

DESIGN & ACCESS STATEMENT

December 2024

FOR THE REPLACEMENT OF 13 No. WINDOWS
AT
111 WALSWORTH ROAD
HITCHIN
HERTFORDSHIRE
SG4 9SP



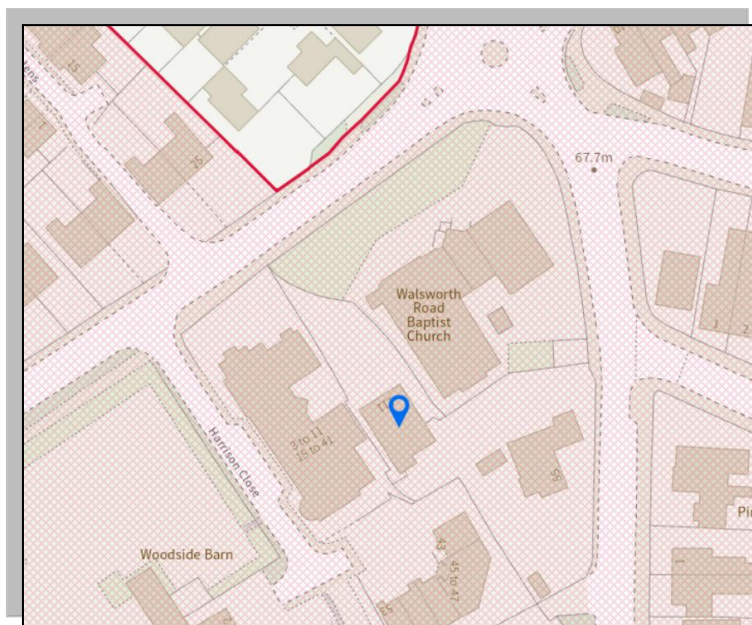
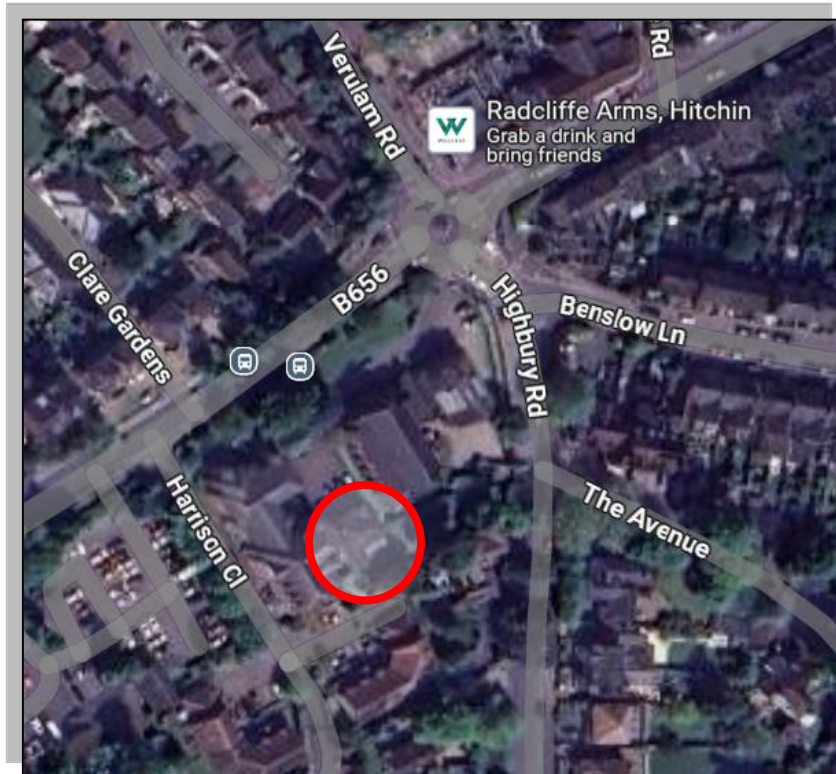
Prepared by

Paul Hinkins – Inigo Architecture LTD

1.0 INTRODUCTION

This statement is written to support the removal and replacement of the windows on the host building within the ownership of the Hitchin Youth Trust as specified on the submitted drawings and schedules.

The application site is set back from the south side of Walsworth Road, to the southwest of Walsworth Road Baptist Church and to the east of flats accessed via Harrison Close, all of which are located within the Hitchin Conservation Area





Photographs of the Walsworth Road Baptist Church taken from the Hitchin Youth Trust car park and rear gardens



Photographs of the modern flats located to the west, and the relationship of both neighbouring structures to the host building.

2.0 PROPOSAL - DESIGN

The proposal is to replace the existing windows as described on the submitted drawings and window schedules. The existing (mostly sash) windows are timber with single glazing, but now requiring an overhaul, repair and decoration just to make them serviceable. In addition, a substantial amount of heat is lost through the single glazing which makes the building extraordinarily expensive to heat, and there are issues with condensation internally during the winter months.

The front bay windows were also until recently, partly covered by ivy which has damaged these frames further.



The replacement windows are of an almost identical appearance and would be UPVC with double glazing as illustrated within the submitted window schedules. This would include all four windows to the front elevation, plus the three windows within the extended bay.

A first floor window would be replaced to the side elevation over the stairs and a high level ground floor window within the modern annex extension further to the rear.

A ground floor window would be replaced to the north-east elevation within the annex together with a further three ground floor windows to the rear of the annex extension.

This would ensure that the current use can be maintained with significantly reduced heating and maintenance costs.

The neighbouring Baptist Church is listed in the Hitchin Register of Buildings of Local Interest, however no buildings within the vicinity are statutory listed.

The neighbouring flats are a modern addition and set over four stories with facing brickwork and upper rendered panels to all elevations. Windows within this building are all double glazed UPVC and of a simple appearance.

3.0 CONCLUSION

It is considered that the carefully chosen replacement windows would not only enhance the host building and surrounding setting but would also greatly improve heat loss that currently occurs in the building thus significantly reducing rising heating bills. The cost of maintenance would also be reduced, taking away future decoration and sash maintenance, and damage caused by condensation within the building.

Paul Hinkins

Paul Hinkins Associate

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