

M Scott / Architectural Design

Design and Heritage Statement

For

Single Storey Rear Extension

At

38 Sollershott East, Letchworth Garden City SG6 3JN



1. Introduction

This application seeks permission for a single storey rear extension to provide a larger family area to the existing kitchen, thus allowing the creation of a music room in the old dining area. The additional space is required for the growing family to allow them to remain in the house and Letchworth area. Without the additional room on the ground floor, there is not sufficient ancillary space compared with the first and second floors.

M Scott Architectural Design Ltd

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2. Impact on Heritage

The proposed extension will incorporate parts of the original single storey element. New walls will be rendered to match the existing main house walls. The side wall down the passage will remain as painted brickwork. The roof will be a lead roof, whilst the proposed windows will match the existing house. The extension will sit seamlessly against the original whilst allowing recognition of the original structure with the retention of the pitched roof element. A similar rear extension was allowed on the same group of buildings at number 32. The impact on this building is no greater than that imposed at number 32.

To create the connecting between the existing and proposed extension there is an existing opening slightly smaller than that approved under the previous approval for the building. This opening is planned to be enlarged slightly resulting in only around 450mm of additional brickwork to be removed. This small increase is minimal and does not impact on the historical context of the building.

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 creation of a larger family area, additional ground floor living space and larger utility and rear access, allowing for modern day living. The increase is minimal and in line with acceptable limits under planning. There is no impact on the neighbours or overlooking, the materials are proposed to match the existing house and the space gained will facilitate the home suitable for the future of modern family living.

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