

Name and address of proposed development site –

16 Ridge Road, Letchworth Garden City, HERTS, SG6 1PN

List Description

Listing Number 1347664 Grade II

Birds Hill Estate, 2-122, Ridge Road

List Entry NGR: TL 22341 32798

Proposed Development or Works–

Replacement of existing >20yo PVC non-flat-flash windows with multi chambered 7 chamber 75 millimetre deep uPVC windows system designed with a flat flush sash that sits levelled with the frame both internally and externally creating a flat, flush appearance typical of traditional timber casement windows to include mechanical jointed corners unlike V welds seen on PVCu windows. The finish will have a wood texture effect simulating natural material, while improving house insulation and heat dispersal.

Consultation -

A probing email was sent to Christopher Shipman of Letchworth Heritage. Mr Shipman suggested a full application to NHDC due to Listed Status of the property before making any formal decision.

DESIGN COMPONENTS**Layout -**

The property is located in Ridge Road. The worksite is accessible through a driveway (2 cars) with direct access to the street. Vehicle will be parked off road. Access to the property garden will be through a lockable garden gate. The layout of the driveway, garden and the property will not be changed by the proposed work since it is a replacement like-for-like (in size and shape), with a product more aligned to the local heritage standards.

Scale –

The scale of the work will have no to minimal visual impact on the building and no structural impact. The scale of the building will be maintained unaffected.

Appearance –

The proposed new windows are aligned with the Listed status of the building, with a design more faithful to the original construction (flat flush; aligned frames, vertical joints), eliminating the irregularities of the non-flat flush and diagonal joints. The new windows will also have a wood-like texture finish. The pebbledash finish may receive minor damage during the work and it will be restored to the original conditions.

HISTORIC BUILDING CONSERVATION ISSUES

It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.

Historic and special architectural importance of the building –

Listing Number 1347664 Grade II, as part of the Birds Hill Estate, 2-122, Ridge Road, List Entry NGR: TL 22341 32798. *The building is an original 1910 building (known as “workmen cottage”) from the Letchworth Garden City foundation in an Arts and Crafts feeling exterior. The proposed changed is aimed to improve safety, insulation, and heat*

retention to the property, while reverting to a window style more faithful to the original design, by removing old windows not meeting the criteria.

Setting –

The property is an end-of-terrace (3 properties) cottage from 1910. It has a garden spanning across the property with a boxwood edging on one side (front) and a wood fence (150cm) on the side, which also includes a country-style wooden gate. It is a cottage-like white building with a catslide roof and a pebbledash wall finish. A natural stone patio is on the side, and small sun trap is on the back. Trees are present on the front and side of the property. The proposed work will not affect the boundaries, the size and proportion of the garden or the trees nor the overall look of the property. Should the work cause any minor damage to the property around the window case, such damage will be repaired to the original conditions.

ACCESS COMPONENTS

Technical advice -

Yes. The contractor has advised me that due to the nature of the work and the size of the proposed new material (as well as the material to be replaced) the current layout of and access to the property is perfectly safe and compatible with the work. The large driveway will also provide enough room for loading/unloading material. Toilette access will be provided inside the property. The work should not require the use of free flames.

Degree of access -

The proposed work will not affect the current accessibility to the property.

Future access requirements -

The proposed work will not affect the future accessibility to the property.

Emergency access-

The proposed work will not affect accessibility by emergency vehicles can access the property through a driveway capable of accommodate a large ambulance or a fire truck if needed.

Please feel free to add any further design and access information that you feel may be relevant to your application.