



Re: Units 3–5 Bucklersbury, Hitchin SG5 1BB

Project No.1255

Re: Listed Building Consent Application – Units 3–5 Bucklersbury, Hitchin SG5 1BB

Applicant: Langham Mansions Properties Limited (Company No. 02006966)

Relevant consent baseline: 21/01164/LBC (Decision Notice dated 17 June 2021)

Design and Access Statement

1. Introduction

This Design and Access Statement accompanies an application for Listed Building Consent relating to Units 3–5 Bucklersbury, Hitchin. The application seeks consent for remedial and regularisation works following the discovery that certain works previously carried out were not undertaken in full accordance with approved Listed Building Consent.

The proposed works also include the reinstatement of a ventilation strategy and completion of the commercial unit to a white-box condition.

2. Design Principles

The design approach is conservative and heritage-led. The proposals are informed by the existing approved scheme and by the findings of the Structural Engineer's Report (ref. 225194-MNP-XX-XX-CO-S-0001).

Key principles include:

- a) retention of historic fabric wherever possible;
- b) removal of later, non-historic interventions;
- c) reinstatement of traditional building functions, including ventilation;
- d) use of reversible and minimal interventions.

No new extensions or alterations to the external appearance of the building are proposed, other than the reinstatement of air bricks within existing openings.



3. Amount, Layout and Scale

The proposals do not increase the amount of built development and do not alter the established layout or scale of the building. All works are confined within the existing envelope of the listed building and are intended to regularise and complete previously approved elements.

4. Appearance and Materials

Externally, the only visible intervention is the reinstatement of metal air bricks within existing openings to the Bucklersbury façade, replacing later infill brickwork introduced during recent development works.

Materials are selected to be discreet, durable, and compatible with the historic character of the building. Detailed performance information is provided for information only and does not seek approval of specific proprietary products.

5. Access

The proposals do not alter existing access arrangements to the commercial unit. There are no changes to entrances, thresholds, or circulation routes. Access will remain as existing and is unaffected by the proposed works.

6. Conclusion

The proposed works represent a proportionate and sensitive response to the listed building, seeking to regularise previous works, reinstate lost building functions, and complete the unit in a manner that preserves its architectural and historic interest. The scheme accords with the principles set out in the accompanying Heritage Statement.

Yours faithfully,
Egle Cozzo

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