

Design and Access Statement & Heritage Assessment

Site Description

The application property is a Grade II listed end-terrace dwelling located within a designated conservation area. The property forms part of a wider historic terrace designed by C. M. Crickmer.

The proposal relates to the rear elevation of the property and involves the replacement of two existing uPVC windows for each bedroom.

The works are confined to the existing window openings at the rear of the property and do not involve any structural alterations.



Historic Significance

The property, No. 19, forms part of a Grade II listed terrace at Lytton Avenue, located close to the centre of Letchworth Garden City. The terrace was constructed in 1907 during the early phase of development of the Garden City and reflects the principles of early planned residential design.

The group of properties (Nos. 19–25) was designed by the notable local architect C. M. Crickmer and is based on vernacular cottage-style architecture. The terrace was exhibited as part of the 1907 Urban Cottages Exhibition, highlighting its architectural and historic importance within the development of Letchworth.

The property contributes to the wider significance of the conservation area, being surrounded by similarly styled historic residential streets which together form a cohesive and distinctive townscape.

Architectural Significance

The property displays characteristics typical of its period, including traditional materials and originally timber-framed windows.

While elements of the building retain their historic character, the rear elevation has been subject to some alterations. The existing uPVC windows were installed at an unknown date prior to the current ownership.

These windows are of a modern material and design that do not reflect the traditional detailing of the building. Their appearance, including proportions and glazing configuration, detracts from the architectural character and significance of the listed building.

Impact of the Proposal

The proposal seeks to remove two inappropriate uPVC windows and replace them with traditionally detailed timber casement windows.

The proposed windows will:

- Reflect the original style, proportions and detailing of the building
- Be constructed from appropriate traditional materials (softwood and hardwood timber)
- Be installed within the existing openings with no alteration to the structural fabric

The proposal will enhance the character and appearance of the listed building by reinstating more appropriate materials and design.

The works are limited to the rear elevation and will not result in harm to the historic fabric or setting of the building.

Overall, the proposal will have a beneficial impact on the significance of the listed building and will contribute positively to the character and appearance of the conservation area.