

94 Tilehouse Street, Hitchin, Hertfordshire SG5 2DW



In response to the conservation officer's comments and objections:

1. We wish to withdraw drawing numbers 610/03A, 610/04 & 610/06 and substitute drawing number 610/07 (there is now no drawing showing the elevations as proposed as there will now be no change to the external appearance of the building).
2. The "Garden" area has been omitted together with its proposed rooflight and balustrading. This space will now be a store room. The wall crane and its winding gear will be retained.
3. The layout of the entrance hall has been changed to retain the existing glazed screen and to have the door into the Study in the new partition. This leaves the existing partition unaltered.
4. The existing staircase appears to be a relatively recent construction and does not suit a sensible layout (there would be a problem with means of escape). The proposed staircase does not require alteration to the main structure, the joists to be removed are already trimmed by the existing beams. We believe this to be a reasonable alteration to the building and necessary to provide a workable layout.
5. The mirror film is omitted to the ground floor window.
6. It is accepted that the description of the provision of secondary glazing to the first floor front windows was not clear. A description of the work has been added to the revised drawing. It is proposed that the existing windows be repaired as necessary and that removable secondary double glazing be provided internally.

7. The unit for the whole house heat recovery ventilation system will be mounted in the roofspace. The 150mm inlet and extract grilles will be located in opposite gables and will not be visible from ground level. The ductwork will be 100mm diameter and will be run in the ducts as shown. Extract will be taken from the Toilet, Kitchen cooker hood, Utility Room, Bin Cupboard, and the first floor Bath/Shower Rooms. Tempered fresh air will be taken to ceiling grilles in the Living Room, Study and Bedrooms. These systems are designed to ensure that each room well exceeds its required number of air changes and, although the existing opening windows will still be openable, there is never the need to open them. The applicants are happy to accept a condition that there shall be no grille or other opening formed in the front and rear elevations.
8. The only SVP required was shown on the submitted drawings and is on the revised drawing.
9. Whilst it is agreed that refuse disposal is not a conservation issue, and although the submitted scheme incorporated the method that many (most?) of the houses in Tilehouse Street have for their refuse bins, we are able to modify the scheme to have the bins stored adjacent to the entrance door. It will be just for the general refuse (purple) and recycling (grey) bins. The food waste caddy can be in the yard area and food waste will be kept to a minimum by having a waste disposal unit in the Utility Room sink. There should be no odour from these bins but there will be extract from this bin cupboard as part of the whole house ventilation system.

Application Drawings

610/01 Plans as Existing
610/02 Elevations & Section as Existing
610/05 Location Plan
610/07 Plans as Proposed