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Heritage Statement



Proposed Installation of French Doors and Internal Alterations 21 Lytton Avenue, Letchworth Garden City.

1. Introduction

- 1.1 This Heritage Statement has been produced by D.Chandler Architectural Design Ltd in support of an application for Listed Building Consent to install French doors to the rear elevation and make internal modifications to 21 Lytton Avenue, Letchworth Garden City.
- 1.2 The existing dwelling is part of a terrace of similar properties; 19 – 25 Lytton Avenue. Lytton Avenue is located centrally within Letchworth Garden City. The application site is located near to the northern end of Lytton Avenue close to the town centre. The site is approximately rectangular in shape and located to the western side of Lytton Avenue.



- 1.3 The property was designed by notable Letchworth Architect C.M. Crickmer in the Arts and Crafts style with roughcast rendered walls, plain tiled roof and tile hung jettied first floor to the front elevation. The property was built circa 1907 and exhibited in the 1907 Letchworth Urban Cottages Exhibition.
- 1.4 Surrounding properties are of a similar vernacular style.

2. Significance of Heritage Asset.

- 2.1 The existing dwelling was designated as Grade II Listed Building in 1979, the official listing is indicated below:

Location

Statutory Address: 19-25, LYTTON AVENUE
County: Hertfordshire
District: North Hertfordshire (District Authority)
Parish: Non Civil Parish
National Grid Reference: TL 21918 32388

Details

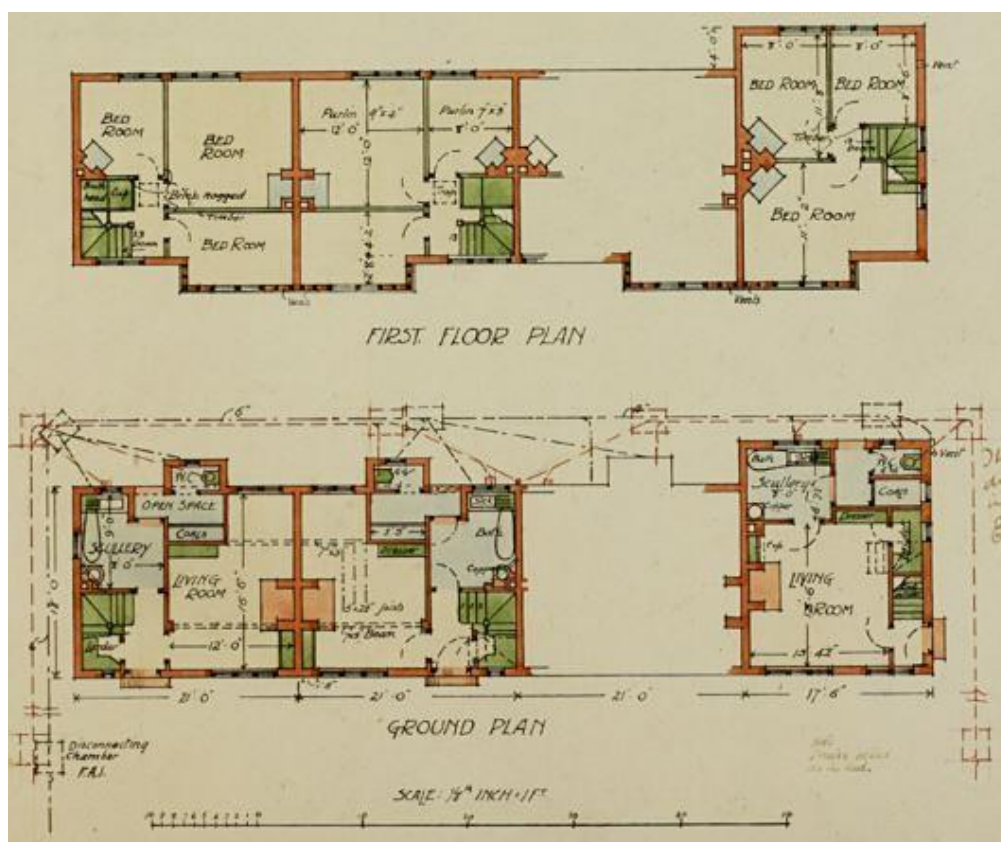
LYTTON AVENUE 1. 5255 Nos 19 to 25 (odd) TL 2132 8/69 II GV 2. 1907 by Courtenay Crickmer. Terrace based on cottage vernacular models. Exhibited in the 1907 Urban Cottages Exhibition. Two storeys. Two windows each. Symmetrical facade with jettied, paired bays to first floor. Tiled roofs with roughcast stacks. Roughcast wall with tile string at first floor level. Tile-hung, bracketted jetties. Two and three light casement windows with glazing bars. Boarded doors. Included for group value.

Listing NGR: TL2191832388

- 2.2 19 – 25 Lytton Avenue is located within Area 4 of the wider Letchworth Conservation Area. The area contains small middle-class housing including the majority of the cottages exhibited in the Urban Cottages Exhibition of 1907.
- 2.3 The Urban Cottages Exhibition included parts of Pixmore Way and Gernon Road with Lytton Avenue being a link between them. The main objective of the exhibition was the construction of a small estate giving a practical demonstration of town planning.
- 2.4 The listing notes that the building is “included for group value” this would suggest that the building is listed as a heritage asset not because of its individual architectural or historical interest, but because it contributes significantly to the overall character of Lytton Avenue and the wider conservation area.
- 2.5 C.M. Crickmer’s original drawings of the terrace are available at the Letchworth Collection, extracts of these are indicated below and show the buildings original design. Number 21 is actually excluded from the floor plans but it would be reasonable to assume that the plan would have been a mirror image of the neighbouring property.



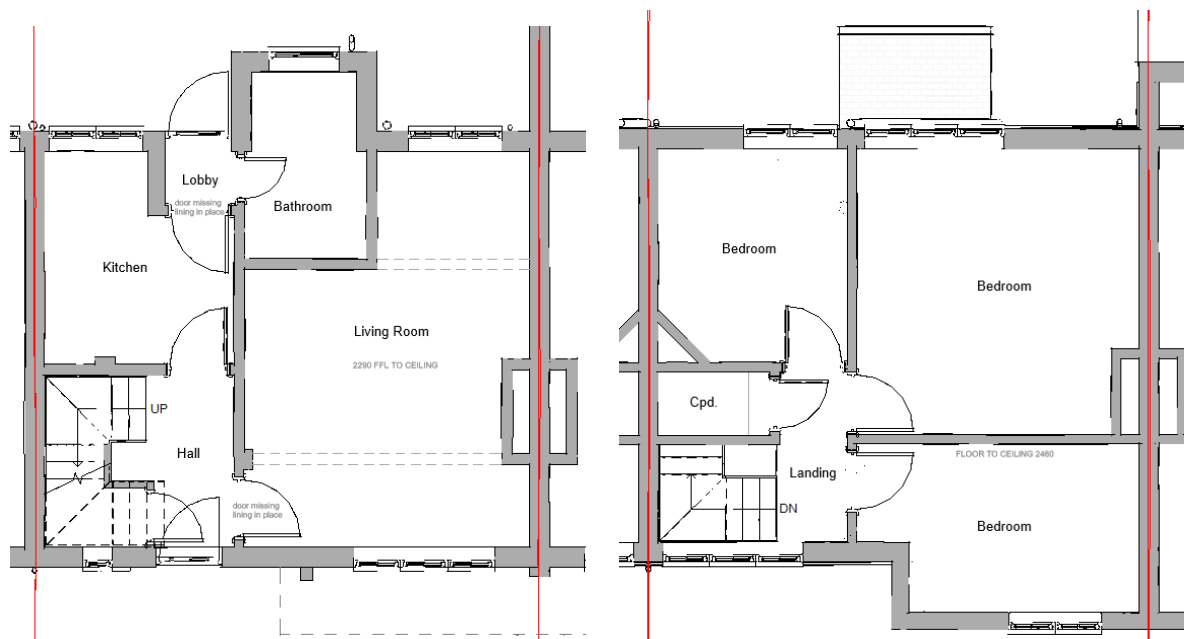
Original Front & Rear Elevations by C.M. Crickmer
courtesy of "The Letchworth Collection"



Original Ground & First Floor Plans by C.M. Crickmer
courtesy of "The Letchworth Collection"

2.6 21 Lytton Avenue has undergone various changes since its construction in 1907.

- Originally the water closet was housed within a single storey projection to the rear of the house, this was accessed via a covered external corridor / loggia which also provided access to the coal store. The original external opening has now been infilled with a partly glazed external door and the WC & Coal cupboard walls have been removed to form a larger bathroom.



Current Ground and First Floor Plans

- Cast iron rainwater and drainage goods have been replaced with black UPVC.
- 2 of the rear windows have been replaced with UPVC units although replacement of these has been approved under a separate application and we believe they are due to be replaced soon.



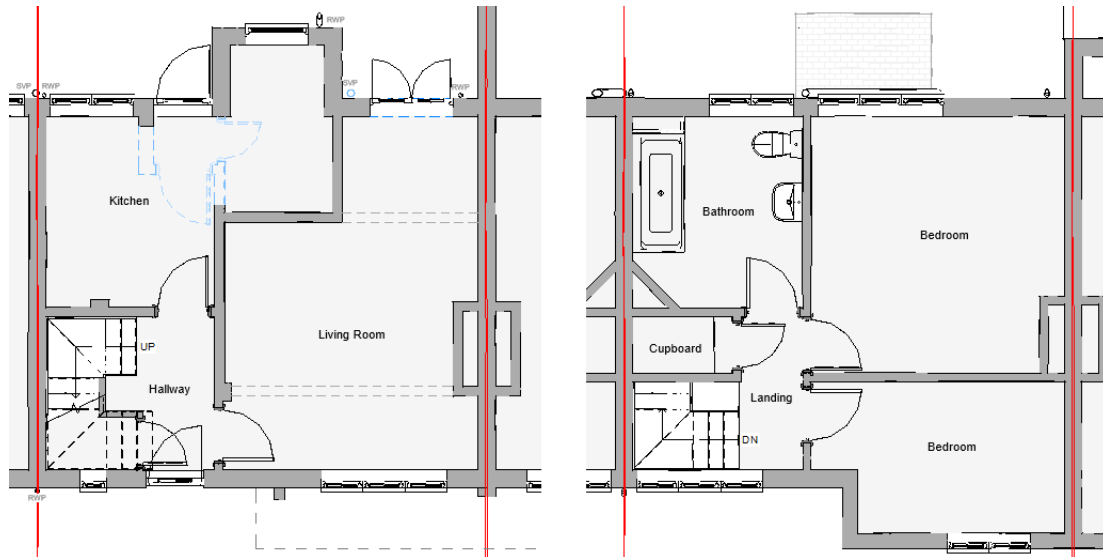
Rear of 21 Lytton Avenue

- Many of the internal doors are missing or have been replaced with flush hardboard doors.

- 2.3 In conclusion 19 - 25 Lytton Avenue is a well preserved, elegant example of Arts & Crafts Architecture with many retained features. The building provides a positive contribution to the conservation area. The reputation of the architect C.M Crickmer, the importance of The Urban Cottages Exhibition and Letchworth Garden City as a whole further contribute to the building's significance.

3. Proposal

- 3.1 Please also refer to the following documents included with this application:
A100 – Existing Plans and Elevations
A105 – Proposed Plans & Elevations.



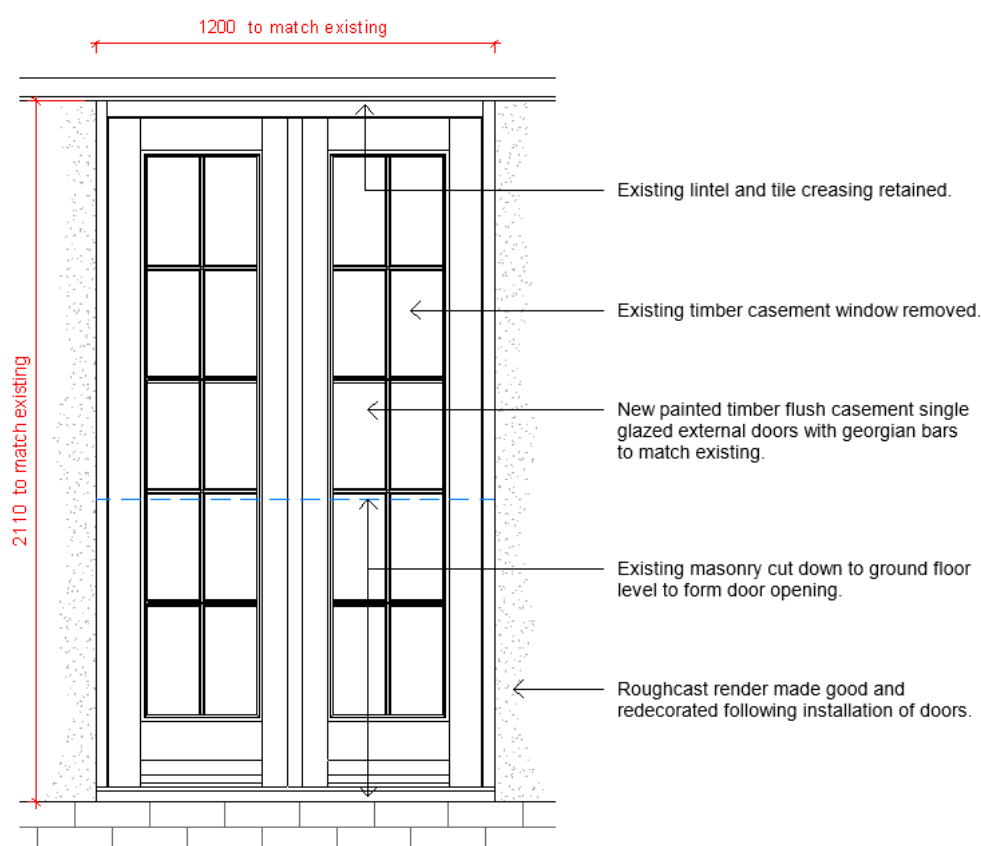
Proposed Ground and First Floor Plans



Existing and Proposed Rear Elevations.

3.2 Installation of French door to rear elevation.

To increase light and access into the existing lounge area It is proposed to remove the existing double casement window to the rear of the room, cut out the existing masonry at low level to receive a new painted timber French Door. The existing lintel and tile creasing above it will be retained. The new door will be timber framed with flush casements, Georgian bars and single glazing in keeping with the existing retained original windows.



3.3 Removal of Internal Walls at Ground Floor & Formation of Bathroom at First Floor.

The existing cottage is by today's standards very small. The kitchen area in particular is too small to fit all the appliances and storage required for modern day living. To form a bigger kitchen area, it is proposed to remove the internal walls forming the rear lobby and the wall between the existing kitchen and bathroom, some of which is not original. The kitchen will then be extended into the existing bathroom area.

The smaller rear bedroom will then be repurposed as a family bathroom. The original building fabric will not be altered at first floor. New sanitary ware and finishes will be installed. The existing soil vent pipe will be replaced with a new cast iron soil vent pipe and new connections made for the bathroom.

4. Heritage Impact of Proposed Works:

- 4.1 Due to the localised nature of the works the only heritage asset at risk is 19-25 Lytton Avenue itself, nearby heritage assets will be unaffected.
- 4.2 The listing notes that the building is included for “group value”. Given that the internal works will not be visible externally they will not diminish the “group value” in any way.
- 4.3 The external visual impact of the new French doors on the rear elevation and 19 -25 Lytton Avenue as a whole will be minimal, the width and location of the opening will match that of the original window opening to minimise its impact.