



Broadcroft (270)

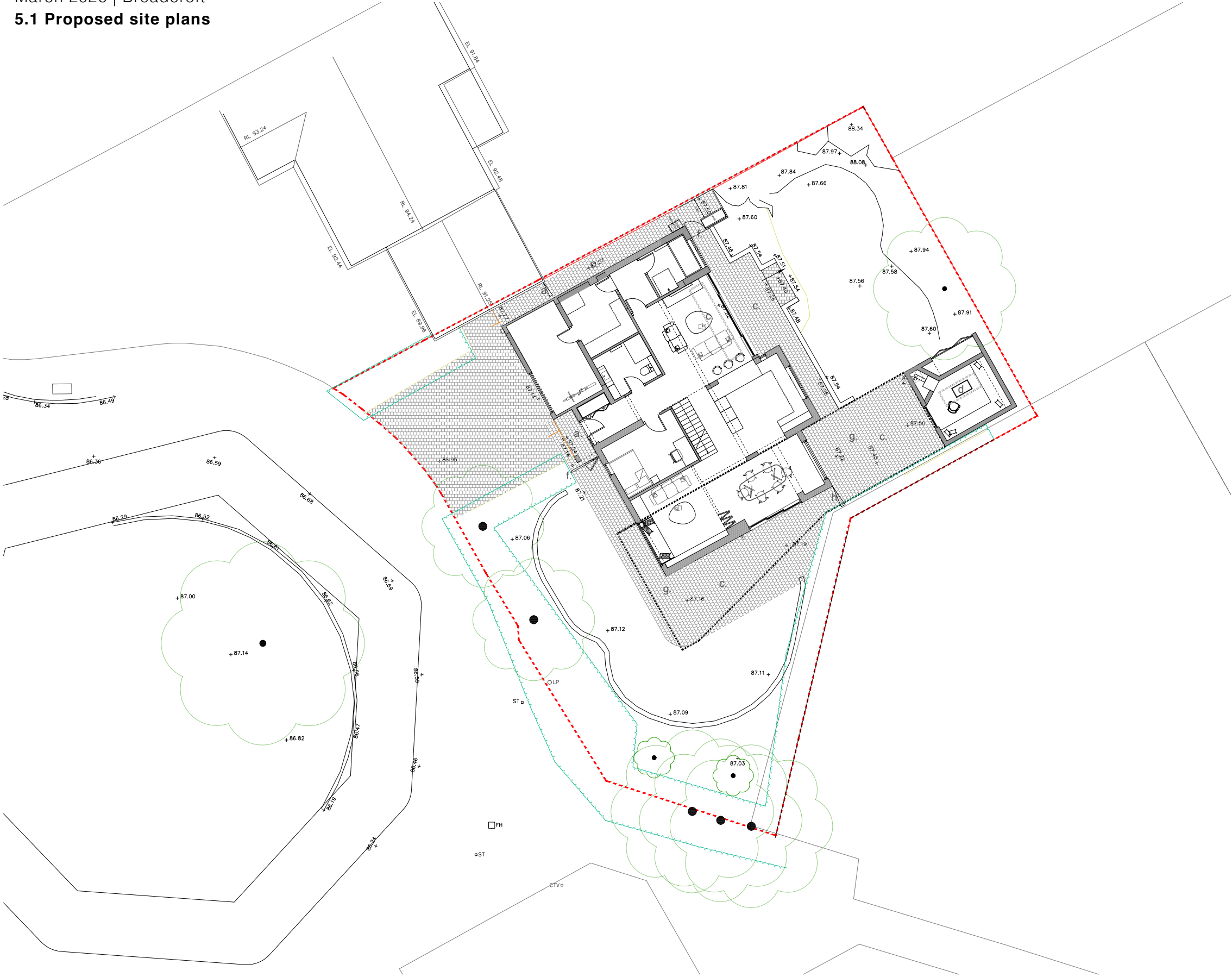
March 2026
Planning Document
Design and Access Statement
PART 2/2
Akemi & Michael Schubart

Michael Collins Architects Ltd

2nd Floor, 99 Bancroft
Hitchin SG5 1NQ

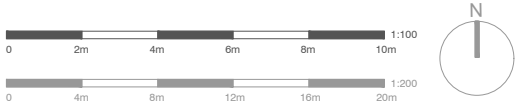
www.michaelcollinsarchitects.com
michael@michaelcollinsarchitects.com
T: 01462 236866

4. Plan as Proposed



- Notes:
- a. Existing main entrance
 - b. Existing side gate
 - c. Replacement patio
 - d. New garden room with fireplace and storage
 - e. New single storey extension
 - f. New side gate
 - g. New canopy
 - h. Replacement side gate

- KEY:
- Indicative Site boundary (refer to title deed)
 - Downtakings
 - Existing walls
 - Proposed walls
 - Hard landscape surface
 - Canopy
 - Hedge



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 - Ownership boundary indicative based on OS data.
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 - Key plan not to scale.
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 - This drawing is based on the topographical survey provided by Survey Solutions

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3 Broadcroft
SG6 3UA, Letchworth Garden City

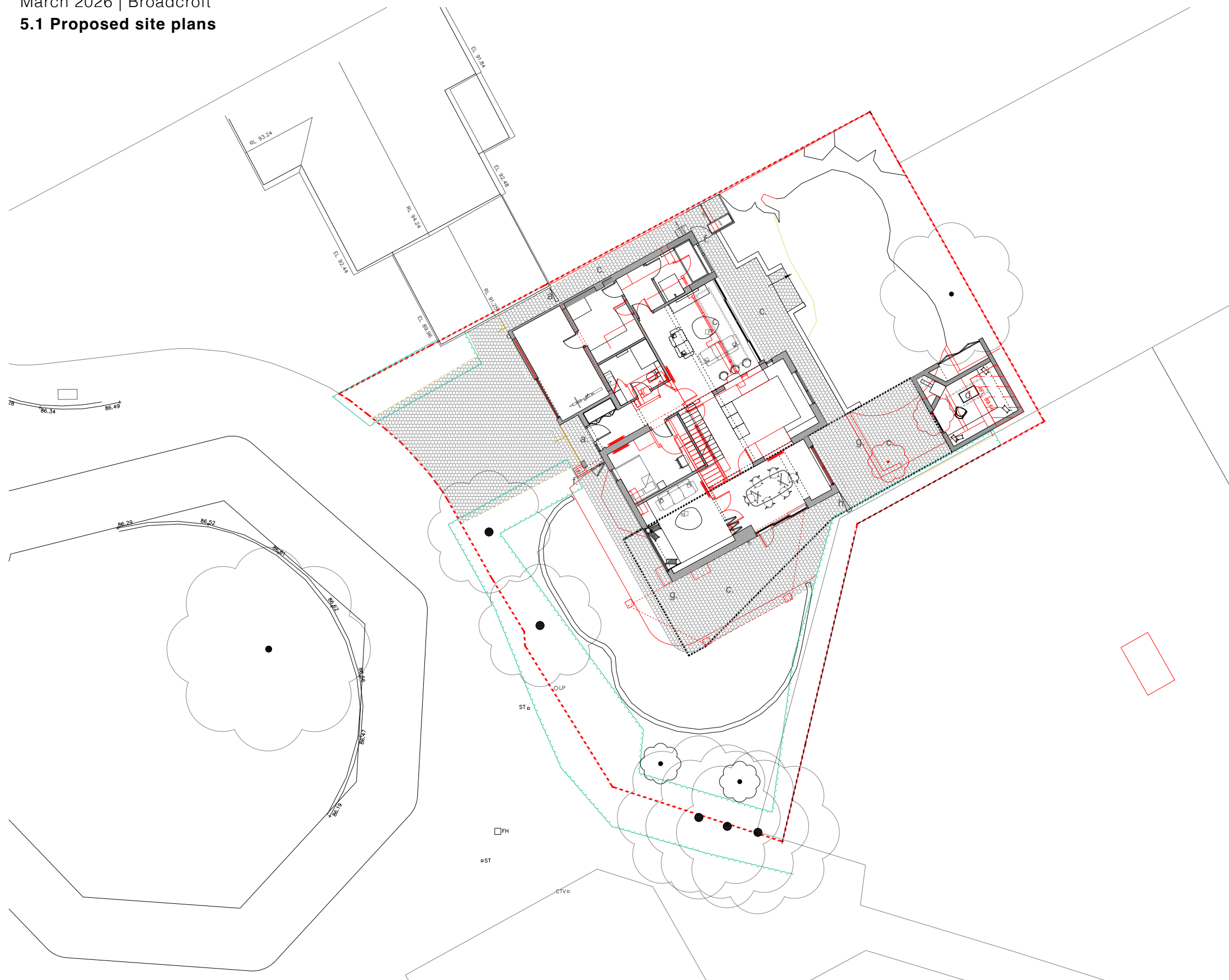
Job No.
270 Site Plan as Proposed

Stage 3
Status: Planning

REVISION:
A

Scale
1:100 @A1
1:200 @A3

010



- Existing main entrance
- Existing side gate
- Replacement patio
- New garden room with fireplace and storage
- New single storey extension
- New side gate
- New canopy
- Replacement side gate

 Hedge

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011
REVISION: Scale 1:100@
- 1:100 @A1
1:200 @A3



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- Notes:

- Existing main entrance
- Existing side gate
- Storage
- New garage layout
- New staircase
- New guest room
- New living room
- Kitchen
- Dinning room
- New reading room
- New family bathroom
- New wet room
- New utility room
- Bedroom
- New Loft hatch and storage above

- p. Replacement grey/brown roof tile to match existing
- q. New PV solar panel
- r. New flat roof
- s. New timber cladded rear extension
- t. New timber pergola canopy (above)
- u. New aluminium framed roof light, dark grey (above)
- v. White aluminium framed replacement glazing
- w. New dark grey aluminium framed glazing with oak surrounding frame
- x. New glazed sliding door, dark grey aluminium framed with oak surrounding frame

- y. New hardwood front door
- z. New garden room with fire place and seating, yellow or cream coloured brick
- aa. New garden storage with timber doors
- ab. Replacement paved patio
- ac. New air source heat pump
- ad. New timber side gate
- ae. Replacement fixed forested glazing, white aluminium frame
- af. New timber door to garage
- ag. Replacement side gate
- ah. Rainwater harvesting tank
- ai. New wildflower roof
- aj. New Chimney
- ak. New wall-mounted EV charger
- al. New outdoor tap

KEY:

-  Indicative Site boundary
(refer to title deed)
-  Downtakings
-  Existing walls
-  Proposed walls
-  Hard landscape surface
-  Canopy
-  Hedge



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3 Broadcroft
SG6 3UA, Letchworth Garden City

Job No.

270 Ground and First Floor
Plan as Proposed

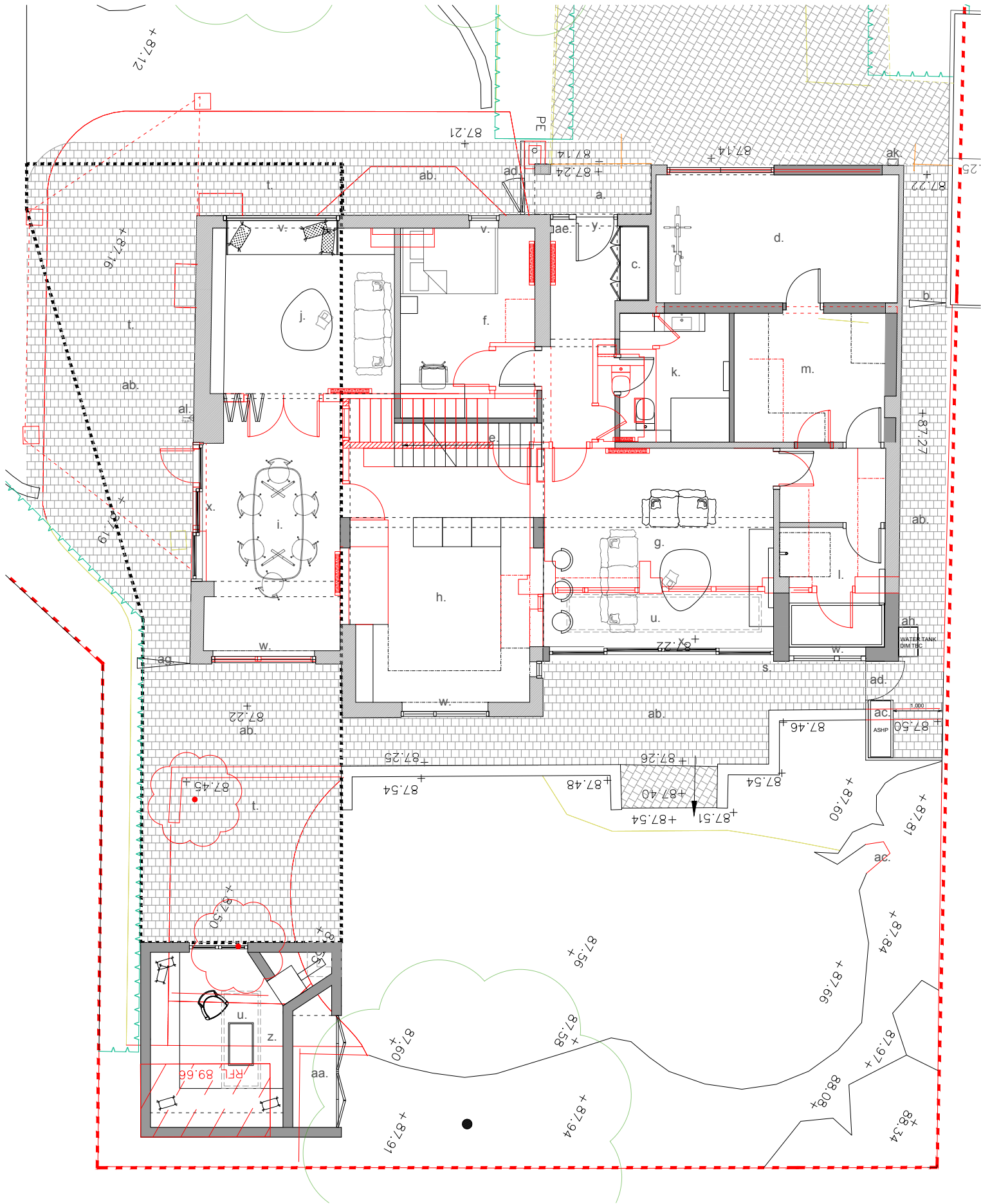
Stage 3

Stage 3
Status: Planning

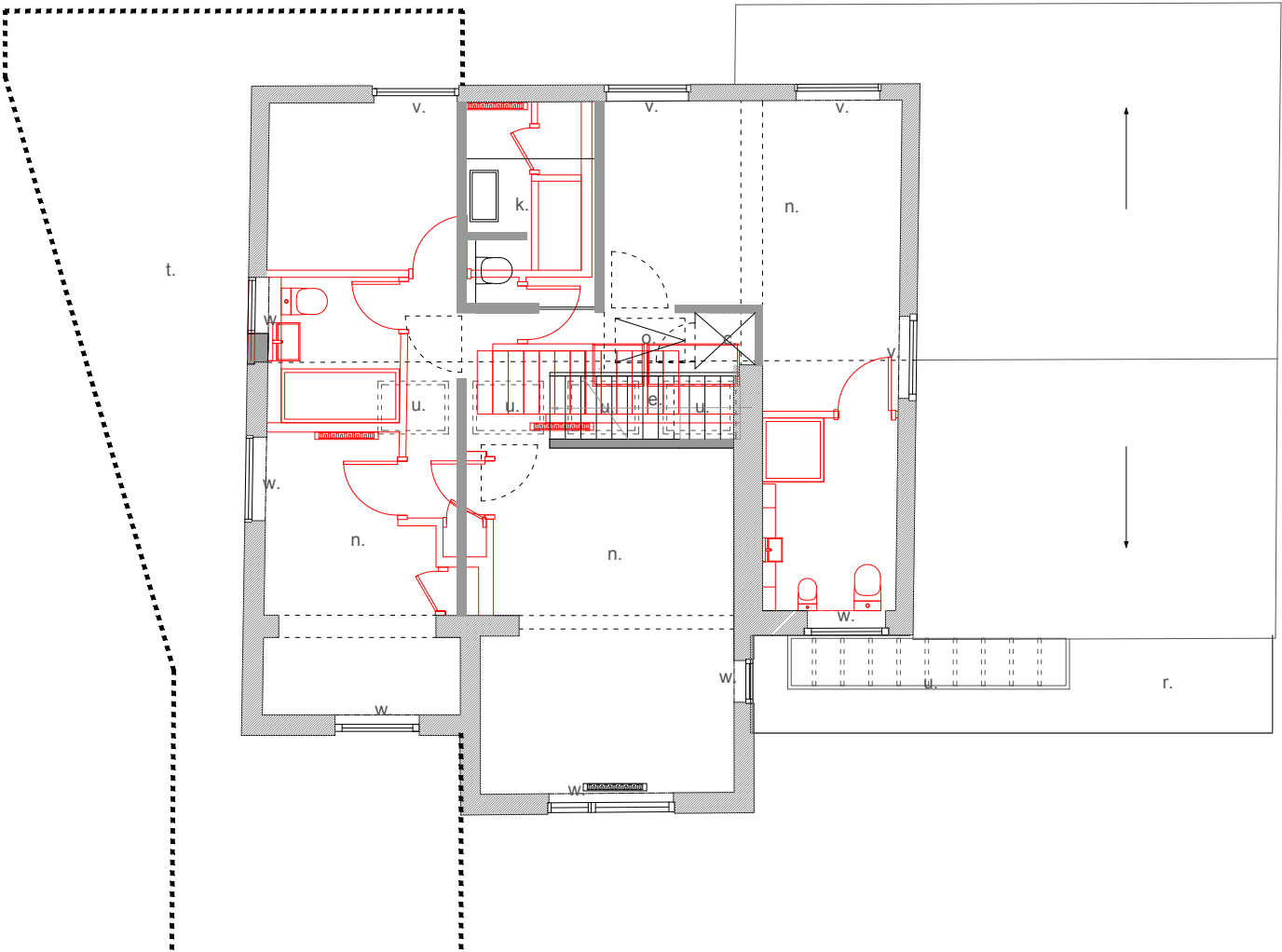
012

REVISION:

Scale
1:50 @A1
1:100 @A3



Ground floor Plan as Proposed



First Floor Plan as Proposed

Notes:

- a. Existing main entrance
- b. Existing side gate
- c. Storage
- d. New garage layout
- e. New staircase
- f. New guest room
- g. New living room
- h. Kitchen
- i. Dining room
- j. New reading room
- k. New family bathroom
- l. New wet room
- m. New utility room
- n. Bedroom
- o. New Loft hatch and storage above

- p. Replacement grey/brown roof tile to match existing
- q. New PV solar panel
- r. New flat roof
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- t. New timber pergola canopy (above)
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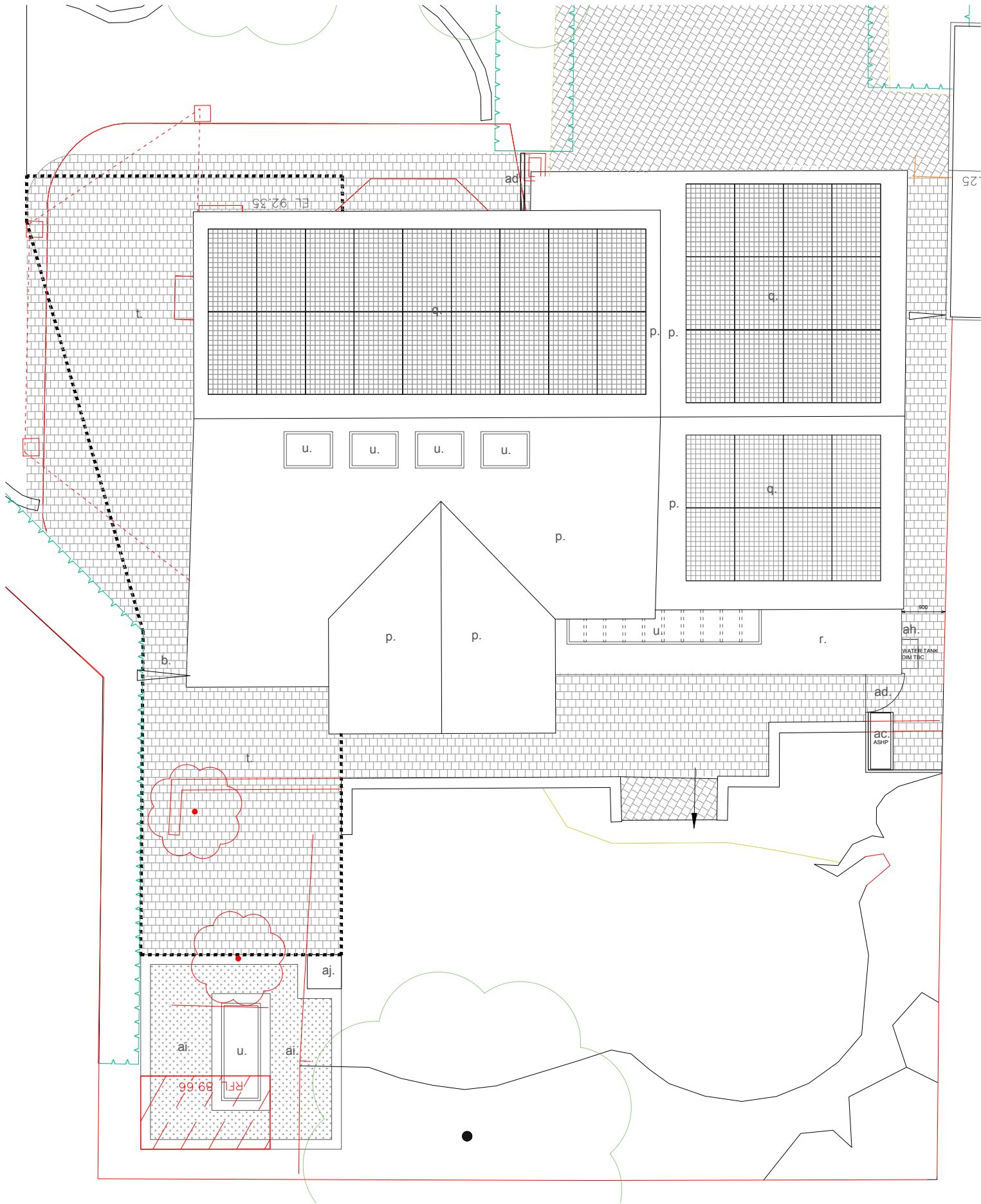
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SG6 3UA, Letchworth Garden City
Job No.
270 Ground and First Floor
Plan as Proposed
(with downtakings)
Stage 3
Status: Planning

013
REVISION:
A
Scale
1:50 @A1
1:100 @A3



Notes:

- a. Existing main entrance
- b. Existing side gate
- c. Storage
- d. New garage layout
- e. New staircase
- f. New guest room
- g. New living room
- h. Kitchen
- i. Dinning room
- j. New reading room
- k. New family bathroom
- l. New wet room
- m. New utility room
- n. Bedroom
- o. New Loft hatch and storage above

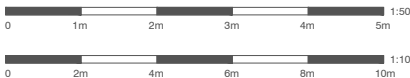
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KEY:

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Roof Plan as proposed



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Job No.
270 Roof Plan as Proposed
Stage 3
Status: Planning

014
REVISION:
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Scale
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1:100 @A3

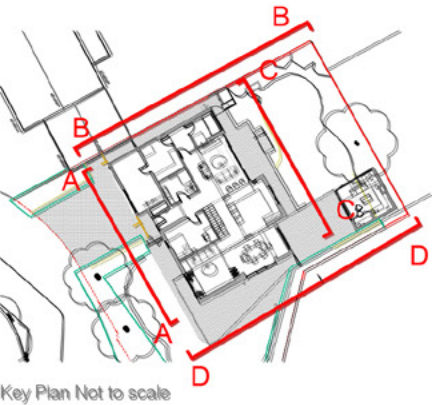


Front Elevation AA (West)



Rear Elevation CC East)

KEY:
— Downtakings
— Existing ground level



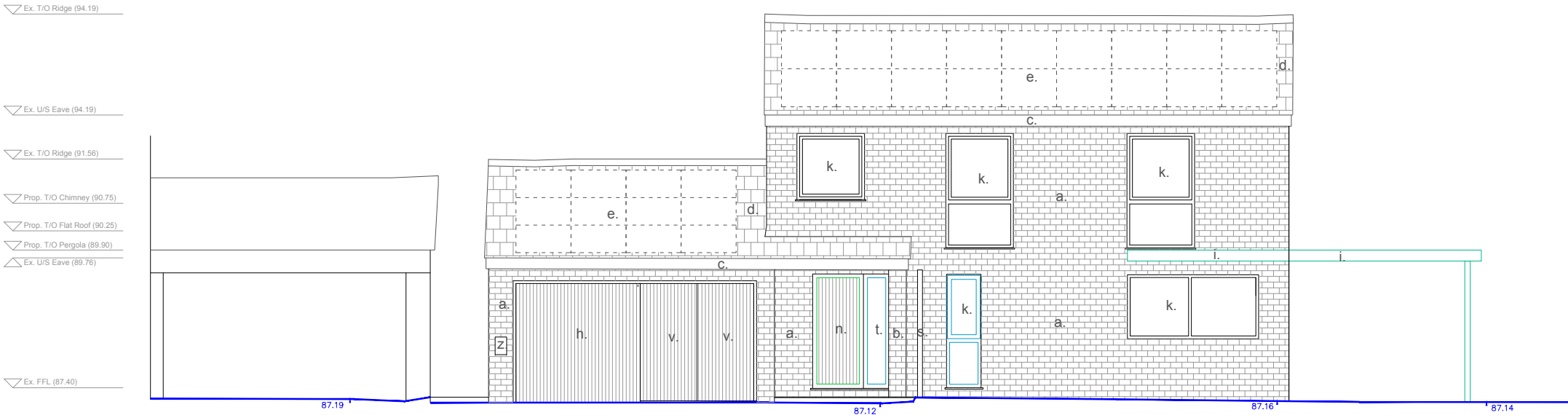
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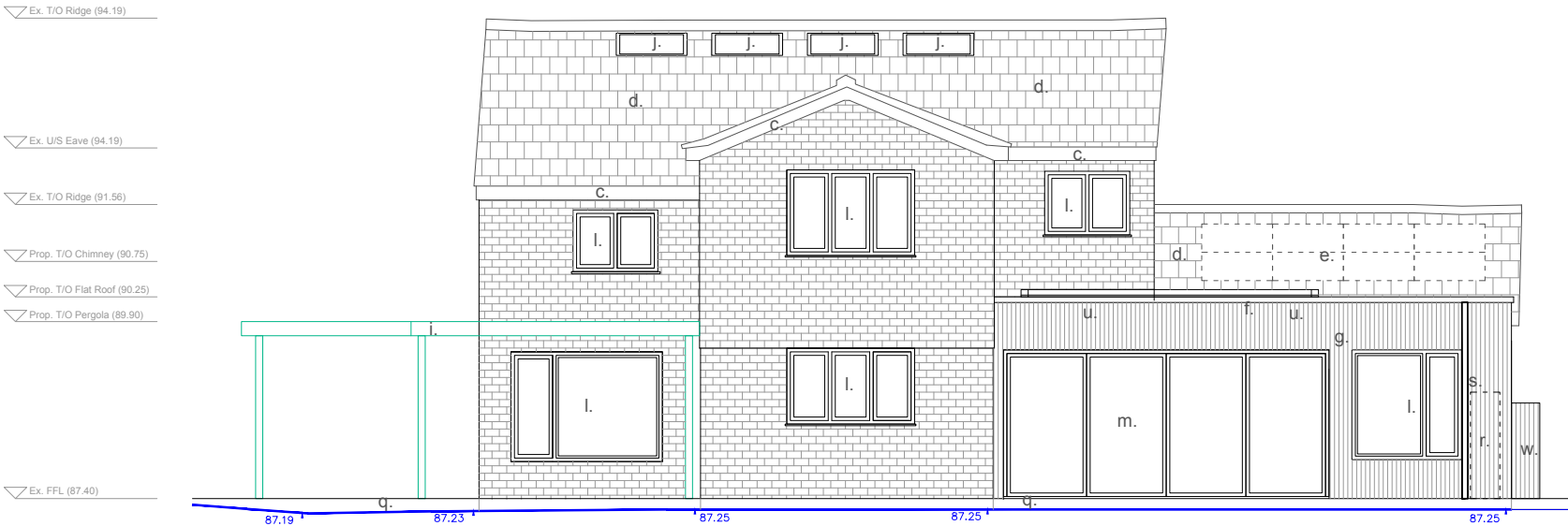
3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Proposed Elevations
(1 of 2)
Stage 3
Status: Planning

015
REVISION:
A
Scale
1:50 @A1
1:100 @A3



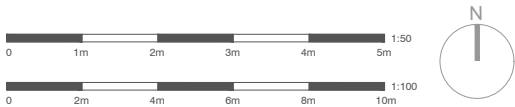
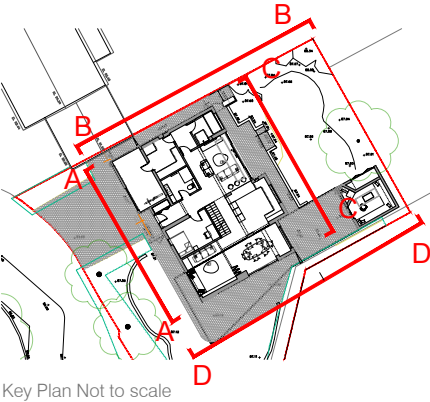
Front Elevation AA (West)

- Notes:
- a. Existing yellow brick wall
 - b. Existing yellow brick post
 - c. Existing or replacement white fascia
 - d. Replacement grey/brown roof tile to match existing
 - e. New PV solar panel
 - f. New flat roof
 - g. New timber cladded rear extension
 - h. New timber cladding
 - i. New timber pergola
 - j. New aluminium framed roof light, dark grey
 - k. White aluminium framed replacement glazing
 - l. New dark grey aluminium framed glazing with oak surrounding frame
 - m. New glazed sliding door, dark grey aluminium framed with oak surrounding frame
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 - o. New garden room, yellow or white cream coloured brick
 - p. New timber door for garden storage
 - q. Replacement paved patio, flush to FFL at rear garden
 - r. New air source heat pump
 - s. New timber side gate
 - t. Replacement fixed forested glazing, white aluminium frame
 - u. New dark grey aluminium capping
 - v. New timber door to garage, with timber frame to match existing garage door dimension
 - w. Rainwater harvesting tank
 - x. New wildflower roof
 - y. New Chimney
 - z. New wall-mounted EV charger
 - aa. New outdoor tap



Rear Elevation CC (East)

- KEY:
- Downtakings
 - Existing ground level



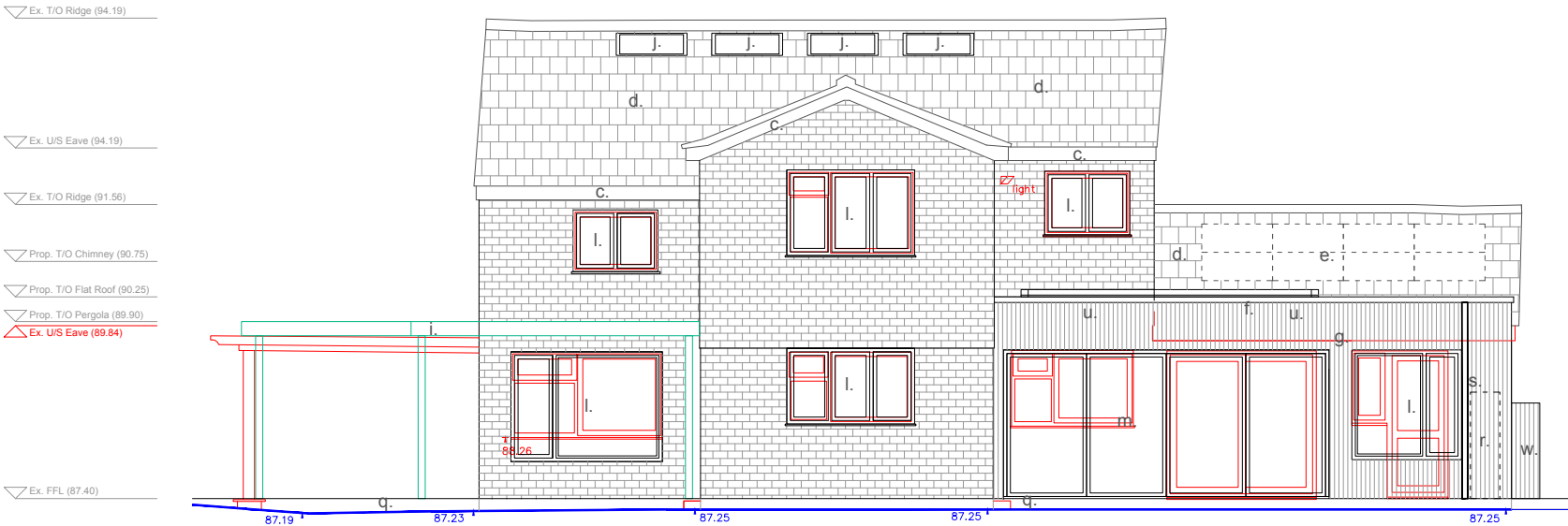
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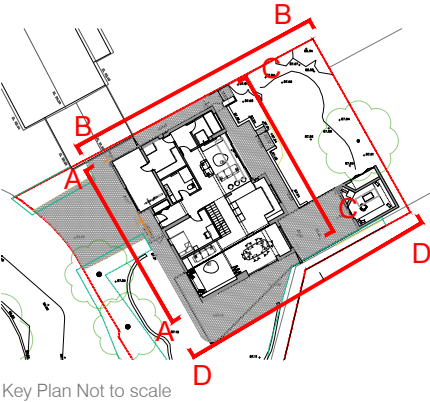
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Rear Elevation CC (East)

- KEY:
- Downtakings
 - Existing ground level

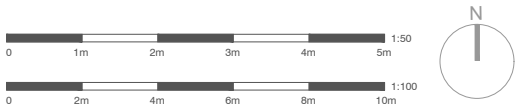


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3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Proposed Elevations
(1 of 2)(with downtakings)

Stage 3
Status: Planning

016
REVISION:
A
Scale
1:50 @A1
1:100 @A3



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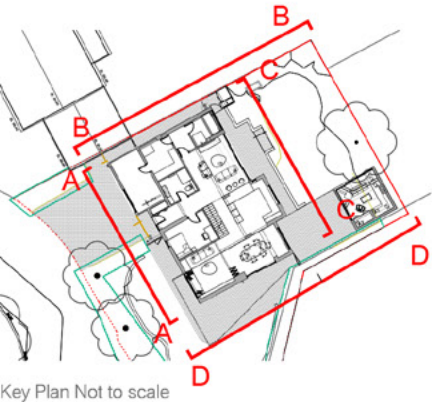


Side Elevation BB (North)



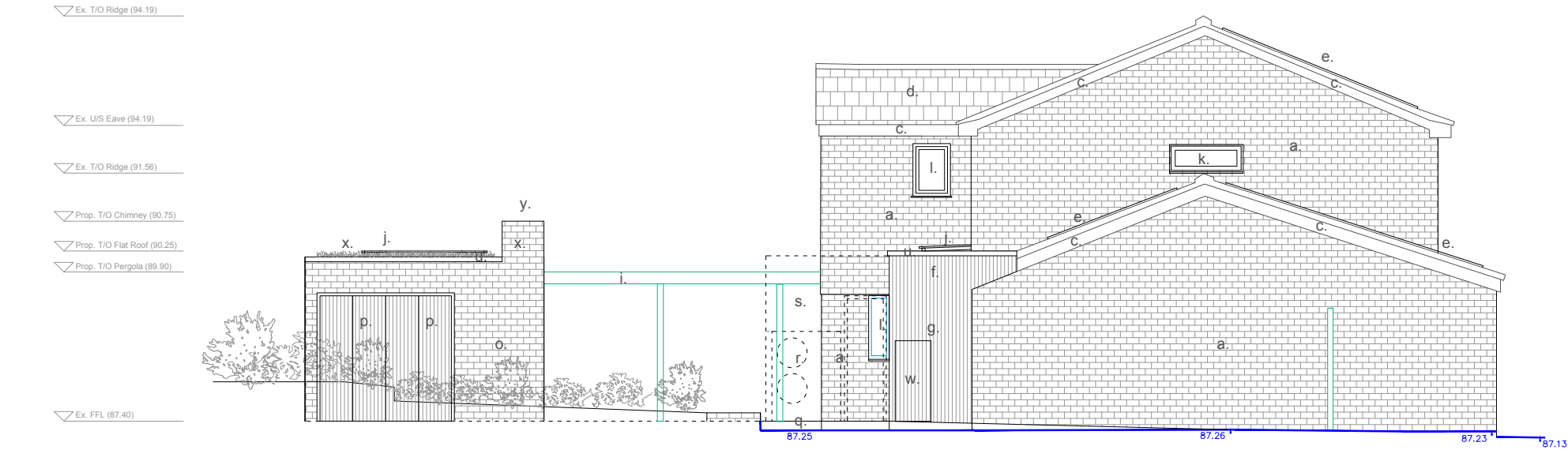
Side Elevation DD (South)

KEY:
 Downtakings
 Existing ground level



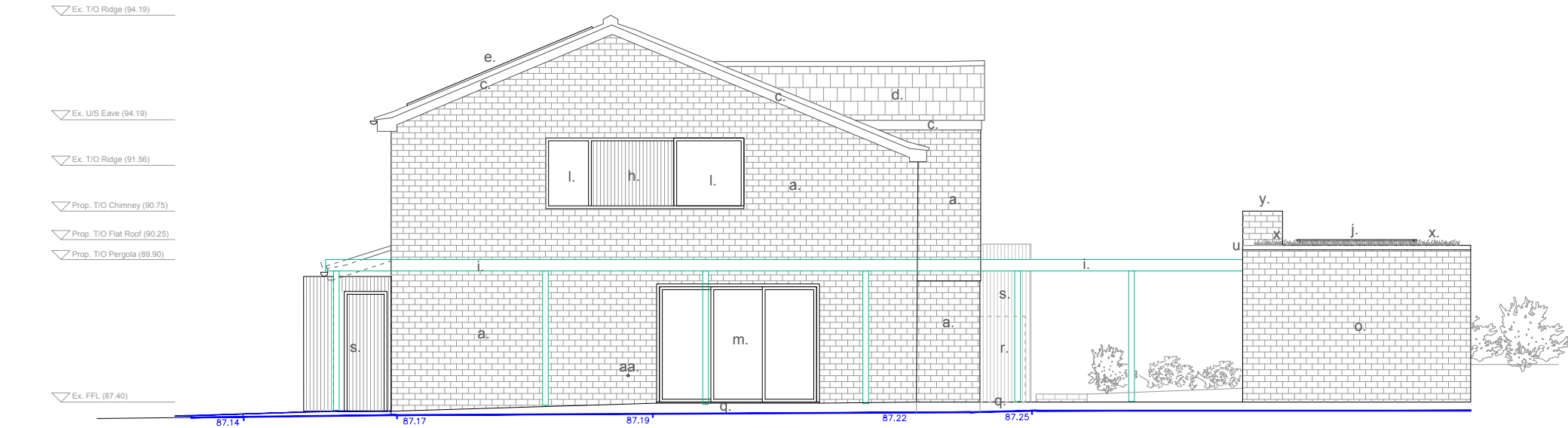
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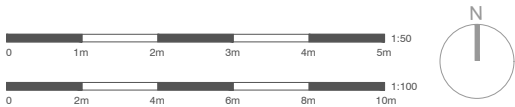
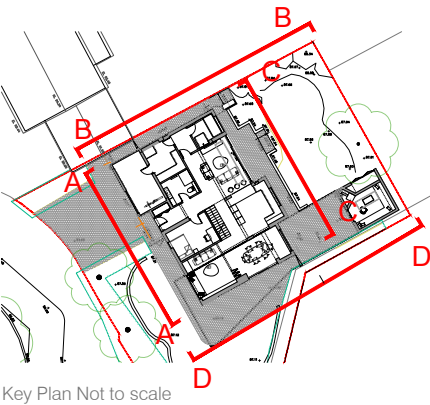
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 - x. New wildflower roof
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 - z. New wall-mounted EV charger
 - aa. New outdoor tap



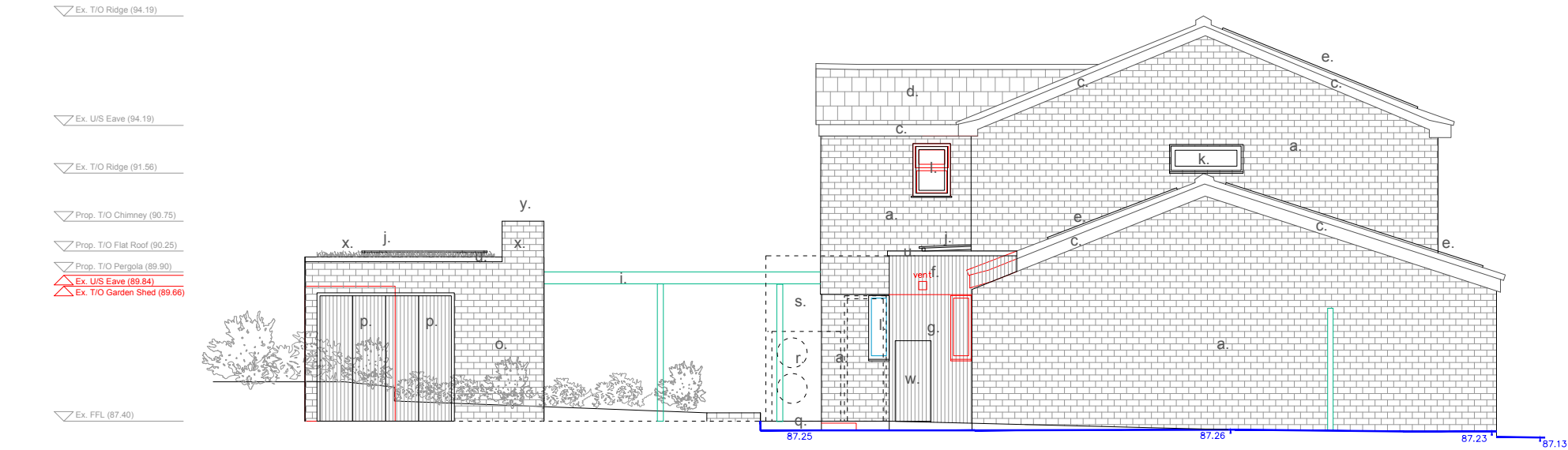
Side Elevation DD (South)

- KEY:
- Downtakings
 - Existing ground level

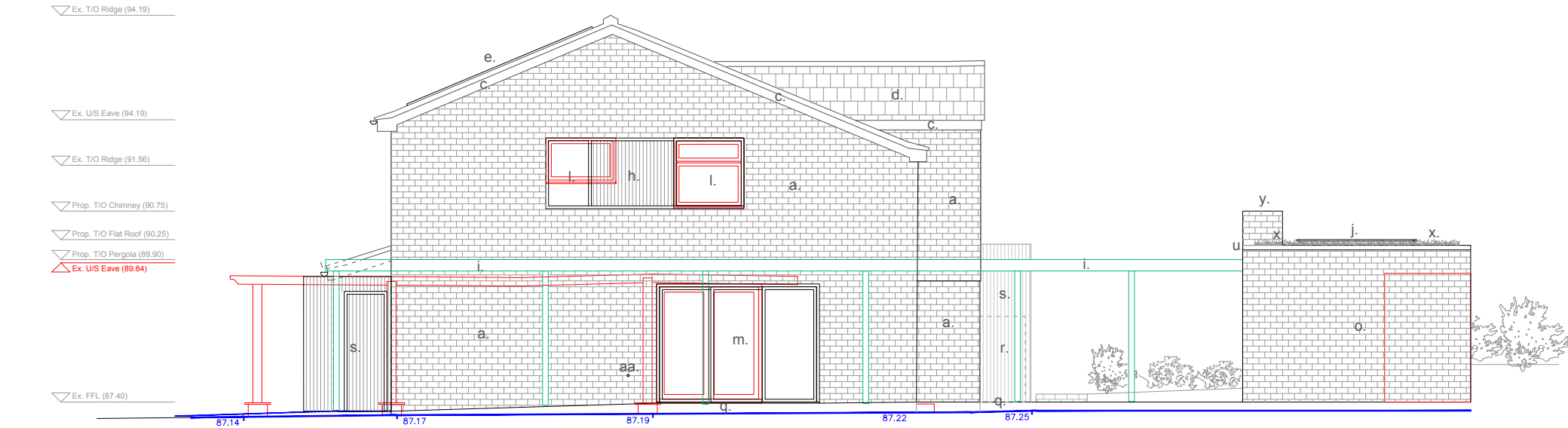


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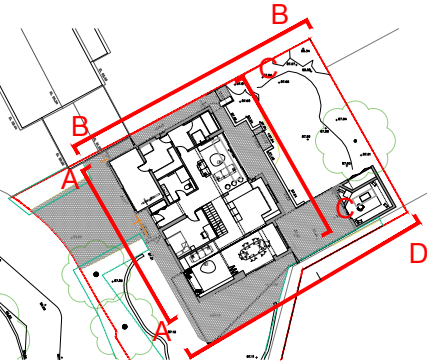
Side Elevation DD (South)

Notes:

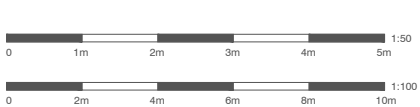
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KEY:

- Downtakings
- Existing ground level

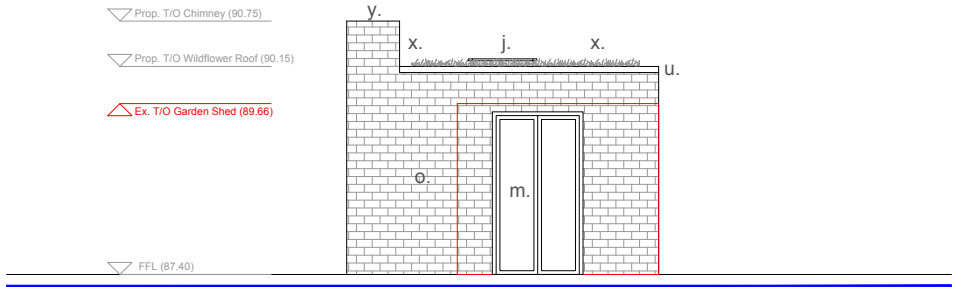


Key Plan Not to scale

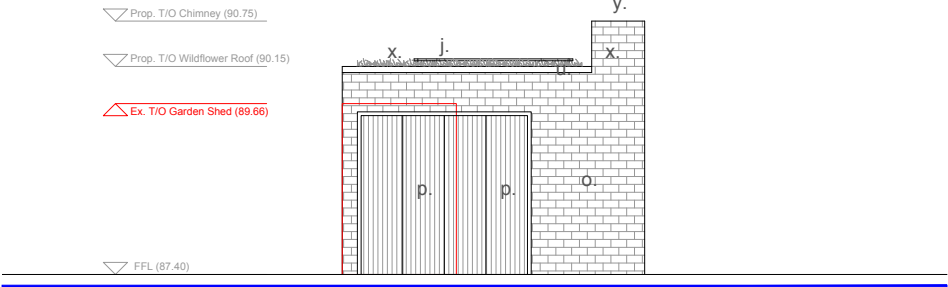


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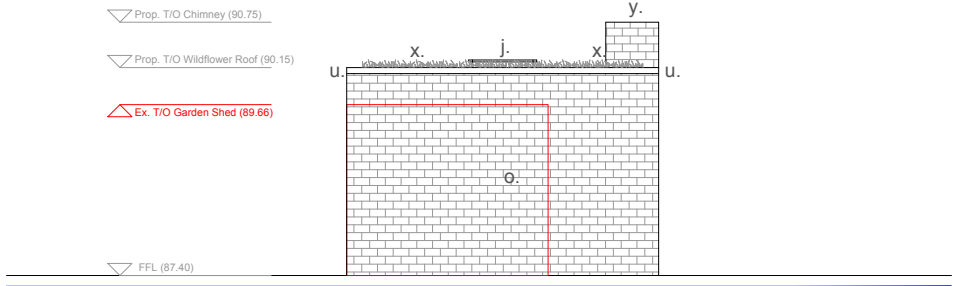
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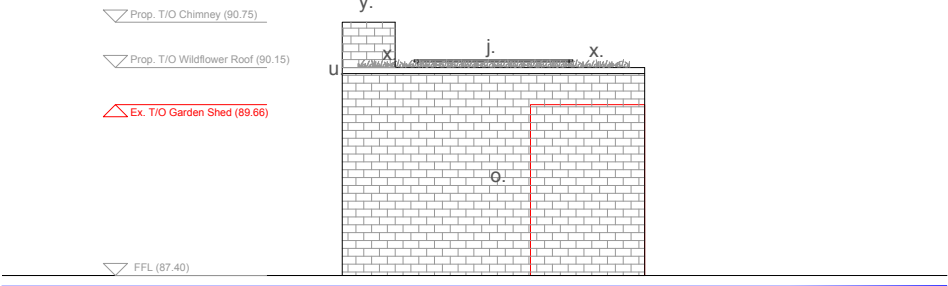
Elevation AA



Elevation BB



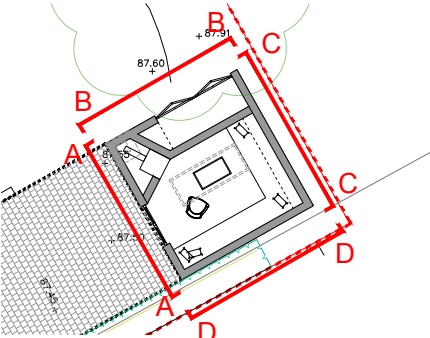
Elevation CC



Elevation DD

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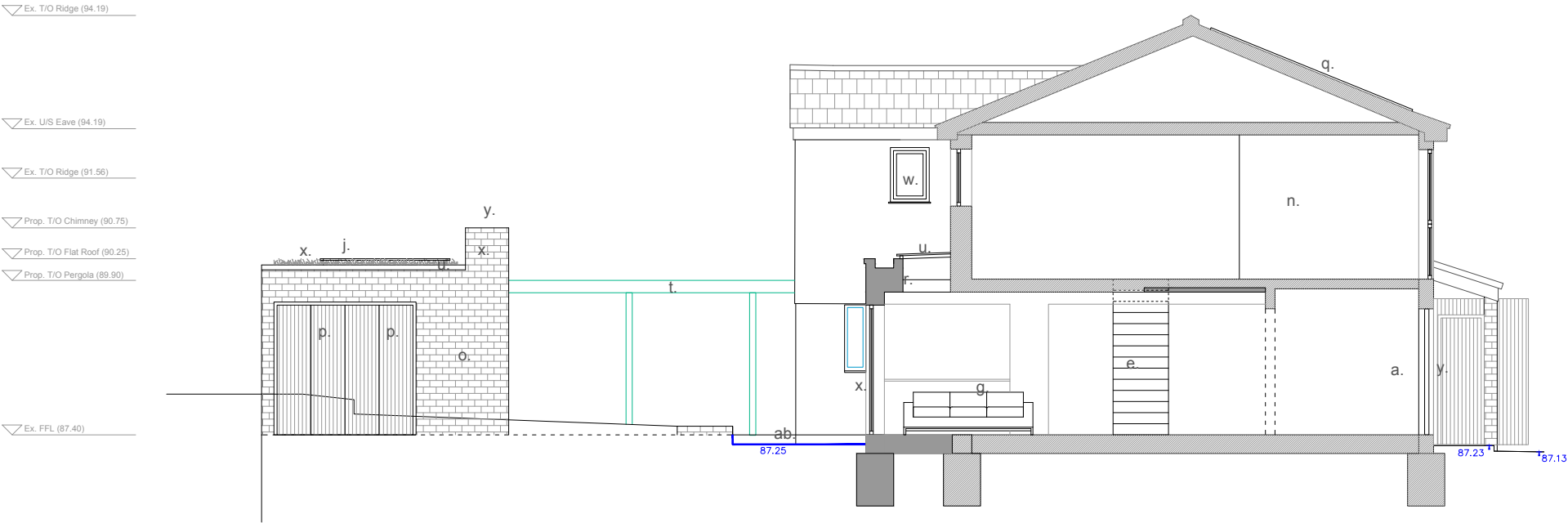


Key Plan Not to scale

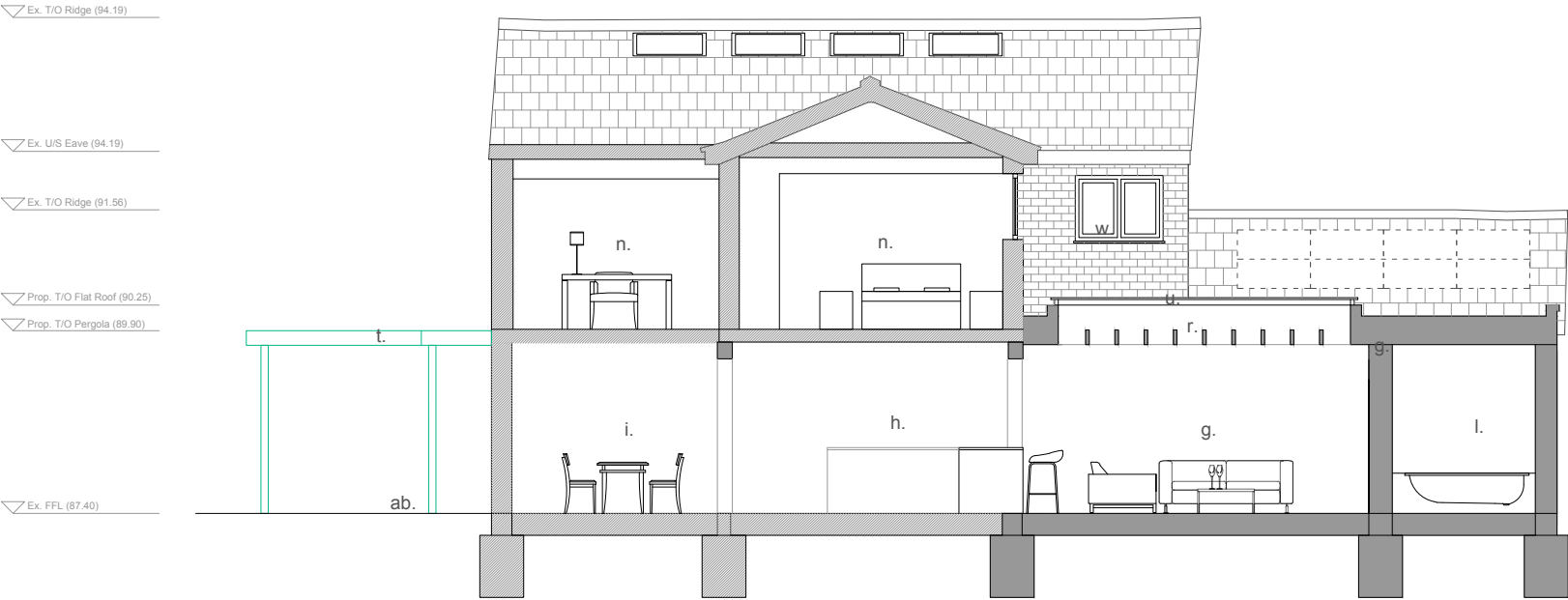


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 4. To be read in conjunction with Structural Engineers information, specification and drawings
 5. Key plan not to scale.
 6. Dimensions shown are indicative only and subject to survey
 7. This drawing is based on the topographical survey provided by Survey Solutions



Proposed Section AA



Proposed Section BB

Notes:

- a. Existing main entrance

b. Existing side gate

c. Storage

d. New garage layout

e. New staircase

f. New guest room

g. New living room

h. Kitchen

i. Dining room

j. New reading room

k. New family bathroom

l. New wet room

m. New utility room

n. Bedroom

o. New Loft hatch and storage above
- p. Replacement grey/brown roof tile to match existing

q. New PV solar panel

r. New flat roof

s. New timber clad rear extension

t. New timber pergola canopy (above)

u. New aluminium framed roof light, dark grey (above)

v. White aluminium framed replacement glazing

w. New dark grey aluminium framed glazing with oak surrounding frame

x. New glazed sliding door, dark grey aluminium framed with oak surrounding frame
- y. New hardwood front door

z. New garden room with fire place and seating, yellow or cream coloured brick

aa. New garden storage with timber doors

ab. Replacement paved patio

ac. New air source heat pump

ad. New timber side gate

ae. Replacement fixed forested glazing, white aluminium frame

af. New timber door to garage

ag. Replacement side gate

ah. Rainwater harvesting tank

ai. New wildflower roof

aj. New Chimney

ak. New wall-mounted EV charger

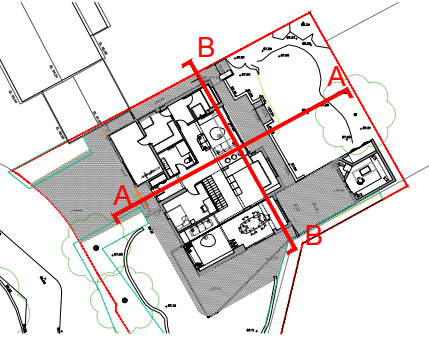
al. New outdoor tap



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- KEY:
- Downtakings
 - Existing walls
 - Proposed walls
 - Existing ground level

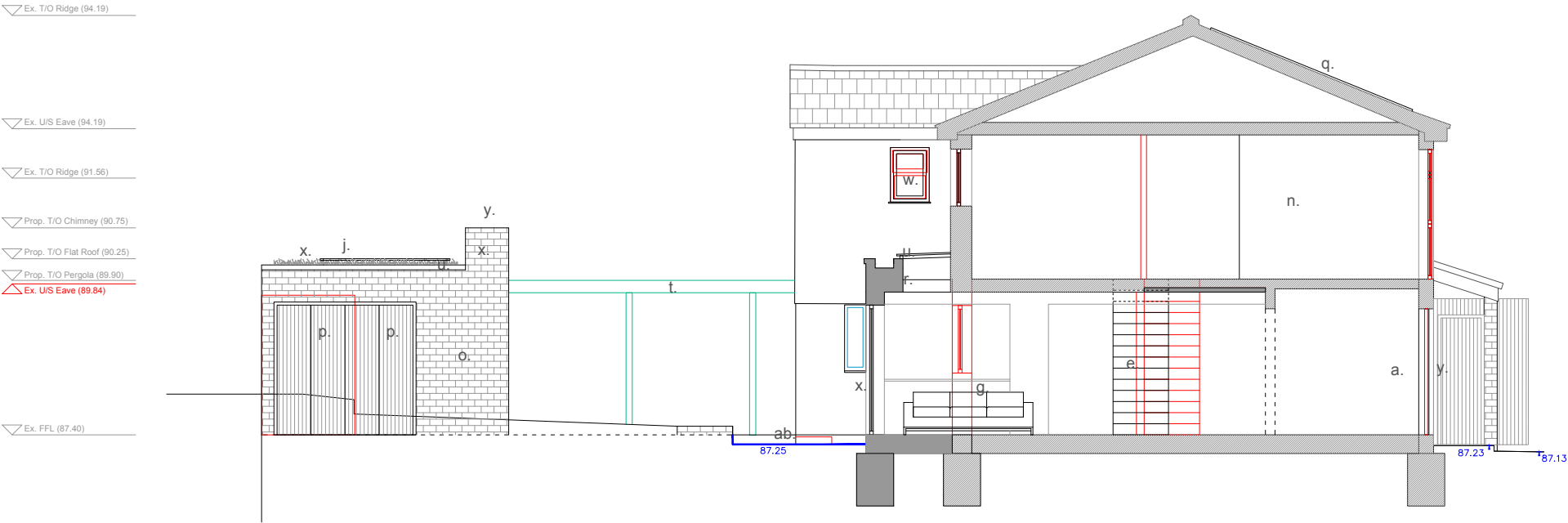


Key Plan Not to scale

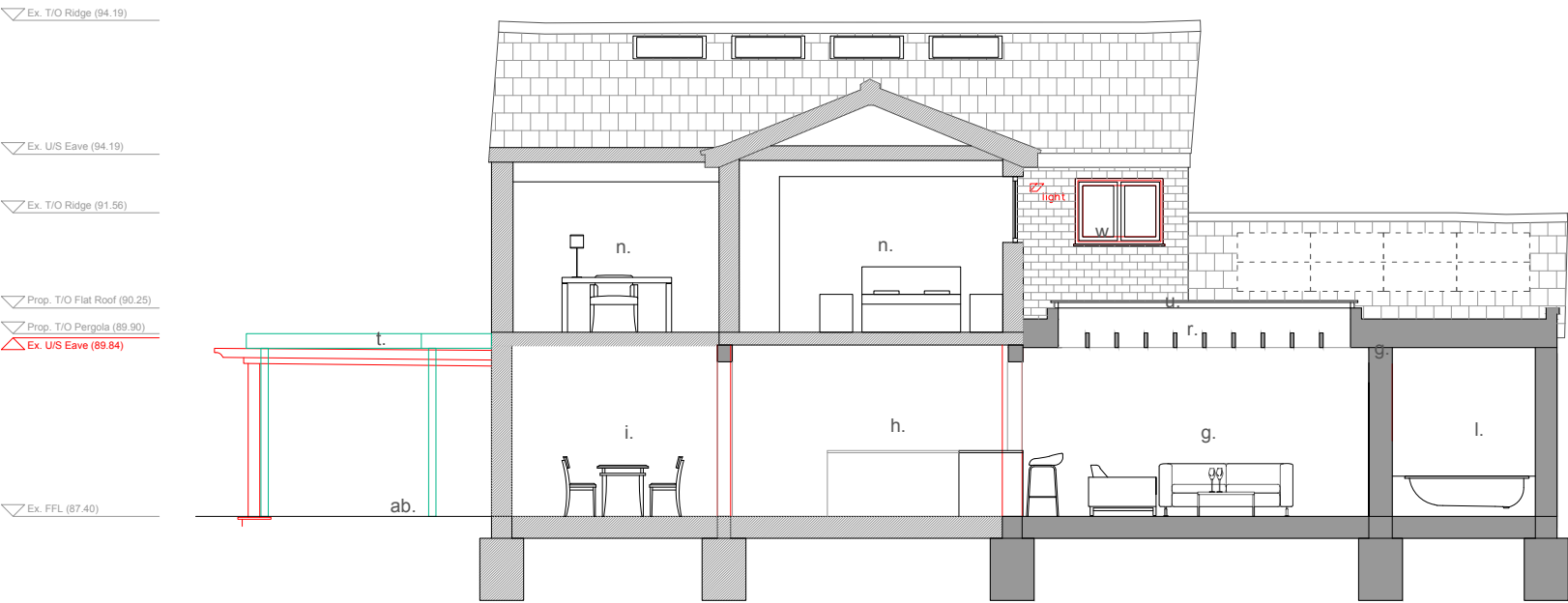
Michael Collins Architects Ltd.

3 Broadcroft
SG6 3UA, Letchworth Garden City
Job No.
270 Proposed Sections
Stage 3
Status: Planning

020
REVISION: A
Scale
1:50 @A1
1:100 @A3



Proposed Section AA



Proposed Section BB

Notes:

- a. Existing main entrance
- b. Existing side gate
- c. Storage
- d. New garage layout
- e. New staircase
- f. New guest room
- g. New living room
- h. Kitchen
- i. Dining room
- j. New reading room
- k. New family bathroom
- l. New wet room
- m. New utility room
- n. Bedroom
- o. New Loft hatch and storage above

- p. Replacement grey/brown roof tile to match existing
- q. New PV solar panel
- r. New flat roof
- s. New timber clad rear extension
- t. New timber pergola canopy (above)
- u. New aluminium framed roof light, dark grey (above)
- v. White aluminium framed replacement glazing
- w. New dark grey aluminium framed glazing with oak surrounding frame
- x. New glazed sliding door, dark grey aluminium framed with oak surrounding frame

- y. New hardwood front door
- z. New garden room with fire place and seating, yellow or cream coloured brick
- aa. New garden storage with timber doors
- ab. Replacement paved patio
- ac. New air source heat pump
- ad. New timber side gate
- ae. Replacement fixed forested glazing, white aluminium frame
- af. New timber door to garage
- ag. Replacement side gate
- ah. Rainwater harvesting tank
- ai. New wildflower roof
- aj. New Chimney
- ak. New wall-mounted EV charger
- al. New outdoor tap

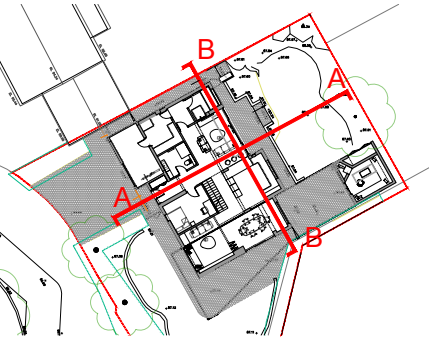


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KEY:

- Downtakings
- Existing walls
- Proposed walls
- Existing ground level



Key Plan Not to scale

Michael Collins Architects Ltd.

3 Broadcroft
SG6 3UA, Letchworth Garden City

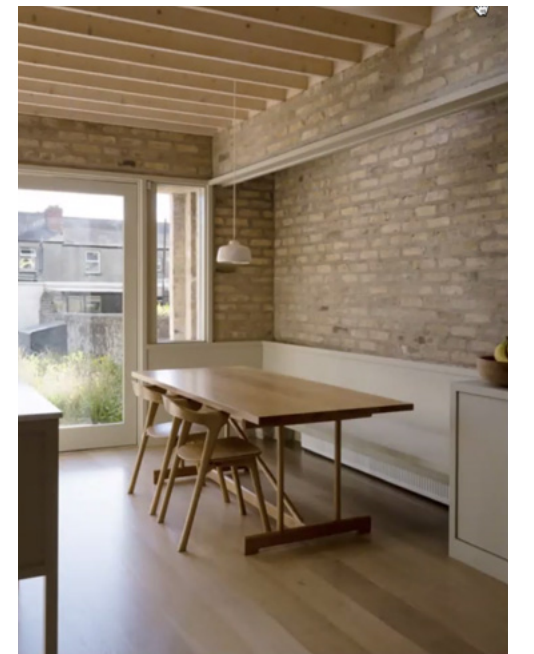
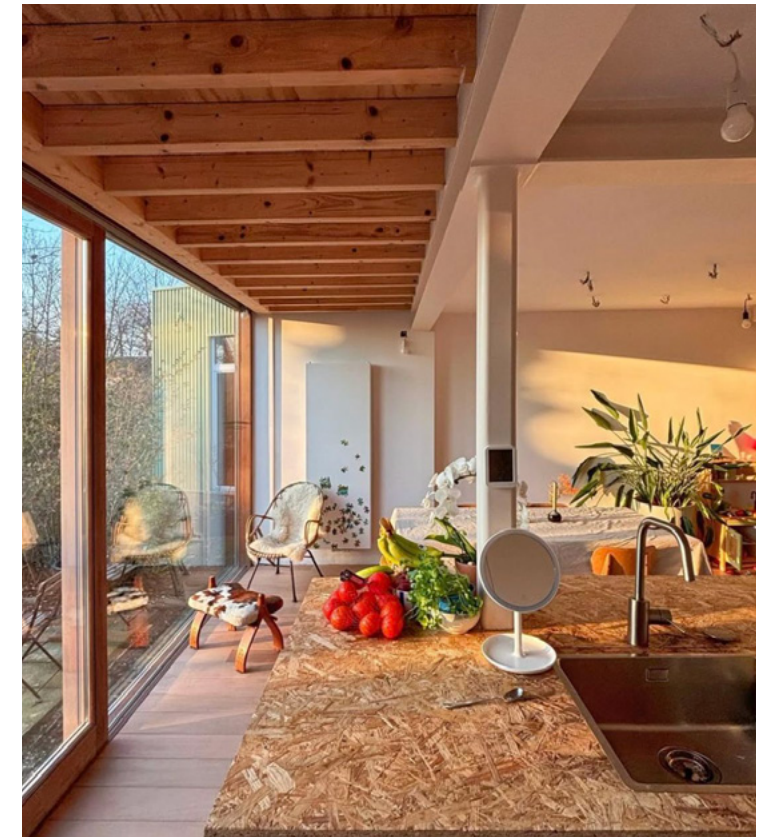
Job No.
270 Proposed Sections (with
downtakings)

Stage 3
Status: Planning

021
REVISION:
A
Scale
1:50 @A1
1:100 @A3

6. Precedents & Visualisations

6.1 Design and Material Precedents



6.2 Mid-century houses



BRONZE 03



6.3 External visualistaions



North-West

6.3 External visualistaions



South-East

6.3 External visualistaions



North-East

6.3 External visualistaions



North-East



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