

M Scott / Architectural Design

Design and Heritage Statement

For

Alternative position of previously approved En-suite under app ref: 16/01271/1LB & 16/01270/1HH.

At

38 Sollershott East, Letchworth Garden City SG6 3JN



1. Introduction

This application seeks permission for the alternative layout for a proposed en-suite, as previously approved under applications, ref: 16/01271/1LB & 16/01270/1HH.

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2. Impact on Heritage

The En-suite bathroom was previously approved within the aforementioned applications, under the drawing reference: LU016-PL101. The current proposal offers an alternative position of the En-suite (still within the same room) and would include the existing door to be retained in position but fixed shut, boarded over with easily removable plasterboard. This door is currently not used due to current homeowners using this room as a dressing space. The proposed wall to the En-suite would be of lightweight construction, easily removable as not to compromise the integrity of the historic fabric of the building.

The proposals do not result in any loss of historical fabric. The original room will still be visibly distinctive, allowing recognition of the evolution of the building and space to modern living.

Historic England list the property as follows:

SOLLERSHOTT EAST 1. 5255 (north side) Nos 32 to 38 (even) TL 2131 NE 11/134 II GV 2. Includes No 47 South View. 1911 by C M Crickmer. Group of 4 houses and detached house forming an interesting, angled corner treatment at the junction of Sollershott East and South View. Tudor-bethan style. Two storeys. Symmetrical facade with central, gabled gatehouse and large gabled bays on the corner of the block. Tiled roof with outer gables swept to first floor level. Brick stacks. Brick ground floor and rendered first floor. Gatehouse with brick gable with 'tumbling in' flanked by chimneys disguised as octagonal turrets. Oriel window over gate. The facade is articulated by projecting bay and turrets with hipped roofs. Mullioned casement windows with leaded lights and tile labels. Round-arched central gateway. This group was considered at the time to be one of the finest achievements of the Garden City domestic architecture and was illustrated widely, notably in C B Purdom's 'The Garden City', 1913. No 47 South View. Irregular fenestration. Tiled roofs with brick stacks. Brick ground floor and rendered first floor. Mullioned casement windows with leaded lights and tile labels.

Listing NGR: TL2185631912

3. Conclusion

The proposals allow for the original room to be easily read and does not detract from its historical importance. As the notion of an En-suite bathroom has already been approved, this alternative layout should be deemed as acceptable as the immediate view of the mullioned casement windows is not compromised whilst simultaneously providing a modern way of living.

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