

94 Tilehouse Street, Hitchin, Hertfordshire SG5 2DW
April 2025



Design, Access & Heritage Statement

1. Listed Building consent was obtained for similar proposals reference 24/01624/LBC on 25th February 2025. This application differs from that approved as follows:
 - a. Addition of a panel of patent glazing, all as the detail supplied, to the front roof slope.
 - b. Existing patent glazing to the rear roof slope to be replaced by two conservation type triple glazed rooflights.
 - c. Insulation to walls and roof shown.
 - d. Formation of an internal "Garden Area" behind the loading doors at first floor level to provide passive solar heating as described below and space open to the air for the benefit of the occupants.
 - e. Bin Store adjacent to the entrance door omitted and WC incorporated.

2. The raised ground floor, external walls and roof to be insulated as shown on the attached drawings but we also wish to utilise solar gain from the proposed section of patent glazing to the garden area. This will be tailored to the existing rafters and, as shown on the attached detail, will be set slightly below the line of the slate roof finish. It is also proposed that the rear rooflight be replaced by two triple glazed opening conservation rooflights (rather than being replaced by a single rooflight as per the previously approved drawings).
3. The proposed patent glazing faces virtually due south and will benefit from passive solar gain throughout the winter months. This will, in itself, contribute to the heating of the building but this will be added to by the electric powered air to water heat exchanger, mounted at the rear of the garden area, to take the solar heated air giving a massive benefit when compared to using the cold ambient air temperature. Similarly the whole house heat recovery ventilation will take its input air from this area with its extract still being in the gable as per the approved scheme.
4. Preliminary calculations show that the residential conversion of this building can have an overall energy performance better than current Building Regulation requirements, achieving an EPC Band A rating. The only element of the building having a poor performance being the glazed shopfront. This will provide a passive heat gain during daylight hours due to being south-facing and its nighttime heat loss will be mitigated by the provision of motorised insulated blinds. The draught from the window will itself be mitigated by the provision of a trench radiator with its grille set level with the bottom of the framing to the window so that there is no visible heater in front of the window. The whole of the raised ground floor will be provided with underfloor heating.
5. The insertion of the patent glazing will have a minimal impact on the appearance of the building and will not injure the existing rafters which will be retained and exposed beneath it. The slate roof finish is a renewable part of the building and is, of course, not part of the original building (with its roof pitch it is probable that it had plain clay tiles like the adjoining number 95).
6. The property formed part of the offices of Francis Newton, builders, and was divided into three parts with 93A Tilehouse Street and 19 Bucklersbury becoming dwellings in 2001, access to 93A being made through number 94. The remaining part being Richard Reason Pianos, taken over by Rupert Frost. Rupert now wishes just concentrate on tuning without the overhead of the showroom and workshop, therefore a new use needs to be found for the building.
7. Tilehouse Street is now residential with very few office users remaining. Number 95 adjoining was converted to residential use in 2013 reference 13/02078/1 and 3/3A opposite in 2014 reference 14/00026/1. The building

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would provide excellent accommodation for residential use and it is believed this this would be the best possible use to secure the future of the building.

8. The property is Listed Grade II

5255 TILEHOUSE STREET (North Side) No 94

TL 1828 NW 2/320 II GV

C19 stucco front, Welsh slated roof. 2 storeys, C19 shop window, 3 first floor lattice casement windows with painted arched lights. Included for group value.

Nos 94 to 96 (consec) form a group.

Listing NGR: TL1836228897

9. No change is proposed to the elevation, other than the insertion of the one new section of patent glazing, so its group value will not be compromised. It is proposed that its first floor loading doors and its cast iron wall-crane be retained. The loading doors will be modified as “stable doors” to allow their bottom halves to be bolted shut while the upper sections are opened.
10. The first floor leaded light windows will be retained and new fixed pane double glazing installed internally to both maintain their appearance and to provide thermal and sound insulation. A whole-house heat recovery ventilation system will be installed. Motorised blinds will be provided for insulation and night time privacy.
11. An internal garden area will be provided at first floor level with a conservation area style rooflight. This allows the present loading doors to be retained and they could be opened as desired into this south facing space. The winding mechanism of the wall-crane will be retained.
12. The building will be insulated to meet present Building Regulation standards of thermal efficiency.
13. Foulwater and stormwater drains are existing and will be retained.
14. There is an existing yard area for waste bins and bicycle storage.

Heritage Statement

1. The building is Listed Grade II for its group value.
2. It was occupied for many years by the firm of Francis Newton, Builders, established in Hitchin from 1728 to 1988 (perhaps actually founded as early as 1675 by Thomas Coulson whose daughter married John Newton, a gardener of Bancroft and their son, Robert Newton, was apprenticed to John Coulson).
3. The National Archive states “In the eighteenth and nineteenth centuries the firm concentrated on internal and external decoration and renovation work. On headed notepaper in 1882 they describe themselves as 'Painters, Decorators, Glaziers, Guilders, Plumbers, Paper Hangers, Picture Framers and Horticultural Builders'. The firm gained a prestigious reputation and renovated many of the larger private residences throughout Hertfordshire, as well as

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obtaining work from public authorities such as the Hitchin Rural District Council.”

4. Isaac Newton is mentioned in Hine's “Hitchin Worthies”.
5. It was the firm Francis Newton who altered the street frontage in the late 19th century with the insertion of the shopfront and the quaint “Gothic” windows to the upper floor to which they added false timberwork and rendered (one assumes that previously the upper floor had been clad with timber boarding similar to number 95 adjoining).
6. As stated above, no change is proposed to the street elevation, other than the insertion of the section of patent glazing so its group value will not be compromised. The loading doors and wall-crane will be retained (including the winding mechanism of the crane).
7. Neither the Listed Building or its setting will be compromised by the changes and the change of use will provide a sustainable use to secure the future of the building.

Submitted Drawings

610/01 Plans as Existing
610/02 Elevations & Section as Existing
610/10 Plans as Proposed
610/11 Elevations & Section as Proposed
610/12 Detail of Patent Glazing
610/05 Location Plan