

M Scott / Architectural Design

Design and Heritage Statement

In support of proposed internal and external alterations

At

34 Bancroft, Hitchin, SG5 1LA

For

Removal of three internal non-structural walls, formation of two new window openings, and replacement of three existing rooflights to office Suites 3 and 4.



1. Introduction

This planning application seeks permission for minor internal and external alterations to enhance the functionality and environmental quality of the office space. The proposal includes the removal of three non-structural internal walls to create a more efficient and flexible open-plan layout; the introduction of two new window openings to improve access to natural light; and the replacement of three existing, outdated rooflights with higher-performing units that match the existing style but better meet current energy efficiency standards.

M Scott Architectural Design Ltd

Bancroft House, 34 Bancroft, Hitchin, Herts SG5 1LA

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Registered Office - Global House, 303 Ballards Lane, London N6 5UG
Company Registration number - 14893661

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The property is listed, and the proposal aims to preserve the structural integrity and aesthetic value of the building while ensuring its long-term sustainability to provide good quality office space.

2. Existing Conditions

The current office layout of Suite 3 and 4 is fragmented, comprising three small, enclosed rooms that result in an inefficient use of space and limited access to natural light. The existing roof lights are single-glazed units that are now outdated and no longer fit for purpose.

3. Proposed Works

The proposed works comprise the removal of three internal non-structural partition walls to create a more open and functional office layout within Suites 3 and 4. Two new window openings are proposed to increase natural light within the space, improving the working environment. The style of these windows is to match the existing. In addition, three existing single-glazed rooflights are to be replaced with energy-efficient units that are more in keeping with current building standards, while remaining sensitive to the character of the listed building by matching the existing rooflight style to ensure minimal visual impact on the building's historic character.

4. Justification

The primary objective of this proposal is to preserve the historic character of the building while making modest, carefully considered alterations that improve its functionality as modern office accommodation. This proposal is in line with national and local conservation policies, which seek to preserve the character and significance of listed buildings while allowing for necessary alterations that ensure their continued use and viability. The removal of non-structural internal partitions will enhance spatial efficiency without affecting the building's historic fabric. The introduction of two new window openings is designed to increase natural light levels, supporting a more sustainable and comfortable working environment. The replacement of the existing single-glazed rooflights with energy-efficient alternatives will improve thermal performance while retaining the visual character and proportions of the original units.

All interventions have been designed to respect the listed status of the property and to ensure that its architectural and historical significance is safeguarded for the future.



Image showing the existing rooflights to be replaced.

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5. Historic England Listing

Historic England listing details are as follows:

1. 5255 BANCROFT (West Side) No 34 TL 1829 SE 4/8 15.4.51. TL 1829 BE 5/8 II GV
2. Hid C18 brick house of 2 storeys It facade re-faced.). Brick string between floors, moulded brick cornice below a parapet, which curves down at each end and is capped in the centre by a small. Pediment crowning a slightly projecting central bay. The carved wooden door-code has a rusticated architrave with long-and-short sides and multiple splayed keystone beneath a small pediment; the door, with six fielded panels in its upper half, is recessed back between similarly panelled reveals. 5 windows in broad flush frames, sashes with glazing bars, louvered shutters.

No 30 and Nos 32 to 34 (consec) form a group.

Listing NGR: TL1853229491

Historic England has listed the building as Grade II, with the listing description referring primarily to the principal elevation fronting the street. The elevation where the two new window openings and the roof where the replacement rooflights are proposed relates to a later addition at the rear of the property, which is not visible from the street. As such, the proposed works will have no impact on the setting or significance of the listed elements. The new windows and rooflights have been designed to match the existing in style and proportion, ensuring they are visually sympathetic and unobtrusive.

6. Conclusion

The proposed internal alterations and external windows and rooflight replacements are modest, carefully considered interventions that seek to enhance the building's usability while preserving its historic character. The works have been designed to respect the listed status of the property, with minimal visual or physical impact on its significant elements. We respectfully request that this application be approved to support the ongoing preservation, sustainability, and effective use of this valued heritage asset.

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