



Design and Access Statement

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Retrospective Application for Replacement Window and Door

96 High Street,

Codicote, Hitchin SG4 8XE

1. Introduction

This Design and Access Statement is submitted in support of a **retrospective Listed Building Consent** application at 96 High Street, Codicote. The application seeks to regularise the replacement of ground-floor window and front door, which were installed without prior consent.

The works have already been completed. Consent is now sought to ensure that the property complies with statutory requirements for listed buildings and to enable its lawful sale and future management.

This document is to be read in conjunction with:

1. Dwg no 001_Site and Location Plan (Rev00)
2. Dwg no 101_Elevations (Rev00)

2. Heritage Context

96 High Street forms part of a terrace (Nos. 90–96) which is **Grade II listed** (List Entry No. 1102806, first listed 21 March 1984). The statutory address is 90–96 High Street.

The terrace is recognised for its vernacular character, red brick construction, traditional roofscape, and contribution to the historic High Street. The listing reflects both the individual architectural interest of the cottages and their **group value** within the wider streetscape of Codicote Conservation Area.

The significance of No. 96 derives from:

- Its age and historic fabric;
- Its architectural character as part of a terrace of cottages;
- Its contribution to the historic streetscape and the group value of buildings within the High Street.

3. Description of Works

The following works have been carried out:

- Replacement of **ground-floor window** with white sash-style units (uPVC).
- Replacement of the **front door** with a modern alternative [likely composite].
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The works were undertaken in spring/summer 2023. No brickwork was altered, and the **openings remain in their historic positions and dimensions**.

4. Previous Appearance

Historic Google Street View imagery indicates that the property previously featured:

- A painted timber door (green, later blue, six-panel glazed design);
- A painted timber casement-style window with glazing bars.



Google Street View data, 2021-08



Google Street View data, 2024-09

5. Streetscape Character

While timber joinery forms part of the traditional character of the High Street, the terrace of which No. 96 forms part already displays a **range of door and window styles**. Neighbouring cottages show variation in design, colour, and detailing — including multi-pane timber casements, larger undivided panes, and painted panelled or glazed doors in different colours.

This visual diversity means there is **no single uniform treatment** across the row, and the replacement at No. 96 does not appear visually disruptive in the wider street scene.



Variation of door and window styles at 82-96 High Street Codicote, Google Street View data, 2024-09

6. Impact on Significance

The use of uPVC results in some **loss of original historic fabric** and reduces the authenticity of detailing at ground floor level.

However, the overall **impact is limited**:

- Only one window and one door are affected.
- Openings remain unaltered in size, proportion, and position.
- The terrace character and the building's contribution to the conservation area remain intact.
- The works are **reversible** and could be replaced with traditional timber units in the future if required.

7. Justification

- The works were undertaken by the applicant during a difficult personal period, without an understanding of the need for Listed Building Consent. **There was no intention to disregard planning controls, and the applicant now wishes to regularise the situation and ensure the property is properly managed in accordance with statutory requirements.**
- The works were undertaken in good faith to ensure the building was secure, weather-tight, and suitable for occupation.
- The scope of alteration is modest, affecting only a small proportion of the building's overall fabric.
- The changes sit within a streetscape where variation in fenestration and door styles is already evident.
- Granting consent would allow the property to be managed appropriately, avoiding ongoing uncertainty and ensuring that future changes can be properly controlled.

8. Conclusion

The replacement of window and front door at 96 High Street has resulted in some change to the listed building's fabric. However, the works are modest in scale, reversible, and have not undermined the building's overall significance or its contribution to the Codicote Conservation Area.

It is therefore respectfully requested that retrospective Listed Building Consent is granted.