

94 Tilehouse Street, Hitchin, Hertfordshire SG5 2DW

July 2024 (revised 10/09/2024)



Design, Access & Heritage Statement

1. 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.
2. 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 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.

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3. 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

4. No change is proposed to the elevation, other than the insertion of one new rooflight, 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.
5. 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. Similar glazing will be installed inside the ground floor windows. A whole-house heat recovery ventilation system will be installed. Mirror foil will be provided to the ground floor windows onto Tilehouse Street to give privacy whilst not affecting the appearance of the building. Motorised blinds will be provided for night time privacy.
6. 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. A simple, black painted, metal balustrade will be provided for safety as shown on the application drawings. The winding mechanism of the wall-crane will be retained.
7. The building will be insulated to meet present Building Regulation standards of thermal efficiency.
8. Foulwater and stormwater drains are existing and will be retained.
9. 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). The loading doors to the upper floor were inserted and served by an attractive cast iron wall-crane.
6. As stated above, no change is proposed to the elevation, other than the insertion of one new rooflight, similar to the one existing on its northern roof slope, so its group value will not be compromised. The loading doors and wall-crane will be retained (including the winding mechanism of the crane) with only a black painted light metal balustrade added.
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
610/03 Plans as Proposed
610/04 Elevations & Section as Proposed
610/05 Location Plan