DESIGN AND ACCESS STATEMENT FOR PROPOSED ALTERATIONS TO 35 BALDOCK ROAD, LETCHWORTH, SG6 3JX

1. Introduction

35 Baldock Road, and its conjoined partner no. 37, are a pair of semi detached houses constructed in 1905 by the architect H.C. Lander for his own use.

The houses were formally listed Grade 2 in 1979.

The current owners of no. 35 wish to carry out some internal alterations and changes to the rear elevation to return the ground floor room usage back to the original intention.

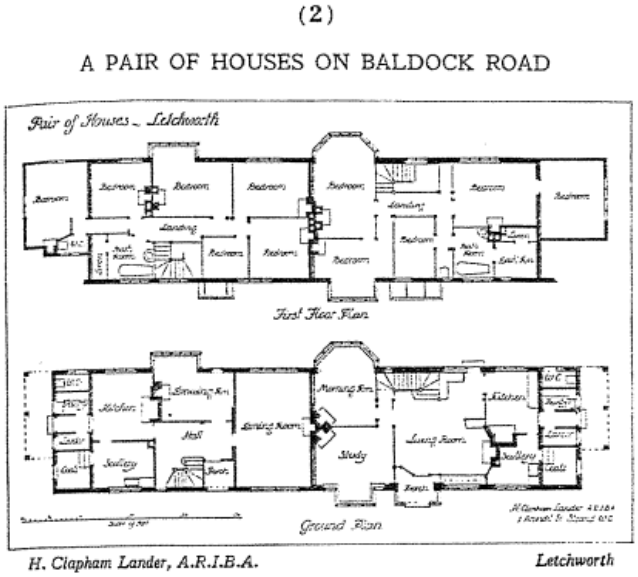
2. Listing and C.B. Purdom

The houses were formally listed in 1979. The original listing document carries more description than the current and states;

"1905 by HC Lander for his own occupation. Pair of semi-detached houses modelled on Voysey's Chorleywood House. One and a half storeys. Irregular façade dominated by gabled end bays with deeply swept roofs. Tiled roofs with roughcast stacks. Roughcast walls. Gabled and hipped dormers with casement windows. Jettied central dormer. Mullioned casement window with glazing bars (window of no. 37 altered). Window labels extended to form strings. Entrances with half glazed doors."

"*Wide frontage semi-detached houses with roughcast walls and tiled roofs. Among the best of the early Letchworth houses, clearly modelled on Voysey's Chorleywood House. The southward orientation of the buidlngs creates and excellent sequence of internal spaces and the exterior is notable for the handling of an irregular elevation to creat balance rather than formal symmetery. The houses were widely illustradted on the period to 1914, notably in C.B. Purdom's "The Garden City" (1913)."*

An extract from C.B . Purdom's book "The Garden City" (1913) is below.



(2)

A PAIR OF HOUSES ON BALDOCK ROAD

Pair of Houses, Letchworth

First Floor Plan

Ground Plan

H. Clapham Lander, A.R.I.B.A. Letchworth

These two houses, on the Baldock Road, also date from the town's beginning. They just escape from being cottages, and if they are compared with the pair just illustrated the difference between the house and the cottage may, perhaps, be seen. They are on a site with a long frontage, and were designed to occupy the greater part of the frontage in order to secure the maximum amount of sunlight in all the rooms. Passages are avoided as much as possible, and the rooms are arranged to minimise labour. Both are houses for families. The large living-room with the stairs leading out of it is interesting.

85

Image 2.1 – Extract from C.B. Purdom's The Garden City

3. History

The two houses were originally known as no.'s 33 and 35 Baldock Road and named Walden (no. 33) and Studlands (no. 35).

H. Clapham Lander lived in no. 33, the house he built for his family, from 1905 until around 1920. John Clapham, his brother, lived in no. 35 until 1915/16.

In 1930 no. 33 was renumbered 35 and the name changed to Standeford, and no. 35 changed to 37 and renamed Rowanmead. By this time, no. 35 was owned and occupied by A. Palmer.

Part of the original specification for the houses;

Examined and approved subject to points on form attached.
Barry Parker
Raymond Unwin.
No. October 17. 1905

ABSTRACT SPECIFICATION FORM.

To The First Garden City Limited.

Gentlemen,

I/We the undersigned desire to erect on Plots No. 75 · 77 at Letchworth (Garden City) a pair of private dwelling houses in accordance with the Block-plan and Drawings submitted herewith, and with the following Abstract Specification.

Signed H.C. Lander.

Postal Address 1 Arundel Street. Strand W.C

~~Owner~~, Architect, ~~Builder~~

1.—Give the level of the intended ground floor.
(a) Above the site. ——————— 12
(b) In relation to the adjacent road. ——— about 2' 0"
(c) If any part of building is below ground level, state how rendered damp proof. Small cellar. rendered on outside with ¾" thickness Stoddarts British Asphalte

N.B.—Floor level must everywhere be 12 ins. above ground level unless vertical damp-course or other protection is used.

2.—Describe and give proportions of concrete. 1 Part Portland Cement to 2 parts of clean sharp sand and 4 parts of clean top gravel or broken brick to pass through 2" ring all ways. all by measure
Give thickness for
(a) Foundations. 15"
(b) Over the surface of ground. 6"

N.B.—Concrete is recommended for foundations, and concrete or asphalte should be laid over the surface of the ground within the building. Concrete should not exceed 8 to 1 if of cement, or 4 to 1 if of lime.
The width and depth of foundations must be adequate according to the nature of the ground and to the satisfaction of the Company's

Image 3.1 – Original Specification

4. Relevant Planning History

Reference 81/01520/1LB

Date 9th October 1981

Application for Listed Building Consent for internal alterations and removal of two internal walls.

The original ground floor plan is shown below. The 1981 application was seeking permission to remove the wall between the fuel store and the scullery to create a single room which became the kitchen, and the wall between the larder the and side door lobby to create a larger lobby/boot room.

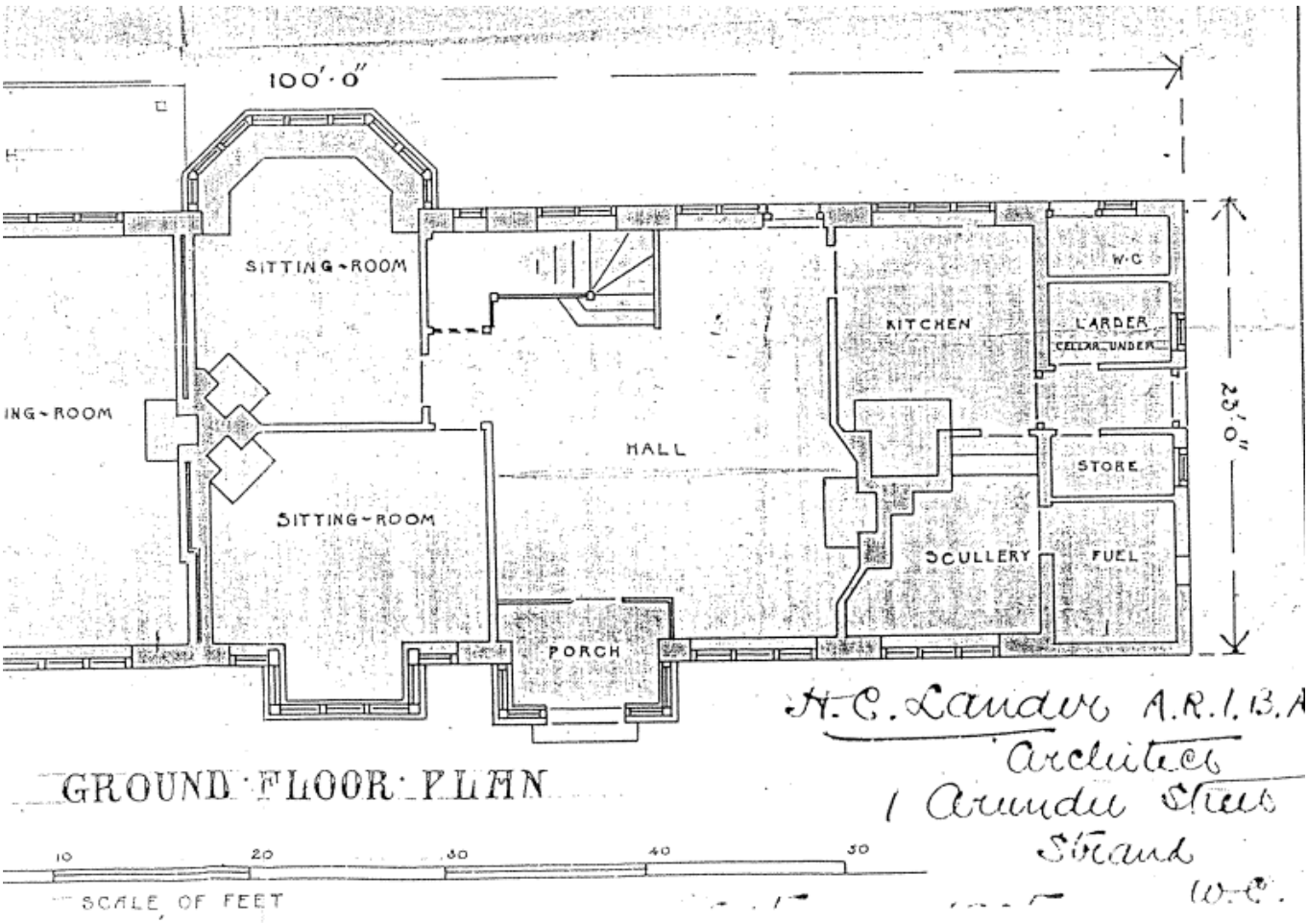


Image 4.1 – Original Ground Floor Plan

Subsequent planning applications were for general maintenance and repairs to timber windows and for the insertion of solar panels in the front roof slope, all of which were approved.

5. Current Proposals

The current room layout at ground floor is shown below. The proposal is to demolish two internal walls and remove the outside W.C. and the adjacent larder, neither of which are utilised in a modern home, and return the kitchen to its original location at the rear of the house. A new wall is proposed on the line of the old fuel store which will become a shower room and W.C. The old scullery will be reinstated as a utility room – its modern equivalent.

The casement windows to the rear elevation will be replaced with timber bi-fold doors in a style to match the existing windows.

A dresser which was constructed as part of the original house will be returned from its current location in the kitchen to its original position in the hall.

The owners of the property have a keen interest in returning the house to its original state, albeit with some minor alterations to make it more conducive to modern living and prolong its use as a family home.

6. Application drawings

18/03/02/001 to /004 inclusive.

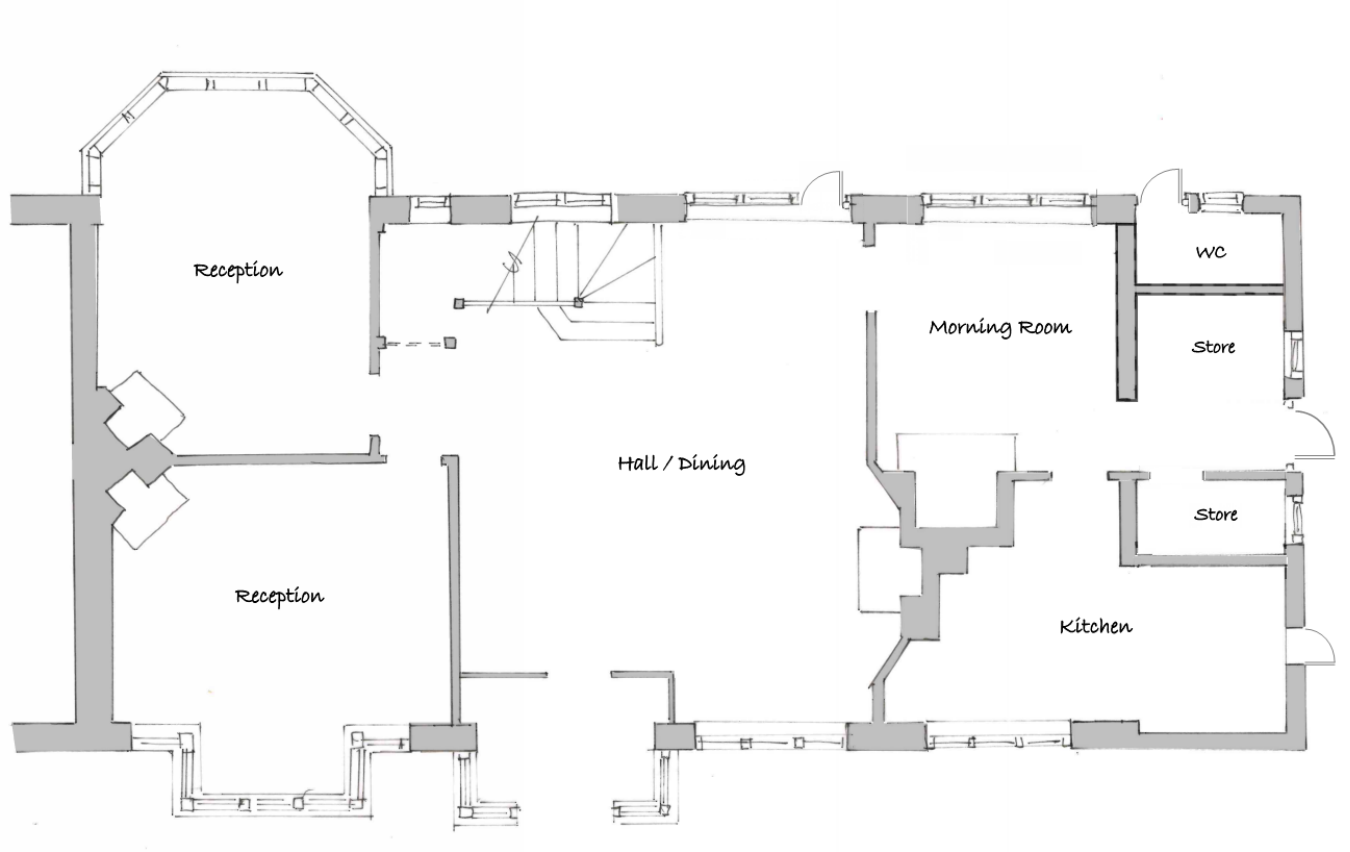


Image 5.1 – Current Ground Floor Plan

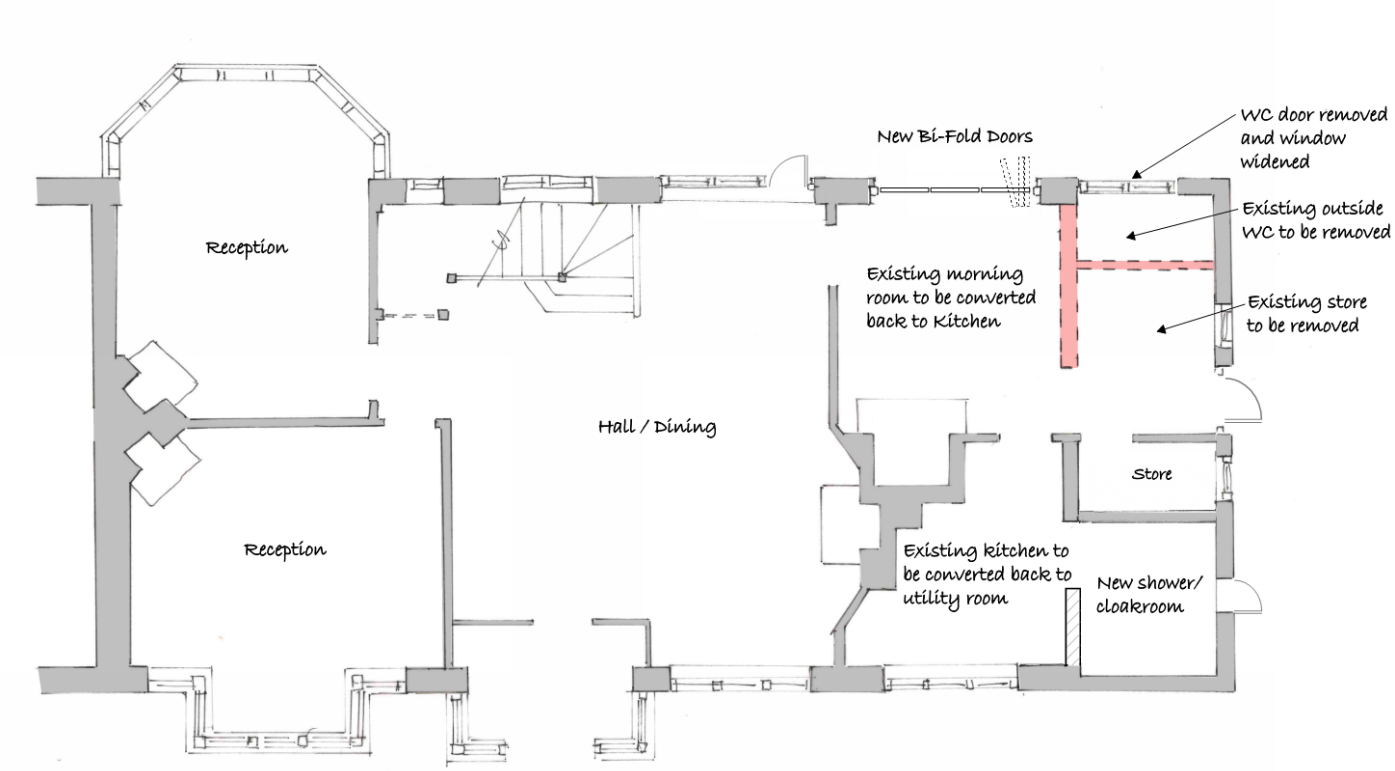


Image 5.1 – Proposed Ground Floor Plan