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HERITAGE, DESIGN AND ACCESS STATEMENT FOR THE EXTENSION AND ALTERATIONS AT 5 CROFT LANE LETCHWORTH GARDEN CITY



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APPLICANT

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AGENT

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DATE: 02/09/2024

REV: ISSUED TO NHDC AND LETCHWORTH
HERITAGE FOUNDATION

DATE: 20/09/2025

REV: ISSUED TO NHDC AND LETCHWORTH
HERITAGE FOUNDATION

Document No: 1901.PD.310B

**PLANNING, LB &
LGCHF
APPLICATION**



Historic photograph of 'Dormer Cottages' in the 1920's

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1. INTRODUCTION

This Heritage, Design & Access Statement is written to support of a Letchworth Heritage Foundation, listed building and planning application for alterations to 5 Croft Lane, Letchworth.

The proposals include a one and a half storey side and single storey rear extension to replace a garage.

Following on from the planning and listed building approvals 24/01975/FPH and 24/1976/LBC this is a revised scheme following the refusal from the Letchworth Heritage Foundations Independent Inspector.

The changes are to the single storey extension at the rear. This has been reduced to 5.5m (as suggested by the LGCHF Housing Applications Committee) from the original house which is 320mm beyond the existing garage which is to be demolished.

2. UNDERSTANDING THE HERITAGE ASSET AND CONTEXT.

5 Croft Lane is Grade II listed as a pair of cottages with No.7 and is situated within the Norton Conservation Area and is also located in a Heritage Character Area designated by the Letchworth Heritage Foundation and is noted as a Home of Special Interest.

The listing is as follows:

*TL 2234 LETCHWORTH CROFT LANE (North side)
948/5/10003 Nos.5 AND 7 - II*

A pair of semi-detached cottages. 1905-6 with late C20 alterations and additions. By Geoffrey Lucas, architect. Roughcast walls on a brick plinth, plain tile roof covering and 2 brick ridge stacks with decorative capping courses. PLAN: linear range with weatherboarded offshut to front forming back-to-back entrance porches. EXTERIOR: front (south) elevation; one-and-a-half storeys, 3 bays, with central weatherboarded lean-to offshut, flanked by 4-light side-hung casement windows with glazing bars, one to each cottage. Offshut has 2 small 4-pane pivot windows, and doorways in the returns, No.7 (right) with original plank door and frame. First floor with 3 wide gabled dormer windows, with weatherboarded apexes. The centre dormer is shared, and has coupled 2-light casements. The outer dormers have tripartite casements, arranged 1:2:1, the central lights fixed. The rear of No.7 has a late C20 conservatory. INTERIORS: No.5 retains original fittings, including plank doors with contemporary ironmongery, a winder stair with plain balusters, and fitted bedroom cupboards. The cottages were built in the earliest phase of development of the Letchworth Garden City, and clearly demonstrate, by means of their size, plan form and detailing, the aim of providing affordable small-scale housing. Geoffrey Lucas was awarded the prize for the grouped cottages category in the Cheap Cottage Exhibition of 1905, organised to demonstrate how affordable housing could be provided for the rural worker.

No. 5 & 7 were originally called 'Dormer Cottages' and are believed to have been commissioned by the original owner of No3 Croft Lane, which were all designed and constructed around 1905. The architect for the three houses was Geoffrey Lucas, a well-known Hertfordshire Architect and active in the early days of the Garden City.

Over the last 15 years since Mr & Mrs Grant purchased the property, they have carefully breathed new life into the property as it was neglected for a number of years prior to their ownership. From restoring the timber windows and doors and redecorating with linseed paints, to lime plastering repairs, and exposing and painstakingly cleaning a previously covered and infilled fireplace.

3. IMPACT ON THE SIGNIFICANCE AND MANAGING CHANGE

The pair of cottages sit within the Croft Lane Conservation area.

EXISTING PHOTOGRAPHS



Front View

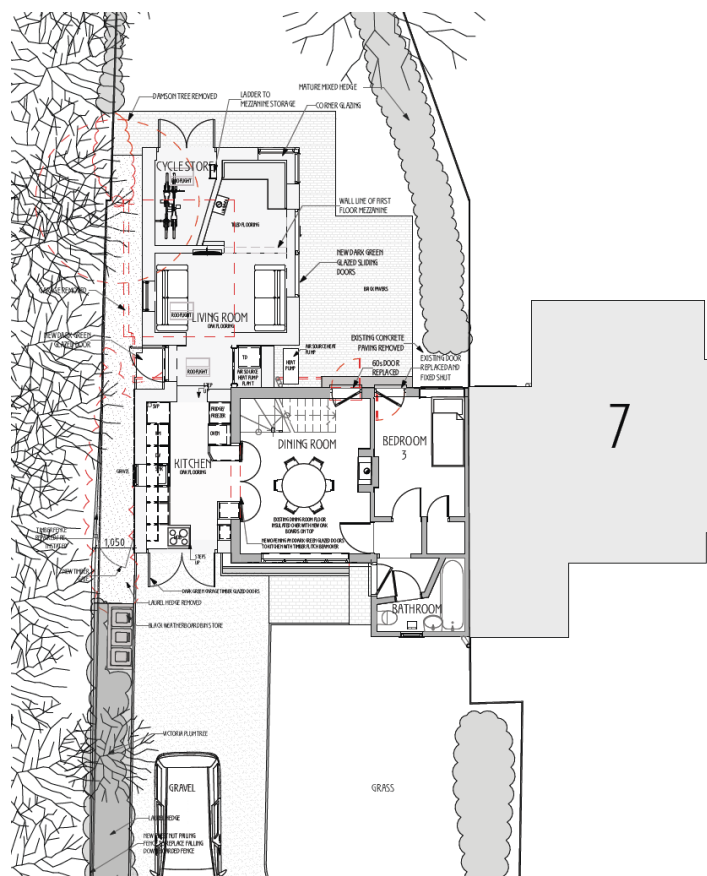
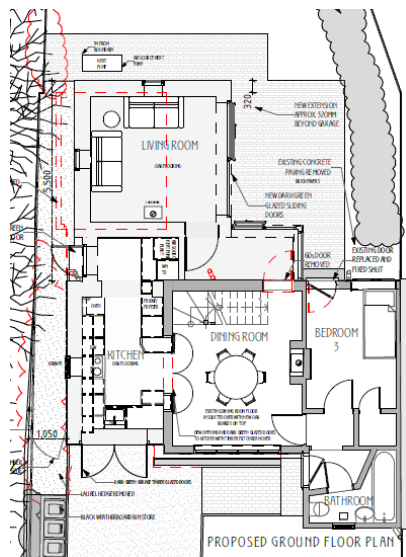


Rear View

4. DESIGN DISCUSSION AND CONCLUSION

Previously approved planning and listed building scheme

Proposed Scheme



The surrounding properties, No.7 and No.3 have been extended considerably, particularly No.3 as it was originally a holiday cottage, no bigger than No.5 is currently. No.7 has a two storey (full ridge height) extension to the side / rear, and a single storey conservatory in the middle of the existing property. No.5 has not previously been extended.

The proposed ridge height of the side extension has been set lower than existing to be subservient to the historic cottage, and the side extension has been set back at the front to separate existing from new.

The single storey extension has been joined to the side extension using a contemporary link, with a green sedum roof and glazed door, creating a visual separation from the original cottage. This link has been extended in the revised scheme (on the Left) to create access from the dining room to the new living space which has moved circulation to the right-hand side of the living room to enable more useable space in the now shorter living room.

The design of the two storey extension has been heavily influenced by other Geoffry Lucas properties within the town, and the aim was to create an extension that the original Architect might have designed for the property.

The rear single storey extension has been designed in a subservient contemporary style – using black painted corrugated steel (a rural agricultural aesthetic, referencing the cottage’s rural worker cottage origins) on the roof and walls externally. The use of materials has been carefully chosen, as the single storey extension is under trees, there are no gutters on this element, instead the rainwater will run down to a French drain surrounding the extension.

Following on from the pre-application discussions with the Heritage Foundation, it was discussed that the side storey and a half extension could sit 1m away from the boundary as there is no risk of reducing the openness between properties as No.3 sits behind No.5 and the Croft Lane Conservation Area would prevent development to the land to the side of No.5.



Barry Parker: 'The Den' and 'Gidea Park' Courtesy of the Letchworth Garden City Collection.

The proposed alterations to the interior of the existing cottage takes inspiration from Barry Parker, co architect for the Letchworth Garden City Masterplan and includes characteristics of the arts and crafts style, which is prevalent in Letchworth. Parker was influential in designing practical homes with bespoke features. The dining room will be opened up to the new kitchen extension and will include green painted glazed doors with an exposed timber lintel above. See photos above of 'The Den' and 'Gidea Park', designed by Barry Parker in Letchworth featuring an exposed timber lintel and hinged doors to close off/open up the living space.

See image below left of the proposed interior of 5 Croft Lane opening up from the existing dining room to the proposed kitchen extension, featuring the exposed timber lintel and glazed hinged doors.



Proposed Dining Room Interior



Proposed PV Panels, green roofed link and ASHP

To the roof of the rear single storey extension, we are proposing black PV Panels, which will blend in with the colour palette of the black corrugated steel roof and walls.

It is proposed that the proposed two storey extension will have garage style doors to the front of the property (shown in the image above left) The clients use the front garden frequently in summer as this is south facing, therefore, it is important that there is serving access from the kitchen to the front garden for summer dining. The access will have garage style doors similar to those found in Letchworth, but with four light glazing to each door. Please see image below of Cashio Lane, Letchworth Garden City.

5. ACCOMPANYING DOCUMENTS

Accompanying this document are the following documents:

1901_SD_100 SITE LOCATION PLAN (A4)
1901_SD_101 EXISTING BLOCK PLAN (A3)
1901_SD_102 EXISTING PLANS (A3)
1901_SD_106 EXISTING ELEVATIONS (A3)

1901_PD_301B PROPOSED BLOCK PLAN (A3)
1901_PD_302B PROPOSED PLANS (A3)
1901_PD_306B PROPOSED ELEVATIONS(A3)
1901_PD_307B PROPOSED DINING ROOM ELEVATIONS (A3)

