

ST. IBBS LODGE, LONDON ROAD, ST. IPPOLYTS, HITCHIN, SG4 7NL

Request for permission to replace single glazing with LandVac Toughened double glazing, restoration, draught-proofing and exterior painting of the windows.

Planning portal reference: PP-13699586

Design and access statement – 17 April 2025

The property

St Ibbs Lodge is a grade 2 listed building (List Entry Number: 1175157), first listed on the 28 May 1987.

The listing details state –

Gate lodge, now a private house. Early/mid C19 (probably after 1840), W wing 1975. Original N wing has thick cob walls roughcast externally and protected by very wide overhang of hipped steep thatched roof with fancy ridge and aprons to eyebrow dormers. W wing has roughcast exterior and matching extension of roof finished with half-hip at S end. A small 1 1/2-storeys rectangular lodge set back from main road beside former gates to St. Ibbs, with entrance in E end facing main road and longer C20 matching extension running S from W end of S side with new diagonal entrance in the angle. One chimney at junction of wings and one to S part of W wing in front roofslope. Outer angle of wall and roof a parabolic curve. Old entrance has plank door with round head flanked by 2 round arched windows. Flush wooden casement windows with Y-tracery and small panes. External boarded shutters to 2 similar windows on N side. Semi-circular recessed dormer windows, one on E end and 2 on N roofslope. Matching dormer to W wing. Semi-circular bay window to S end. (Inf Mrs. Rance).

The proposal

The proposal is to replace the existing single glazed windows like for like in design with double glazing as per the attached quote from specialist window replacement firm CDC Restorations LTD t/a Scott James. The external visual effect will be as 1975 because the replacement windows will be designed to match exactly as far as possible the existing glazing and final redecoration will match as before.

It will be noted from the listing above that the majority of the property dates from 1975 and so the existing glazing is post – war. It is only proposed to reglaze the first-floor windows to the original gate house. These are glazed to match the other

windows and are believed to be postwar and put in when the property was modernised in 1975.

The reasoning

The underlying reason for seeking consent is to ensure the long – term viability and of the property by significantly improving its thermal quality in the context of the current climate situation.

There is no gas supply to the property, and it is not consistent with current household insurance requirements to use the chimneys as the property is thatched. The property is therefore heated with a modern oil-fired system. The existing windows which it is proposed to replace are now of poor quality and in need of replacement throughout. New double-glazed windows would make the house much more thermally efficient and therefore cheaper and more economical to run.

A secondary, though not completely insignificant, reason is to reduce the impact of road noise from the increasing traffic on the London Road between Hitchin and Codicote.

The oldest part of the property is situated at the junction of Half Handkerchief Lane and London Road. The latter road is a main thoroughfare into Hitchin from the South, is particularly busy when there is congestion on the A1M and also at rush hour. Road noise is therefore expected to increase over time.

Design principles

Within the overall ambition of significant reduction in heating costs and carbon footprint, the key design principle for the proposal is to minimise the extent of replacement where possible re-utilising frames sashes and casements, with the post-war fittings to be replaced as far as possible like for like but to modern security specifications.

As noted above the works are proposed to be undertaken by Scott James sash window specialist a specialist business that has carried out many similar works to other listed properties.

As a consequence of the design approach there will be imperceptible change in the external appearance of the property. Its situation will be unaffected and features relating to the properties listing will be fully preserved.

Access

The proposals have no impact on the access to the property.

Conclusion

The proposal is therefore for a modest change to the building involving no change to the visual impact but will contribute to the national aim to conserve energy and reduce carbon emissions.