



Statement of Significance

The Biggin, refurbishment

Covering design and access statement

February 2026

Hitchin United Charities

Michael Collins Architect Ltd

Second Floor, 99 Bancroft
Hitchin
SG51NQ

www.michaelcollinsarchitects.com
michael@michaelcollinsarchitects.com
T: 01462 236866

Copyright: distribution subject to agreement & terms of the appointment.
Do not scale from this document, scales are indicative.

The building is currently in a highly variable state of condition internally and externally. As with any building of this age, there are areas in need of urgent repair to safeguard the building and areas where more cosmetic. It is important that works are carried out relatively quickly to accommodate more modern living standards, and improve services to avoid further decline. As with many Listed buildings its poor energy efficiency and a number of elements that fall below modern standards.

Opportunities have been identified throughout the building to deliver benefits to The Trust in terms of revenue but also long term safeguarding of the project and reducing lifetime maintenance costs.

The formal scope of work comprises:

- The removal of the of internal 1960s partitions , fixtures and services
- New internal stud partitions and acoustic linings
- Internal door overhaul and replacement as illustrated.
- New decorative service zone linings
- New internal ventilation system and ductwork
- New internal electical services layout, including new cylinders and radiators
- New underfloor heating system to the ground floor.
- Fit out of new kitchens, joinery elements and bathrooms
- Plaster repairs, new plastering to new partitions, internal decorations and fire proofing
- Internal timber repairs, panelling and carpentry repairs and restoration, and revealing existing fireplaces.
- New carpetting to the first floor, New LVT floors to the ground
- Replacement windows, window paint stripping, and window repairs as per the schedule.
- New secondary glazing systems as per the schedule.
- External timber repairs.
- Localised areas of cement pointing to removed and made good, removal of felt flashings.
- Localised wattle and daub infill to replace cement infills to timber frame.
- removal of impervious paint breathable exterior redecoration and new rainwater goods
- Removal of cement haunching at the base of the timber frame and the formation of a french drain perimeter
- Fence removal new perimeter railing, gate and wall.,
- New external works including pathways, soft landscaping bin, mail and bike store
- Concrete removal, replacement paving to the internal courtyard area.
- External lighting
- Air source heat pump and new plant room area
- New external entrance doors, repair to the front storm door.
- Insulation and raised walkway to the loft area.



The attached suite of documents illustrated by the list adjacent represents an exemplary approach toward the adaptation and preservation of the building to upgrade it for the 21st Century and beyond as a sustainable piece of living heritage.

The need for intervention:

The detailed condition survey and structural survey set our the requirement for works to the existing building.

Analysis:

The Statement of significance sets out the key areas of heritage value and points of sensitivity

Internal alterations:

The various reports set out the strategy of internal intervention in layers, from physical alterations to servicing, finishes and new fit out elements.

External alterations:

The external alterations comprise of repairs to timber and masonry elements along with replacement and repaired windows.

Justification:

The AHIA sets out a detailed critical analysis of the proposals and concludes that the development works will result in heritage gains rather than harm to this important asset.

Reference	Title	Scale	Revision	Notes	
DR-001	Site Plan Existing	1:100	R01		
DR-002	Site Plan Proposed		R01		
DR-010	GA Plans Existing	1:50	R01		
DR-011	GA Plans Proposed		R01		
DR-012	GA Plans Proposed Downtakings		R01		
DR-021	Plans Proposed Services and Flat 6	1:20	R01		
DR-022	Plans Proposed Flat 2	1:20	R01		
DR-023	Plans Proposed Flat 3	1:20	R01		
DR-024	Plans Proposed Flat 4 and 5	1:20	R01		
DR-025	Plans Proposed Flat 7	1:20	R01		
DR-026	Plans Proposed Flat 8	1:20	R01		
DR-027	Plans Proposed Flat 9	1:20	R01		
DR-028	Plans Proposed Flat 10 and 11	1:20	R01		
DR-029	Plans Proposed Flat 12	1:20	R01		
DR-030	External Elevations Existing	1:50	R01		
DR-031	Courtyard Elevations Existing	1:50	R01		
DR-032	External Elevations Proposed	1:50	R01		
DR-033	Courtyard Elevations Proposed	1:50	R01		
DR-070	Secure Door Replacements				
DOC-00	Design and Access Statement and Project Index				
DOC-01	Statement of Significance				
DOC-02	Heritage Impact Assessment and Statement of Significance				
DOC-03	Condition Schedule and Proposed Repairs				
DOC-04	Window and Door Schedule				
DOC-05	Landscape Strategy				
DOC-06	Services Integration Strategy				
DOC-07 - SS, combined into DOC-06	Attic Treatment				
DOC-08	Structural Report				
	MEP				
	MEP				
	MEP				
DOC-09	Flat Layouts and Proposed Works				