

Heritage Statement 11 08 26

12 Cashio Lane, Letchworth Garden City, SG6 1AX

This statement has been prepared in support of the Listed Building Application for the

Following works:

- 1 Removal of an internal non-structural wall between bathroom and separate w.c, blocking up of w.c. door and relocation of bathroom door
- 2 Demolition of previous non original garage extension and construction of new single storey rear extension and formation of new opening in to existing lounge
- 3 Provision of new thermal lining to existing plastered rooms at first floor

Details of the Listing as found on the Historic England web site are as given below

CASHIO LANE 1. 5255 No 12 (Treetops) TL 2234 5/31 II 2. 1910 by B Parker and R Unwin.

An important work, and predominantly the design of Barry Parker. Open plan with central cruciform living room with prominent inglenook fireplace balanced by dining recess. In the projecting wings are the kitchen and outhouses contained beneath a downward sweep of the roof and balanced by the den and staircase. Garage extension of 1935 by Barry Parker. Two storeys, 3 bay front with recessed porch between 2 slightly projecting wings. Hipped tiled roof with plain rectangular brick stacks. Roughcast brick walls. Leaded casement windows with mullions and reinforced concrete window frames with brick relieving arches. Porch with exposed studding. Interior with stained doors and timber work, and whitewashed brick.

Listing NGR: TL2241434007

As new owner / occupiers of the property (21 08 25) we are conscious of the importance of the external appearance both with regard to the Listing and the buildings contribution to the character of the wider Conservation Area. The rational for each area of proposed works is outlined below

1. Removal of Bathroom Wall

The property has only one bathroom containing a bath and wash hand basin with an immediately adjoining w.c. The bathroom layout appears to have been altered over time and it has been fully tiled with a replacement suite probably in 1970-80's. The w.c. is small with no hand basin and a very large door making it difficult to access. The pan has also been replaced.

There is a long window which spans across both rooms with the intermediate partition abutting in an awkward way, although this appears an original detail

The proposal is to retain but seal shut the wc door so that it reads as original from the adjacent hall but concealed from within the bathroom. The intermediate non-structural wall is proposed to be removed both opening up the space and allowing the linear window to be fully exposed.

Relocating the bathroom door will allow a better layout within and limit potential exposed pipework externally. It is proposed that the existing door / frame will be re-used and that where the original opening is infilled, that this will be carefully done in exposed brickwork, painted, as the existing construction.

2. Single Storey Rear Extension

While the property itself is detached and sits on a large plot (approximately ¼ acre) with significant grounds to the rear, all access to the property is located on the front elevation of the building with no natural access route from the rear.

In addition, at some point during its life the property has had an additional single storey extension added to the garage which projects some way into the rear garden and creates a rather unbalanced look with an awkward space between the original house and the extended garage.

The proposal removes the later garage extension to provide a multi functioning room which runs across the rear of the property more in keeping with the general plan form. The majority of the rear elevation of the principle living room has deliberately been kept visible and the access into the new room located in a discreet position from the existing property.

The proposed extension with large areas of clear glazing aims to contrast with the more traditional nature of the original building although we are happy to discuss this point if necessary.

3. Insulation of Existing External Walls

The original building is constructed of 215mm thick solid brickwork and single glazed lead-light windows. The plan form of the building gives significant areas of external wall and consequently the house is noticeably cold during winter and very poorly insulated.

While a number of the principal rooms are finished internally in painted exposed brickwork a number of others are smooth plastered. It is proposed that in the smooth plastered rooms a 50mm pre-insulated plasterboard lining is installed to all external walls. This would increase the thermal performance significantly with minimal, if any, perceptible change to the rooms themselves. Existing exposed brick rooms will be retained unaltered.

The above works would be combined with insulation being installed within the loft space which is currently wholly uninsulated

Summary

In respect of the bathroom modifications, these are of a relatively minor nature and non structural, however they will allow the property to have a far more serviceable bathroom, particularly as this is the only facility within the building.

With regard to the proposed thermal lining we believe, given that the rooms are currently smooth plastered, that this will in principle be almost un-noticable from the current situation.

With the rear extension, this is not visible from the front of the property and sits within a large plot, well away from any boundaries. The proposal removes a previously poorly conceived garage extension, utilises a difficult space between the garage and existing living room and has been connected via a discreet opening from the living room which will not detract from this space. The proposal will allow connection to be made from the rear of the property to better utilise the large rear garden as no direct access currently exists.