

Assessment of Significance: 3 Letchworth Lane, SG6 3ND

Site Description

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1347696**

Date first listed: **07-Sep-1979**

List Entry Name: **2, 3 AND 4, LETCHWORTH LANE**

List Description:

C16 or C17 farmhouse, possibly originally a hall-house, with cross-wings at both ends. Altered and refenestrated early C20. Now in 3 occupations. Tiled roof with gabled wings with bargeboards and drooping finials. Moulded brick ridge stack. Timber-framed with rendered front. Two and three light casement windows with glazing bars. Entrance with boarded doors.



Site Location Plan (not to scale)

3 Letchworth Lane forms the central property within a row of three two-storey vernacular 16th or 17th century cottages that previously formed a single farmhouse, possibly originally a hall-house. The group is Grade II listed. The building is positioned along the west side of Letchworth Lane, set back from the road behind residential gardens. The building is located within the Letchworth Garden City Conservation Area.

This application for Listed Building Consent proposed to replace an existing ground floor timber casement window at the rear of the property. No other works are proposed.



Photograph of 2, 3 and 4 Letchworth Lane

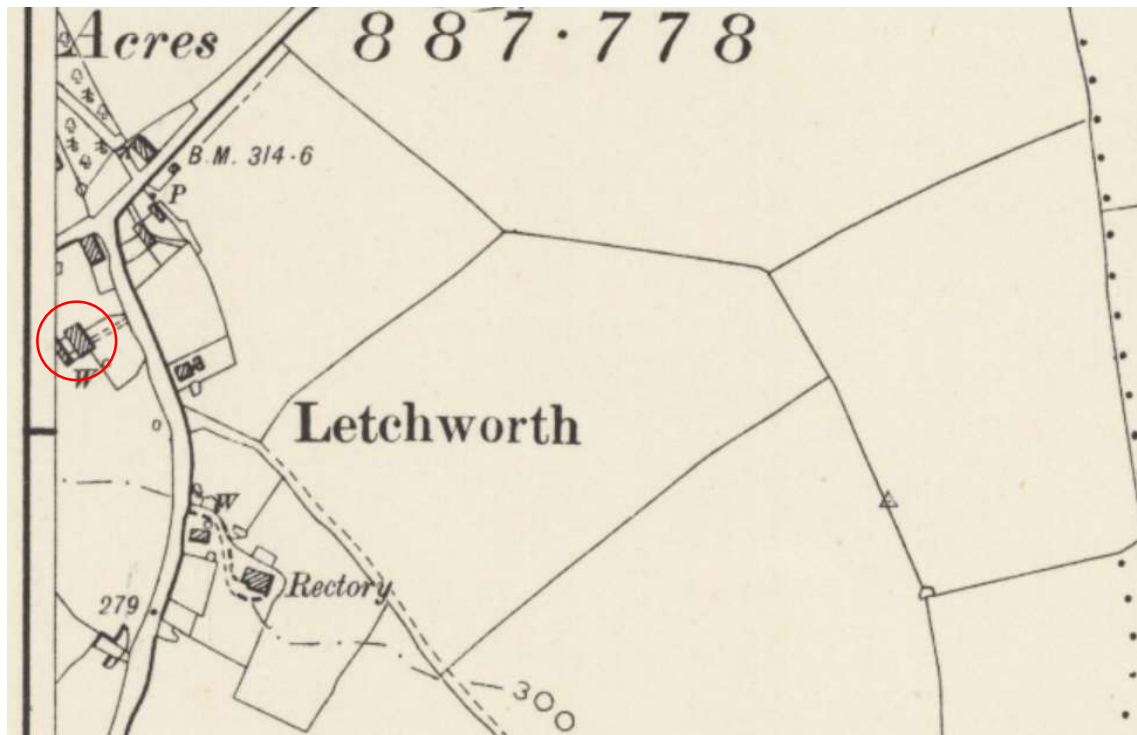


Photograph of existing rear elevation of 3 Letchworth Lane (window circled in red proposed for replacement)

Architectural & Historic Significance

Letchworth Lane comprises the old village of Letchworth and includes the manor house and church of the original Letchworth Estate originating in the pre-Garden City era. As at the 1901 census the village had a population of 96 people.

The historic origins of the village can be noted with a manor in existence at the time of the Domesday survey in 1086. The current Letchworth Hall is very likely to retain the position of the original manor situated in close relationship with St. Mary's Church. The current church building dates from the late 12th century, but a reference to a priest in the Domesday Book, suggests that the present church replaces an earlier Anglo-Saxon building.



6-inch Ordnance Survey Map showing old village of Letchworth, Surveyed 1897 (application site circled in red)

The subject Property, is of timber frame construction, and is thought to originate from the sixteenth or seventeenth century, with the cross wings indicating potential origins as a Hall House. The division into 3 separate dwellings can be noted to have taken place prior to the 1897, as delineated on the OS map included here.

The Property is Grade II listed and represents an important early surviving building in the historic hamlet. The windows in their current form are thought to have been replaced in the twentieth century.

The window at 3 Letchworth Lane, to which this application relates, is the ground floor kitchen window to the rear elevation, comprising a flush timber framed 3 light casement window with external glazing bars. The frame, window ledge and casements have areas of rot and damage, and are deemed to be beyond repair.

Due to its poor condition, the subject window is considered to make a limited contribution to the architectural significance of the listed group, with the proposed replacement forming essential maintenance to preserve the historic fabric.



Internal photograph of ground floor rear window proposed for replacement



External photograph of ground floor rear window proposed for replacement

Impact of the Proposals

This application for Listed Building Consent concerns the replacement of an existing single-glazed ground floor flush timber casement window, positioned on the rear elevation of the Property. The existing window is not original to the listed building and whilst its exact age is unknown, based on the detailing of the window it looks to be 20th century in origin. The existing window does not contribute to the significance of the listed building and its loss, therefore, would not result in any harm to the significance of the designated heritage asset. The existing window is proposed for replacement due to its current condition. Its further deterioration could result in a detrimental impact on the integrity of the listed building and to the occupiers.

The proposed replacement window would match the existing window in terms of its design and proportions, being flush side-hung casements. It will be made from timber and incorporate single glazing and structural glazing bars. The existing ironmongery will also be re-used in the new window.

Given that the proposed replacement would not result in any loss of historic fabric, and the proposed window would match the existing window in terms of materials, detailing, design and proportions, the proposed works would preserve the special architectural and historic interest of the listed building and would result in no harm to its significance.