

94 Tilehouse Street, Hitchin, Hertfordshire SG5 2DW
26th November 2024



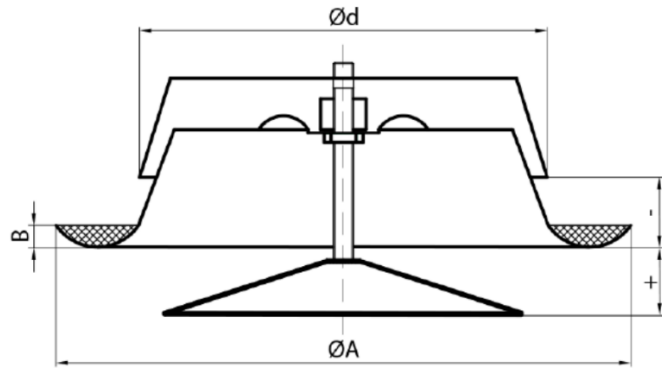
In response to the conservation officer's further comments and objections dated 22/11/2024:

1. We are pleased to note that the new staircase design is acceptable.
2. We agree that the existing rooflight in the rear elevation would be better as new double glazed low-profile patent glazing and have shown this on revised drawing 610/4A attached.
3. New hardwood casement windows, painted black, to be provided to the existing window openings in the rear wall. These have been shown on attached drawing 610/4A.
4. Whole house heat recovery ventilation systems provide energy efficient ventilation unobtrusively. They make buildings like this comfortable without the need to open windows, which can be useful in town centre locations which can be noisy. They have "HEP" filters which remove pollution and pollen. Their implementation needs to be encouraged. I have been incorporating them wherever possible in all of the buildings that I have been responsible for over the last forty years. Their benefits are energy efficiency, comfortable living conditions, quiet running, filtered air, they remove the need for vents through external walls to toilets and bathrooms and they are inobtrusive internally.

The grilles which would be used in the ceilings of this building would be circular white ABS plastic as this illustration, they are no more intrusive than light fittings and less obtrusive than smoke detectors:



White ABS Grille



Section through grille. The overall diameter of the ones used would be 137mm (for 100mm ducting)

The only comment raised by the conservation officer which we do not agree with, and would hope to receive approval to the applications without complying with, related to the idea of recessing the entrance door. We would make the following points in support of not carrying out such alteration:

1. In our view it is an unnecessary change to the building. Although the Victorian shopfront and doors (and the “Gothic” first floor windows and “Tudor” boarding!) are late interventions they have a charm and character. Their workmanship is excellent. We would like to see them unchanged.
2. The door makes a pair with the one serving 93A which we used to access that building, keeping the street picture unchanged.
3. Recessing the door would make it impossible to retain the existing glazed screen.
4. The bin store is only for the recycling and domestic waste bins so there will be no offensive smells from them. Food waste will go in the brown caddy bin which will be stored in the rear yard (and there will be an in-sink waste disposal unit located in the Utility Room). Although there should be no smell from the bins, there will be extract from their cupboard as part of the whole house heat recovery ventilation system.
5. We proposed this arrangement for the bins to meet the adverse comments made about the original proposal to store these two bins in the yard area and bring them through the building, as is done in many of the town’s dwellings. We would still prefer such arrangement.
6. Sadly recessed doorways in towns are a problem, being used as urinals by late-night revellers.
7. We find it difficult to understand it being acceptable to drastically alter the symmetry of the shopfront and its doors when it was found unacceptable to introduce a modest, almost invisible, balustrade in front of the first floor loading doors.

We trust that the applications can now proceed to favourable determinations.

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Application Drawings

- 610/01 Plans as Existing
- 610/02 Elevations & Section as Existing
- 610/04A Elevations & Section as Proposed
- 610/05 Location Plan
- 610/07 Plans as Proposed