

Heritage and Design Statement

For

Removal of rear porch (not part of the original house).

At

17 Birds Hill, Letchworth, SG6 1PL

For

K Khangura

Listing Description

BIRDS HILL 1. 5255 Birds Hill Estate Nos 9 to 27 (odd) TL 2232 9/100 and 101 II GV 2. 1906 by B Parker and R Unwin. Two terrace blocks designed for the Garden City Tenants Limited. Mostly one window each with irregular frontages varied by arrangements of large and small dormers and gables. Tiled roofs with brick stacks. Roughcast walls. Mullioned casement windows with tile labels and glazing bars. Recessed entrances with arched doorways.

Below shows the original drawing of the rear of the property.



Summarise what makes the heritage asset(s) special

An Early Garden City Grade II Listed three-bedroom mid terrace home, 1906 Designed by renowned architects Parker & Unwin.

Feature	Degree of Significance
Architectural	High
Historic	High

List of proposed works & impact on the features of significance.

Feature	Proposed Works	Impact (harmful, neutral, beneficial)
1. Rear Elevation	Removal of rear porch	Beneficial
2. Rear Elevation	Replacement of rear door	Neutral

What research have you undertaken to understand the significance of the heritage asset(s) affected?

Reviewed the original drawings of the property

Looked at neighbouring properties

Impact on significance

1. Removal of Rear Porch

By removing the current structure, which does not appear to have any previous planning permission granted this will restore the property back to it's original state. This elevation has a limited impact on neighbouring properties and the wider area.

Enhancement and Public Benefits (where applicable)

Removal of a deteriorating alteration that has not previously been approved. Images below:



2. Replacement of Rear Door

When the current porch is removed, the hole in the rear door will be exposed to the elements and will need to be replaced, the impact will be minimal on neighbouring properties and the wider area.

The proposed replacement door will be made of real wood allowing us to keep the glass detail above the door.

The current door is partially glazed, ideally, I would like the new door to be partially glazed, as per the current door to allow light into the kitchen, in a stable door style, similar to neighbouring properties.

Enhancement and Public Benefits (where applicable)

Retaining the original glass work above the door, please see red box outline, if the door was replaced with a more modern material this detail would be difficult to retain.

Wooden cottage style door would remain in keeping with other properties in the area.



Current Rear Door



Mitigation

2. Replacement Door

I have requested 3 different styles of door, due to funding limitations, likely reclaimed. The styles are in keeping with the neighbouring properties. By selecting a wood door, it will allow it to be replaced in the future and retain the window detail above the door.

Choice of Material – solid wood / partial glazed door.