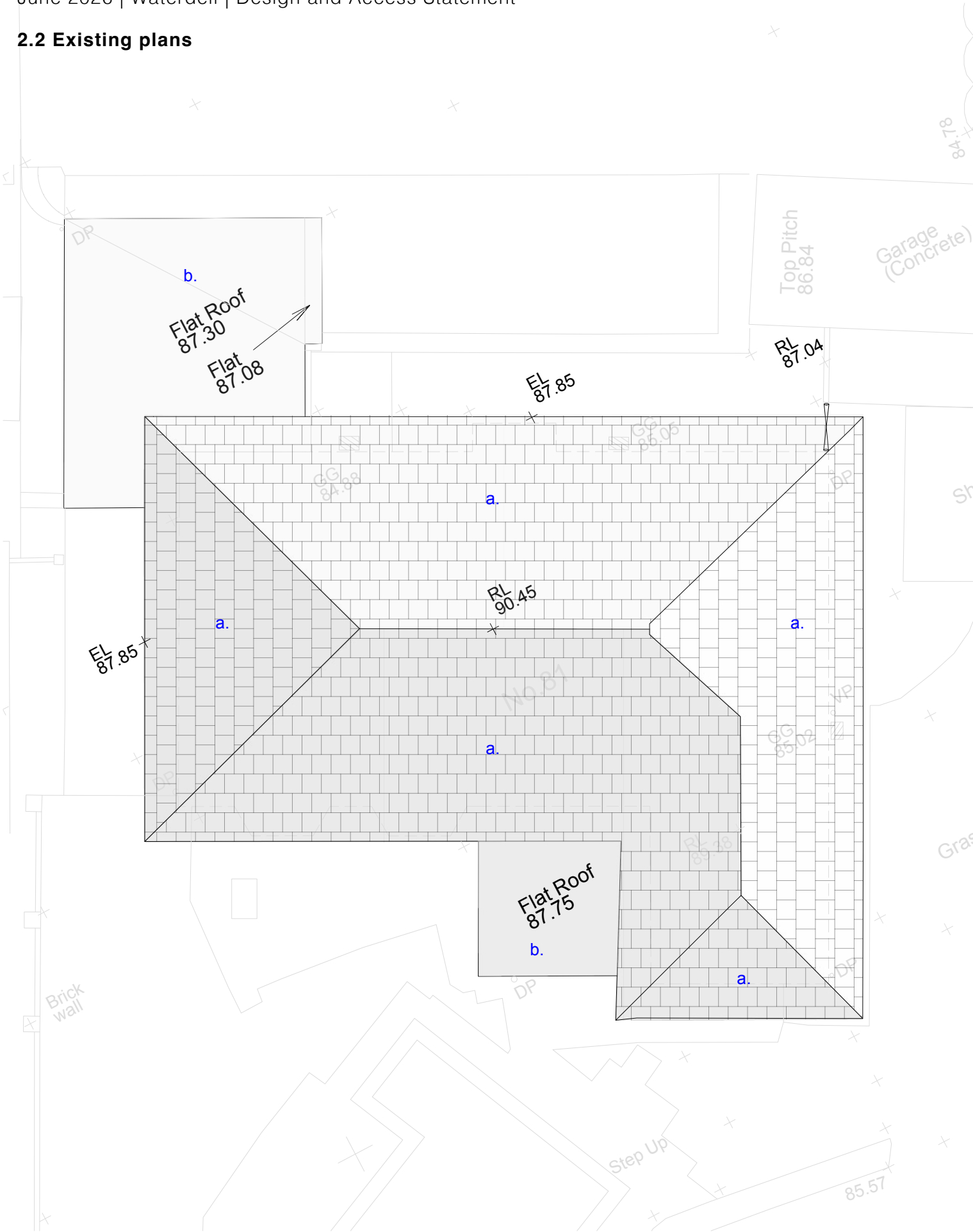


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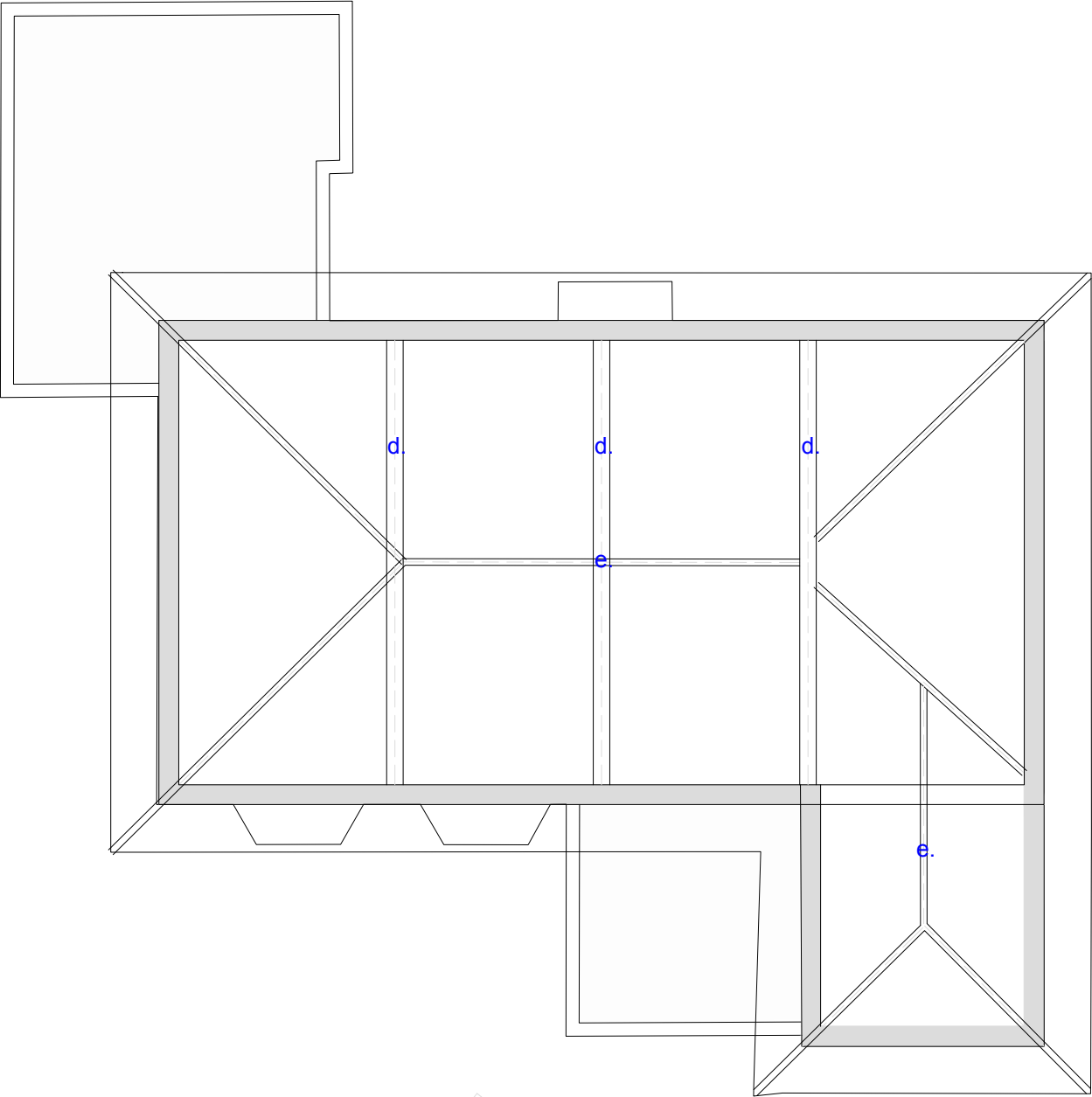
--- Indicative site boundary - refer to title deed

2.2 Existing plans



Notes

- a. existing tiles
- b. flat roof - bitumen
- c. exiting attic
- d. existing truss
- e. existing ridge



--- Indicative site boundary - refer to title deed



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81 Waterdell - SG4 7RA

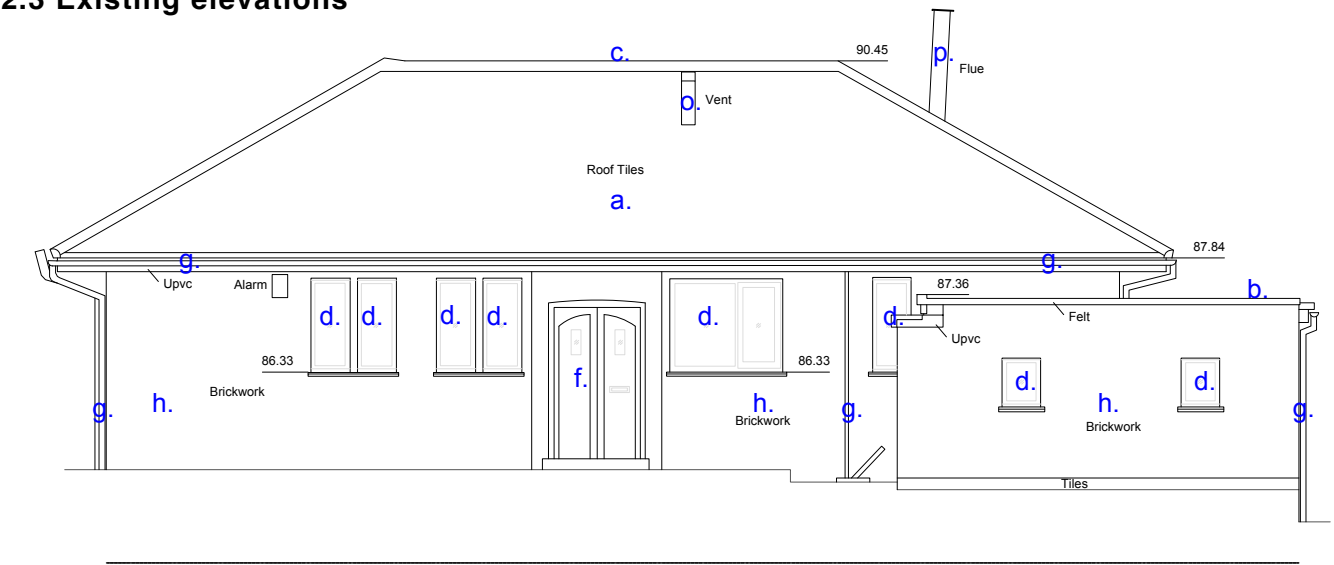
Job No.
293 Existing attic plan and roof plan

Stage 3
 Status: Planning

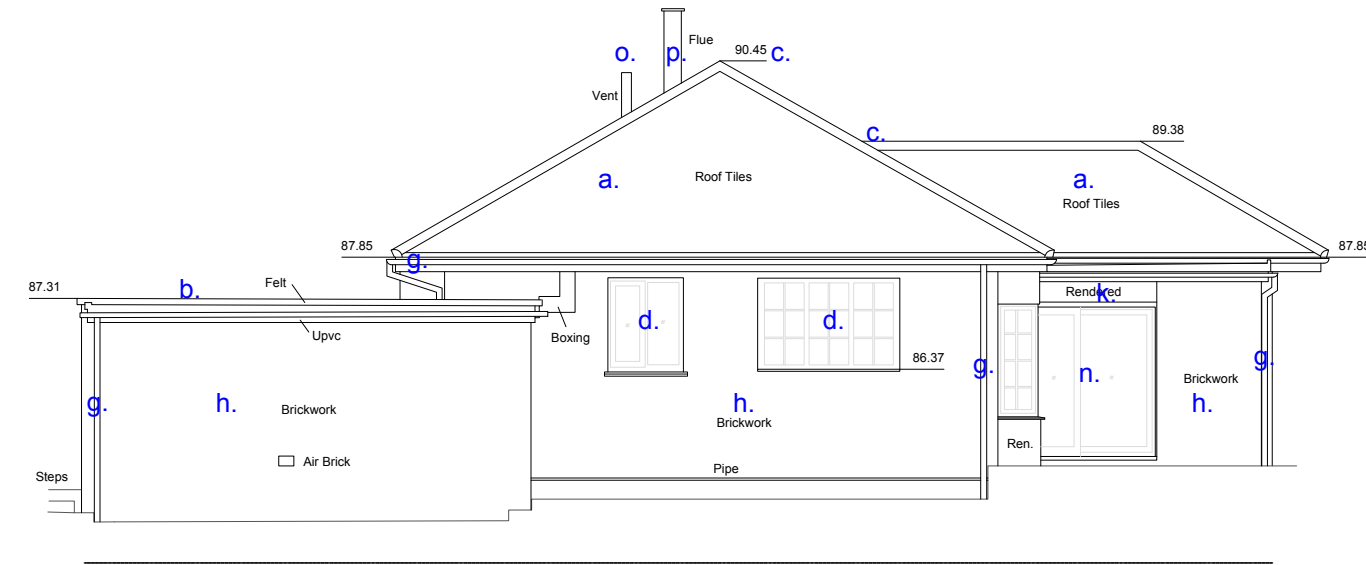
004

REVISION: Scale 1:50@A1

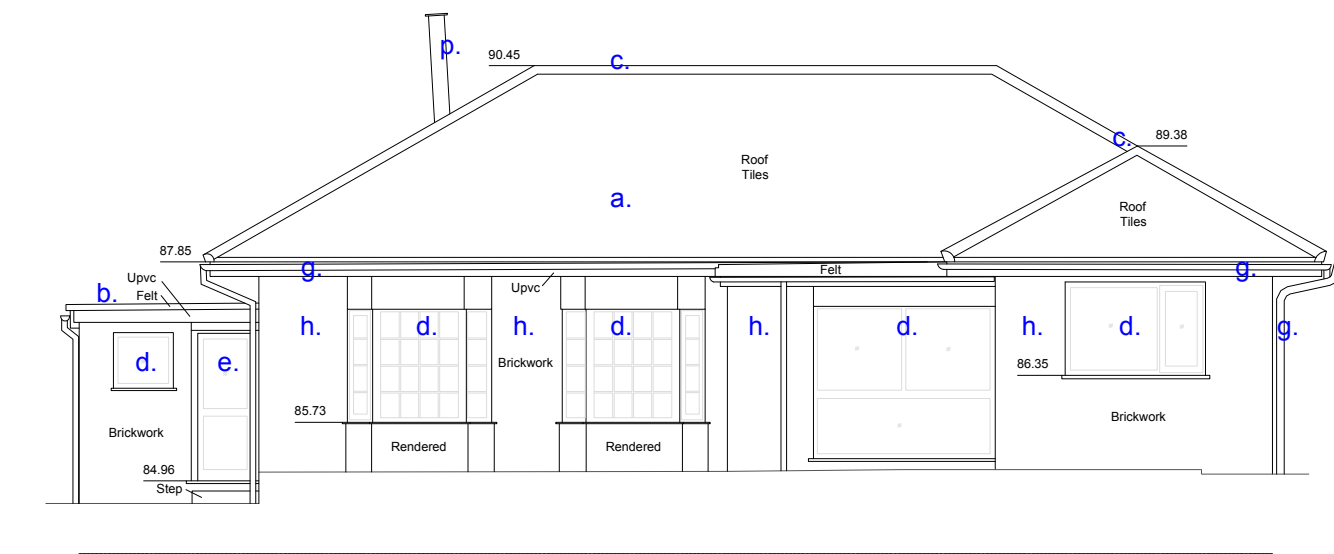
2.3 Existing elevations



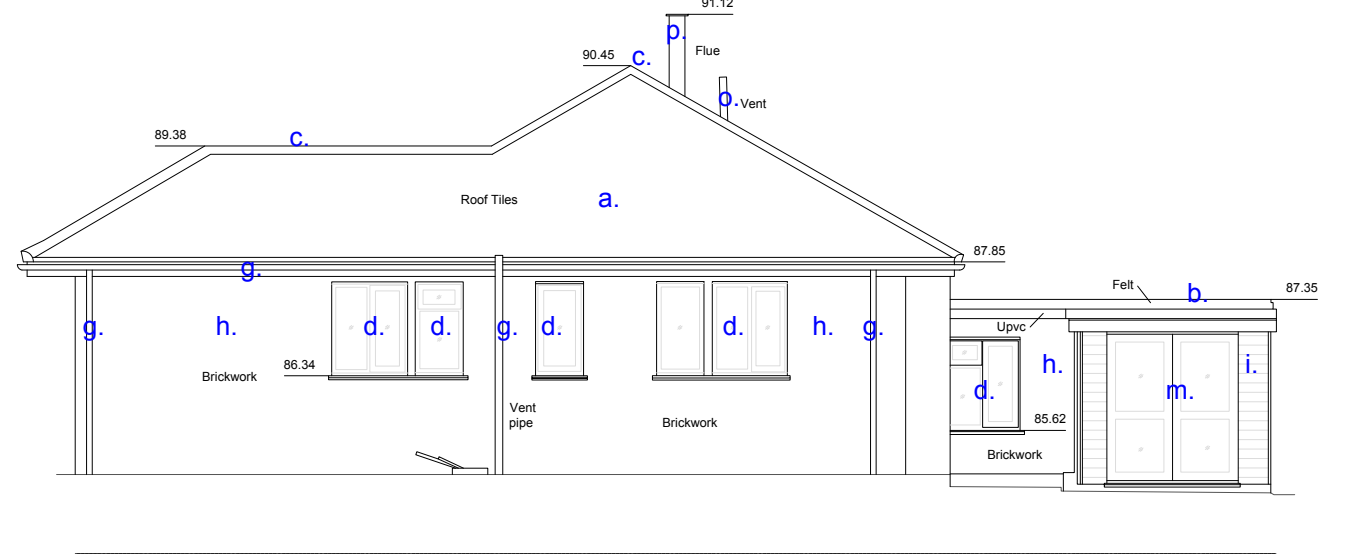
Elevation A - Front



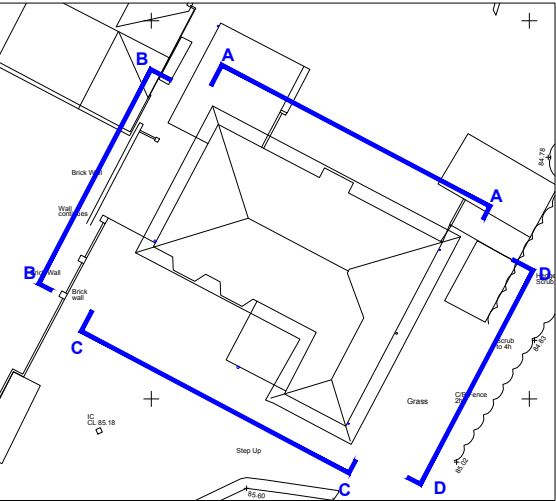
Elevation B



Elevation C - Rear

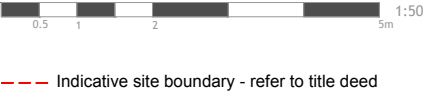


Elevation D



Notes

- a. existing tiles
- b. existing flat roof - felt
- c. existing ridge
- d. existing UPVC windows
- e. existing doors
- f. existing wood door
- g. UPVC rain pipe
- h. existing brickwork
- i. existing wood cladding
- j. existing air bricks
- k. rendered
- l. white fascia and soffits
- m. glazed french doors
- n. glazed sliding doors
- o. vent
- p. flue



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81 Waterdell - SG4 7RA

Job No. 293 Existing Elevations

Stage 3
Status: Planning

005

REVISION: Scale 1:50@A1

3.0 RELEVANT MATTERS

3.1 Design strategy

3.1.1 Design brief and approach summary

- This proposal reflect the need to adapt the house to accommodate 21st-century living, providing bright, open living spaces, a larger kitchen and dining area, and a stronger overall connection between the interior and exterior spaces. The proposal also seeks to improve the overall functionality, quality of accommodation, and energy performance of the property.
- The existing building has been extended and altered over time, including the addition of a single-storey front extension, suspected to originally serve as a garage, a rear conservatory, and a number of outbuildings including a shed and detached garage.
- By improving the internal layout and adding a rear dormer, the proposal creates a more practical and connected living space, while improving the relationship between the house and the rear garden at the ground floor.



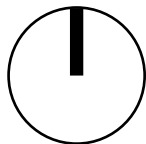
Ariel photograph of the existing building
image from: Google Earth

3.1.2 Design quality and materiality

- The proposal draws on the existing mid-century character of the property, creating a clearer relationship between the original front façade and the updated accommodation within.
- Traditional materials, including timber cladding and oak framing, have been selected to complement the appearance of the existing house and respond sensitively to the surrounding context.
- More contemporary elements, such as aluminium glazing frames and roof edging, are introduced in a restrained and muted palette to sit comfortably alongside the original materials.
- A wildflower roof is also proposed to soften the appearance of the existing flat roof and provide a more natural visual outlook.



Proposal



3.1.3 Scale and massing

- The existing building presents a simple and modest appearance to both the front and rear elevations. The proposed extension will remain proportionate in scale and form to the host dwelling.
- The proposed extension incorporates timber cladding as a secondary material, providing a clear distinction between the existing dwelling and the new additions. The proposal also includes a new garage, positioned to the side of the property and finished in matching timber cladding to maintain a consistent material palette across the development.
- At the front of the property, the proposals rationalise the external materials and improve the overall arrangement of the frontage and garden area. To the rear, the existing dwelling already comprises a combination of flat-roofed and pitched-roof elements. The proposed works continue this established approach, reflecting the varied roof forms already present within the property.



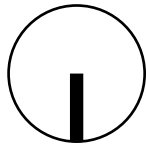
Ariel photograph of the existing building
image from: Google Earth

3.1.4 Neighbouring relationship

- In anticipation of the adjacent development, a new boundary wall is proposed to provide additional privacy between the properties. The wall will replace the existing fence and the rear elevations of two existing sheds. The removal of these structures will simplify the southern boundary treatment and provide a more defined enclosure. The proposed wall will extend along the boundary and connect to the existing fence beyond the smaller shed, maintaining continuity along the site boundary.
- The proposed dormer is orientated towards the applicant’s property and does not directly overlook the adjacent development. Furthermore, the nearest dwelling within the new development is located approximately 22 metres from the proposed dormer, ensuring an adequate separation distance and limiting any potential impact on privacy.
- On the northern side of the property, the existing extension roof will be raised by approximately 300mm to accommodate improved insulation levels and improve the functionality of the utility room and bedroom. Given the close existing relationship between the buildings, this modest increase in height is not expected to result in any material impact on neighbouring amenity, including outlook, daylight, or privacy.



Proposal



3.2 Relevant planning policy and planning history

The site falls within the administrative area of North Hertfordshire District Council and has been assessed against the relevant policies of the North Hertfordshire Local Plan 2011–2031 and the National Planning Policy Framework.

Policy SP9

Design and Sustainability requires development to respond positively to its surroundings and achieve a good standard of design. The proposal has been designed to reflect the scale and character of the existing property and surrounding area, using a form and appearance that sits comfortably within the street-scape.

Policy D1

Sustainable Design supports development that responds well to its site and context. The proposal is considered appropriate in terms of its design, scale and appearance, and would remain in keeping with the character of the host dwelling and wider area.

Policy D2

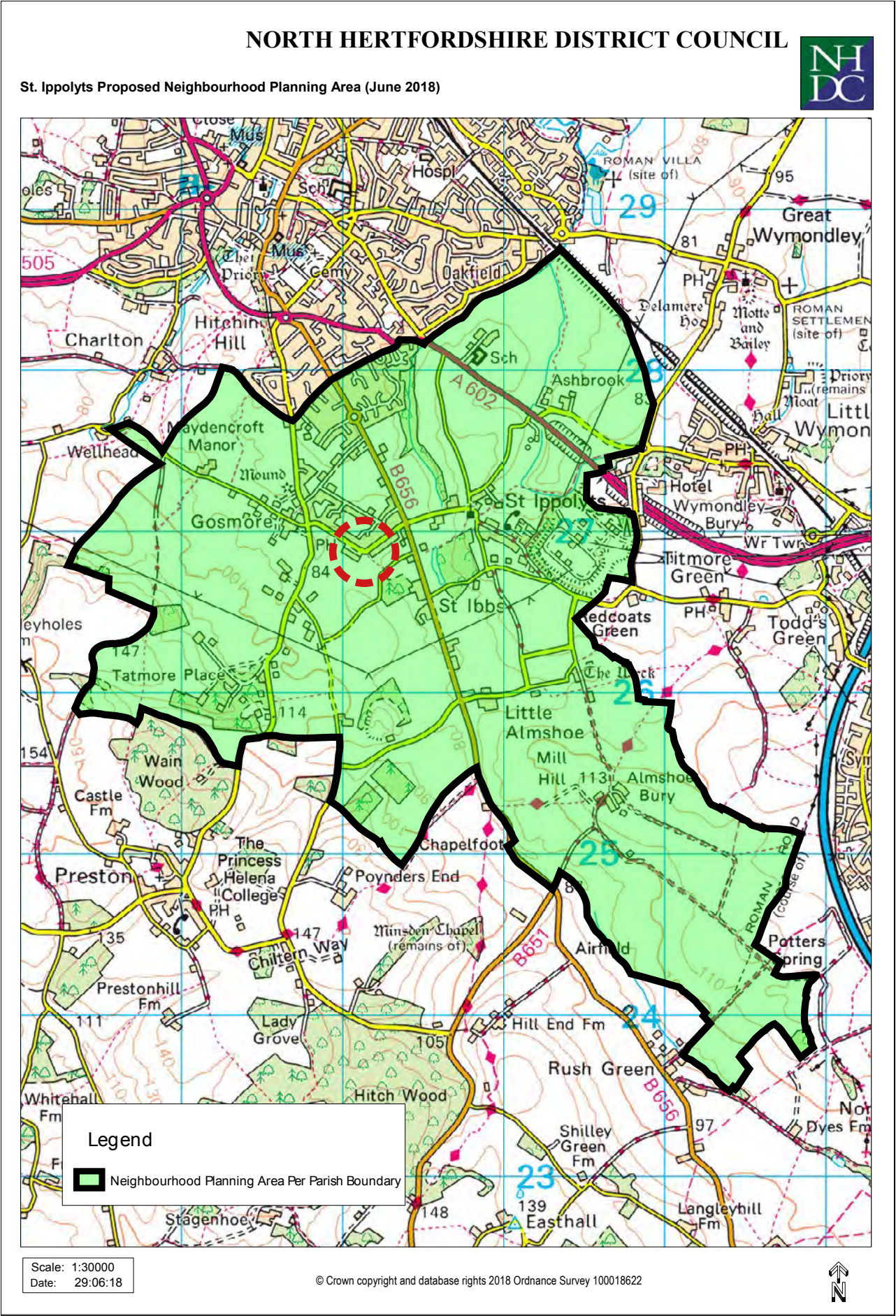
House Extensions, Replacement Dwellings and Outbuildings supports extensions where they are proportionate and do not harm the character of the area. The proposed development is subordinate to the existing dwelling and integrates appropriately with the existing building.

Policy D3

Protecting Living Conditions seeks to protect neighbouring residential amenity. The proposal has been designed to avoid any significant overlooking, overshadowing or overbearing impact on neighbouring properties.

NPPE

Paragraph 139 of the National Planning Policy Framework states that development should be sympathetic to local character while supporting appropriate design and change. The proposal is considered consistent with these objectives



3.3 Character Appraisal

Massing and Layout

- The house is a detached bungalow set within a generous plot, with views from the street largely screened by vegetations.
- The surrounding area is predominantly a residential neighbourhood, comprising a mixture of detached and semi-detached dwellings, and a small amount of terraced houses. They are mainly single storey bungalows and two-storey houses.
- The dwellings are typically set back from the street and benefit from reasonably sized rear gardens, creating a consistent suburban character with a relatively open street frontage and landscaped private rear spaces.

Form and Materials

- The buildings on Waterdell Lane has an eclectic range of styles and material use
- Yellow facing brick can be seen, but the most dominant material are red bricks and renders.
- The buildings within the surrounding area generally feature traditional roof forms, including pitched, gabled, and hipped roofs, while ancillary structures with flat roofs are also present. Roof finishes are predominantly terracotta, red, or brown roof tiles.

The proposal is in keeping with the defining characteristics of the surrounding area.

- The development reflects the volumes and proportions of neighbouring buildings. The rear dormer extension and associated roof alterations are contained within the existing ridge height, ensuring that the overall scale and massing remain consistent with the character of the street.
- The rear extension is designed in a modest and subservient manner in terms of both position and scale.
- Timber cladding is proposed as the primary new cladding material, which sit harmoniously with the existing red brick. The fenestration to the front elevation is largely retained so that the style, proportions and appearance of the existing windows remain consistent with the established character of the house.



Source: Google Map (c) 2025 Google



3.4 Access

- The demolition of existing outbuildings on the North-East side of the building should create more accessible side access to the rear garden,

3.5 Waste

- The proposal does not alter the overarching current waste storage strategy. Bin storage will be sensitively located on the west side of the existing garage and fully screened by the existing hedge along the site boundary, so it should have little to no visibility from the street.

3.6 Environment

- The proposal involves an upgrade of the existing building, including improvements to thermal performance of the roofs, walls, and glazings.
- To optimise green and outdoor spaces, the scheme includes a canopy at the rear of the house. A new green roof contributing to greenery, biodiversity, sustainable drainage, and the overall environmental performance.

3.7 Habitat

- The local authority is to advise if further habitat studies are required as part of the attic/roof extension works (PRA etc)

3.8 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.

3.9 Flood risk

- The site is situated within Flood Zone 1 from rivers and other waterways (see adjacent map). The site is not identified as being in close proximity to an area with a high risk of damage to surface flooring. The local authority will provide guidance on the necessity for further flood risk assessments.

3.10 Acknowledgement of Emerging Development next to the Site

- A residential development of 52 dwellings has been approved on land to the East of the site, south of Waterdell Lane, and is currently being delivered by Charles Church. This neighbouring development contributes to the evolving residential character of the area. Nonetheless, this proposal (81 Waterdell) remains modest in scale and does not present conflict with the emerging scheme (planning reference: 20/02412/FP).

Flood risk summary

Your selected location: 81, Waterdell Lane, St. Ippolyts, Hitchin, SG4 7RA

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.
► [Why surface water flooding is a problem](#)

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

What makes rivers and sea flooding more likely
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.
This information takes into account any flood defences.
► [Why flood defences cannot completely prevent flooding](#)

Groundwater [More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

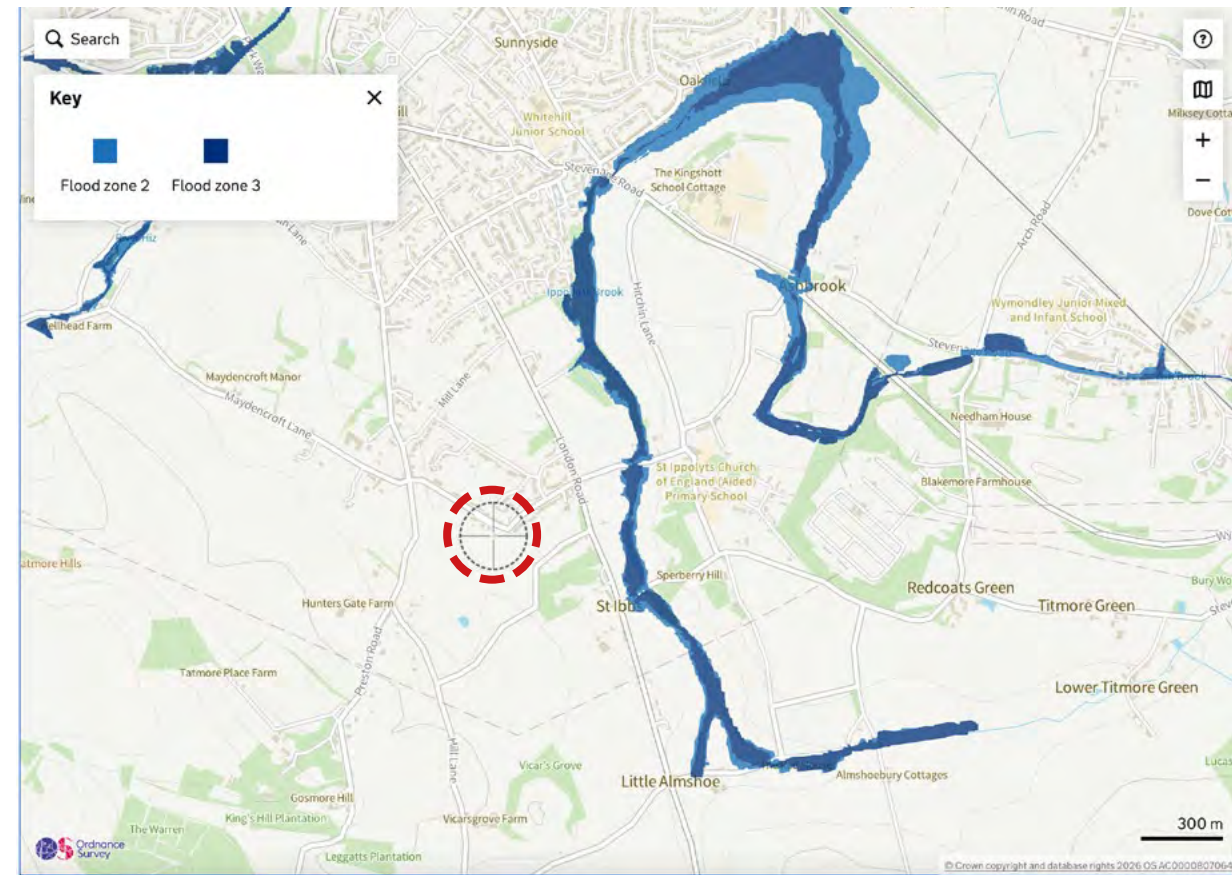
► [What this means](#)

What groundwater is
Groundwater is the water that is usually held in rocks and soil underground.
Groundwater flooding happens when this water rises and flows above the surface.
Flooding from rivers is more likely when groundwater levels are high.

Reservoirs [More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is
A reservoir is a large natural or artificial lake that is designed to collect and store water.
They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.



Flood Map



Church View - new housing development, site plan

Flood Map Source:
<https://flood-map-for-planning.service.gov.uk/>

Church View - new housing development site plan, Source:
www.mcleanarchitectural.co.uk

Flood Risk Summary (images on the left) Source:
<https://check-long-term-flood-risk.service.gov.uk/risk#.service.gov.uk/>



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