

M Scott / Architectural Design

Design and Heritage Statement

For

Retention of panelled dividing wall at first floor and retention of original position of decorative door (part implementation of appn ref: 19/00396/LBC by omitting additional bathroom between bedrooms) and addition of shower to the rear entrance lobby and removal of condition relating to the kitchen extractor fan outlet.

At

The Manor House, Bancroft, Hitchin SG5 1JW



1. Introduction

This application seeks permission for alterations to the approved layout on the first floor and the introduction of shower to the ground floor. Following the works being undertaken under approvals 19/00395/FP & 19/00396/LB

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2. First Floor Alterations

First floor, the proposed layout differs from the approved. During the construction it was discovered that the proposed new drain run would be too destructive to the historical fabric of the front wall. The client therefore took the decision not to install the additional bathroom to the first floor between the bedrooms. The other main alteration is the decorative door that is placed central to the stairwell is remaining in the original position. The approved scheme allowed for the repositioning of this doorway to accommodate the bathroom between the two bedrooms that has not been undertaken. The omission of the bathroom resulted in less alterations to the original features of the building.

3. Shower to rear entrance lobby

An application for a shower and sink was submitted to the council in June 2021, reference 21/01808/LBC. This application was withdrawn as the first floor alterations needed additional information. Subsequently due to personal reasons, a revised application was not resubmitted until now. During the consultation with conservation, the principal of the shower to the rear entrance lobby was acceptable due to the loss of the first floor bathroom. The shower has been fitted within the space without removal of any historical fabric. There has been the introduction of an extractor fan in the rear wall. This wall is a later addition and the brickwork is of poor quality. The existing window has been retained with no other visible alterations.

4. Condition relating to the kitchen extractor.

The listed building permission for 19/00396/LBC had a condition for further information to be submitted to the council for the mechanical extraction to the kitchen. This condition was not applied for and now the works have been completed, this application seeks to remove the condition. What has been fitted is a recycling charcoal filter within the cupboard under the cooker. This resulted in no requirement for any holes to be formed in the external wall structure of the building.

5. Impact on Heritage

The omission of the approved first floor bathroom has resulted in less physical changes to the building thus reducing any impact on the asset. The building is Grade II* as listed with Historic England, see below. The previous application had a full heritage statement, this application is covered by the previous statement with less resulting changes.

BANCROFT (West Side) Nos. 26 and 27 (Manor House Galleries) 13.4.51

GV

II*

(The Manor House Galleries' of Messrs Phillips). Fine house of circa 1700, In two sections, which

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abut yet are distinct. Both sections show careful restoration. (? the Southern section may be a later continuation of the design of the main, Northern, facade). Two storeys in red brick, with moulded brick modillioned cornice below a plain parapet, which partly masks the steep tiled roof (two leaded dormers in the Northern section).

Nine windows with curved heads, all in broad almost flush frames: those in ground floor have projecting brick keystones, running up into the string at first floor level; those in upper floor have plain brick aprons. Northern section (symmetrical five window facade) has a magnificent carved wooden porch, so tall and so splendid that it may well have been brought from some more imposing facade (possibly of late C17 rather than later).

Fluted Corinthian columns and pilasters, carved modillions, carved end rounded head enclosing a carved cartouche; the whole backed by rusticated woodwork, in which a round-headed recess contains the door of eight fielded panels (the lower half divided by diagonals into four triangular panels) beneath a carved semi-circular fanlight. Elliptically arched carriageway on left.

Nos 21 to 28 (consec) form a group.

Listing NGR: TL1851629426

5. Conclusion

The above alterations completed without full consent are a result of a design developing whilst under construction. These changes have resulted in less alterations to the building preserving the original character. The application should be given support as it is less than originally approved.

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