

HERITAGE IMPACT ASSESSMENT

The Glade, The Glade, Letchworth GC, Herts SG6 3LN

Proposed removal of infill areas to canopy's, additional drive, new kitchen doors, new Bed 3 doors & Balcony, replacement swimming pool out building & replacement double glazed windows, removal of 1 tree and planting of new ones

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1. Introduction

This Heritage Statement supports a planning application for the proposed removal of the infill areas below the canopy to the Dining, Reception & Lounge area, together with the removal of the Lounge extension which were installed post 1960's/70's. It also supports the installation of new doors/windows to the Kitchen & Bed 3 together with a timber balcony to Bed 3, as well as the replacement of the windows with new heritage style double glazed units. The document outlines the design rationale, site context, and access arrangements and demonstrates how the revised scheme addresses and aligns with relevant planning policy.

2. Site & Context

Site History:

The Glade is grade 2 and was listed on the 07.09.1979 and lies within the LGC conservation area. It was constructed in 1906 and designed by Charles Harrison Townsend for Sir John Gorst. The house consists of 2 storeys with small plain tiled roofs swept down over the 3 bay verandah on the main south front elevation. It has a linear plan with the central hall flanked by the lounge and dining room. It has irregular fenestration with gabled bays and dormers. It has 'smooth' roughcast rendered walls to the GF, with tile hung first floor walls and dormer gable walls. It has exposed brick stacks with moulded caps. The windows are white painted timber casement windows with mullions and leaded lights. The main east entrance and doorway lead to the garden on the south side with wide arched entrances turned in thin tiles. The GF interior has exposed ceiling beams and brick chimney pieces.

It had a large greenhouse and Quaker meeting house in the rear garden.

It was left unoccupied for some time after the death of the previous owner.

Current Use: The building currently functions as a residential property within the large plot. It is currently unoccupied and has been so for some time.

Planning History

The Glade, The Glade, Letchworth GC has been subject to the following planning application:

- **77/00805/1 – Erection of detached garage and tool shed involving demolition of existing garage.**
Approved: 8th July 1977
- **90/01123/1 – Erection of pool house over existing swimming pool.**
Approved: 8th October 1990

Heritage & Designations:

Heritage Statement

The Glade, LGC

The House is listed and lies within the conservation area. This building was the most significant historical contribution of Architect Charles Harrison Townsend to Letchworth GC. He was a leading figure of the Arts and Crafts Movement, known for blending organic, flowing shapes with traditional materials. His work in the Glade reflects the early 20th-century "Garden City" ideals of uniting nature with domestic life.

Character of the Conservation Area within the Glade:

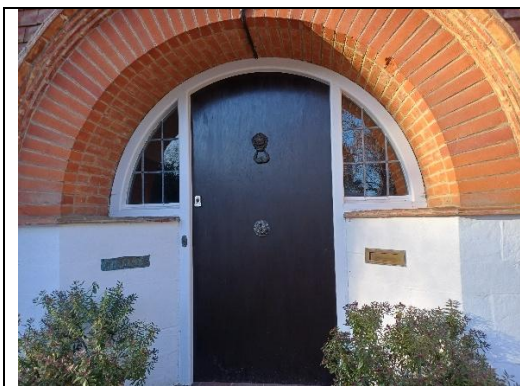
The Letchworth GC Conservation Area in the Glade was defined by the design principles of Parker & Unwin to the Arts and Crafts movement of the time. Each house reflects these ideas but each one was designed by separate Architects who interpreted these in their own way.

Impact of Proposal:

- 1). The proposal involves the removal of the canopy infill works, the secondary front entrance door & the lounge extension. The new works consist of new doors to the kitchen & Bed 3 with a balcony off Bed 3, and replacement double glazed windows throughout. Additional gravel drive, a greenhouse and a new swimming pool outbuilding.
- 2). Existing materials — white roughcast render to GF externals walls, tile hanging to first floor external walls, white painted window frames with black painted casements with leaded light finish, white painted timber main entrance and verandah entrance doors with glazed panels, small brown plain roof tiles — are consistent with the surrounding streetscape and sympathetic to the Conservation Area character.
- 3). The removal of the infill works consisting mainly of doors/windows and the GF lounge extension will simply bring back the original design to the south elevation. The modest scale and massing of the proposed balcony & associated Bed 3 french doors adds some arts and craft flavour to the elevation. The new Kitchen French double doors sit comfortably within the rear elevation. The new swimming pool outbuilding has been designed to sit below the trees and look comfortable in its location to the rear of the pool and on the same footprint as the original Quaker meeting house. The new greenhouse in the rear garden area will match the original one. There will be an additional drive added to form an exit route from the house back onto the access road forming a one way system.
- 4). The retention of the rear amenity space preserves the historic plot layout and open relationship between buildings.
- 5) Removal of 1no. tree planted Circa 1970 and the planting of new ones to the open grass area will enhance the woodland design as per the original concept.

Conclusion:

The proposal will preserve the character and appearance of the Letchworth GC Conservation Area in line with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as relevant policies of the NHDC Local Plan. By ensuring that no external changes are made to the front facade of the building and that materials are consistent with the existing fabric, the scheme has a neutral impact on the Grade 2 significance. The works are intended to remove the doors & walls that were added and to restore the building to its original design. The timber balcony (similar in design to the balcony of Glaed Hame) will give the elevation an arts & crafts feel, supporting the restoration of this elevation to match what the Architect originally designed. The additional trees will add to the woodland feel which was part of the original design principles.



1. Door installed in front of original entrance to be removed



2. Door/windows/tiled wall removed to expose open canopy



Aluminium patio sliding doors removed to expose existing Verandah door & brick sweeping arch



Original front entrance door



GF Lounge extension removed



Aerial photo showing original greenhouse and Quaker meeting house in the rear garden.



Full height glazing to Dining and aluminium sliding doors to verandah removed.



Old swimming pool outbuilding



Rear house elevation



Trees to be planted in the open grass area sloping away from the patio

Surrounding Character:

- Individually designed large houses set in 1acre plots using similar materials as per the design guide lines.

Constraints

- Protected trees, Conservation area, Grade 2 listed building. No known flood risks.

3. Proposed Development

The proposal seeks planning permission for:

- The removal of the infill areas to the Dining, Reception & Lounge, and the GF Lounge extension.
- Removal of the door added in front of the main entrance door.
- The installation of doors & windows to the Kitchen & Bed 3.
- A new timber balcony off Bed 3.

- Replace double glazed windows to the property.
- Replacement swimming pool outbuilding.
- New greenhouse.
- New exit drive.
- Removal of 1 no. tree and the planting of 6 no. trees of character.

No external alterations are proposed to the original façade elevations facing onto the access road.

4. Design Principles

4.1 Layout

- The plot will provide the facility for 7 car parking spaces within the front garden, with the entrance off the service road.
- The building will not alter in shape or size and there will be no change to its relationship with the surrounding buildings. The plot perimeter is tree lined with the rear and garage side boundary's marked by 1800 high close board fences. The boundaries to the front and side of the house formed by the road are open.

4.2 Scale & Proportion

- The building will not alter in size and scale, and will be unaffected in its relationship within the site. The swimming pool outbuilding will be located where the original Quaker meeting house was creating no change to the plot dynamics, with a flat roof unaffected the surrounding tree branches. The proposed outbuilding will not create an impact with the adjacent properties due to its location within the plot.

4.3 Appearance & Materials

All materials remain consistent with existing House character:

- White rendered brickwork
- White entrance door with glazing panel with black frame
- White window frames with black casements with leaded light finish
- Additional gravel drive to match existing
- The proposal respects the established streetscape.

4.4 Landscaping

- The rear garden area will generally be unaffected. A new paved path to the greenhouse doors will be added. A poplar tree (T10) is proposed to be removed and a number of new trees will be planted in irregular patterns to the main garden area that slopes away from the house to replace the one proposed to be removed and the ones removed in the past. All boundary fences will be retained. The new gravel drive will blend in with the garden.
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5. Access

- Primary access: From service road adjacent front elevation via the old entrance door.
 - Vehicular access: From the above.
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6. Transport & Connectivity

The site benefits from excellent public transport accessibility:

- Letchworth train Station : 40 minute walk.
- Bus stop; 10 minute walk.
- Road access: Via the access road leading onto the Baldock Road.

This ensures residents have sustainable travel options, reducing reliance on private cars.

7. Local Amenities

The site is within walking distance of:

- Retail & Services: superstores and local shops in the town centre.
 - Healthcare: In the town centre.
 - Education: Schools and nurseries within 2–3 miles.
 - Recreation: Local parks and community facilities nearby.
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8. Impact Considerations

- Neighbouring Impact: No overlooking or loss of light given scale and orientation.
 - Housing Contribution: Provides a compliant family dwelling in line with national space standards.
 - Sustainability: The installation of double glazed windows will reduce heat loss within the dwelling thus reducing fuel consumption.
 - Policy Compliance: Meets NHDC requirements for unit size, daylight, and access to amenities.
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9. Conclusion

The proposal represents a sensitive and policy-compliant modification of the existing Building into a high-quality dwelling within the conservation area.

The design:

- Respects the scale, character, and appearance of the surrounding houses.
- Provides high-quality accommodation that complies with space standards.
- Benefits from excellent access to public transport and local amenities.
- Contributes positively to local housing supply.

The development preserves the character of the grade 2 listed building within the Letchworth garden City Conservation Area and delivers a well-designed, sustainable home in an accessible and well-served location.

