

Hawkins Rejuvenation - 2 to 8 Bucklersbury, Hitchin

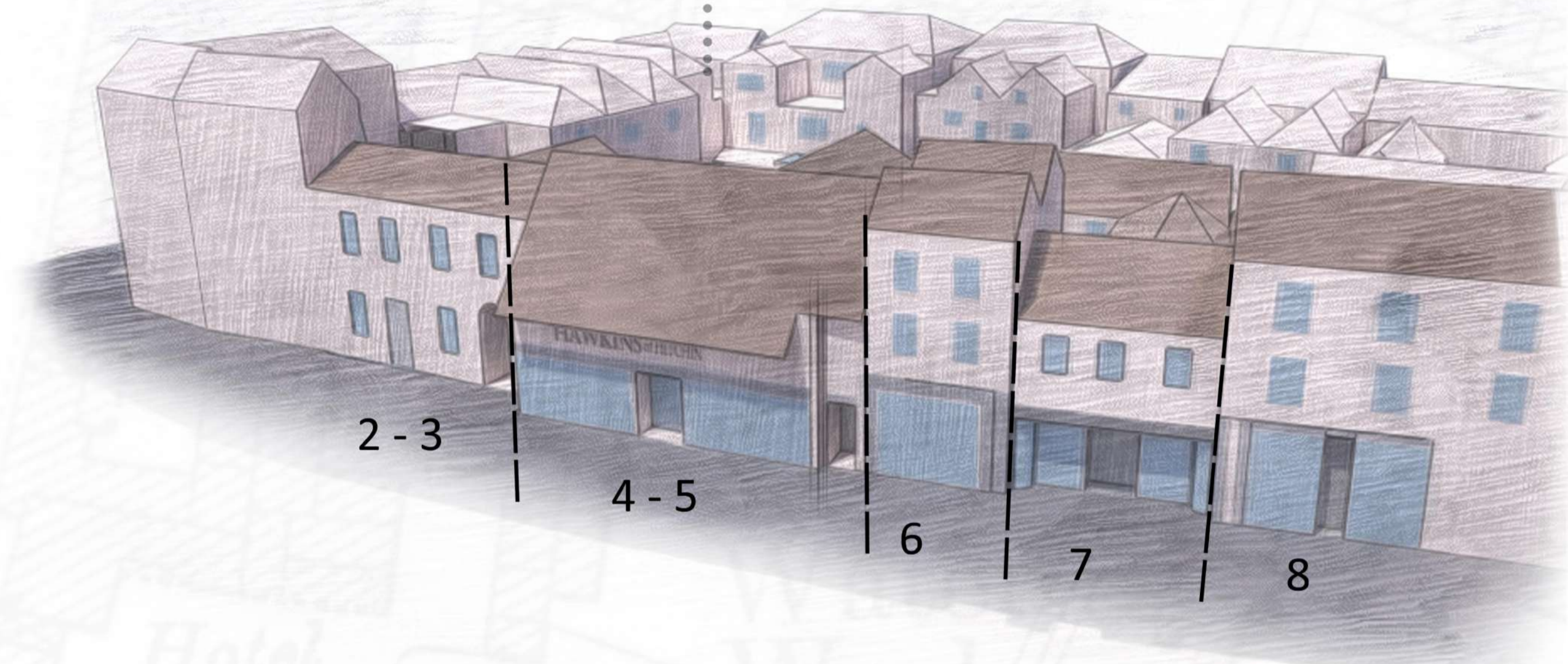
Consultation Event



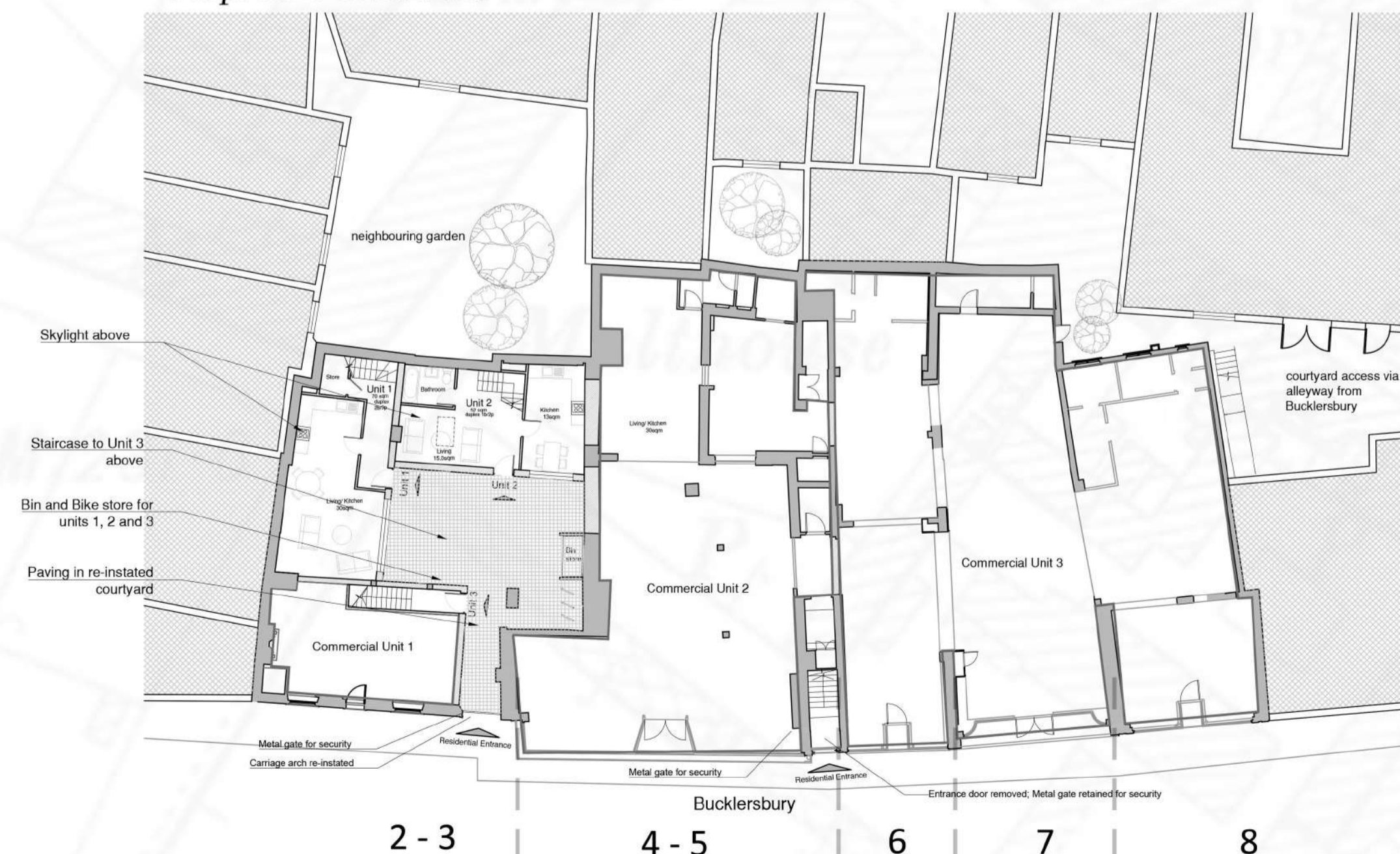
Proposed First Floor



The former Hawkins department store occupies the entire block along 2-8 Bucklersbury. Previously, the ensemble was under separate ownerships and the building at no.2 Bucklersbury was at some point a family home. The properties are an attractive combination of different historic and modern building styles. They are all listed but vary in architectural and historical value.



Proposed Ground Floor



No 2 Bucklersbury:
A few simple elevational alterations include the reinstatement of a carriage archway and the removal of a modern infill structure to once again open up a courtyard at the rear. No. 2 Bucklersbury is listed and the historic fabric will be retained, including the slate barn roof to rear. The barn and a low structure at the rear will accommodate two residential duplexes (proposed units 1 and 2). A third residential unit will be located on the first floor of the front building (unit 3).

No 4-6 Bucklersbury:
The ground floor will remain in commercial use. An existing flight of stairs leads from the street to a flat roof at first floor level. The flat roof will continue to provide access to one existing residential apartment and will also facilitate access to proposed residential units 4, 5, and 6. Some construction work and alterations are necessary on the first floor, but the existing buildings are very fragmented and the affected structures, although part of the ensemble listing, are not thought to be of high architectural value. The new apartments will be located in pavilion style additions to the roof and a high proportion of open roof space is kept to provide external amenity and to ensure that the building mass is not unduly compacted.

No 7-8 Bucklersbury:
The ground floor will remain in commercial use. The first floor structures behind No.7 & 8 Bucklersbury are of little historic value, and will be replaced with proposed residential units 7 and 8. These two new units, as well as one existing apartment, will be accessed from an external stair at the rear of the property. Further external alterations include the reinstatement of a historic façade at No 7 Bucklersbury in lieu of the existing gable structure.