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HERITAGE, DESIGN AND ACCESS STATEMENT FOR ALTERATIONS AND EXTENSION AT
153 BALDOCK ROAD, LETCHWORTH GARDEN CITY, HERTS



153 Baldock Road. Image Courtesy of Google Maps

APPLICANT

Anita and Lucian Noghiu
153 Baldock Road
Letchworth
Herts

DATE: 07/08/24

REV: ISSUED TO CLIENT

DATE: 17/09/24

REV: A PLANNING & LHF SUBMISSION

AGENT

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**PLANNING
SUBMISSION**

CONTENTS

1. INTRODUCTION
2. UNDERSTANDING THE HERITAGE ASSET AND CONTEXT
3. DESIGN DISCUSSION
4. IMPACT ON THE SIGNIFICANCE AND MANAGING CHANGE
5. CONCLUSION
6. ACCOMPANYING DOCUMENTS

1. INTRODUCTION

This Heritage, Design & Access Statement is written in support of a planning application for alterations and extension to 153 Baldock Road, Letchworth. The house is a detached property with a side garage, attached to the garage at 155 Baldock Road.

The proposed changes to the property include a 5 meter two story extension to the rear of the property, replacement roof to the single story roofs to the side of the property, replacement windows and external doors and rearrangement and alterations to the existing interior. This also includes the removal of the existing conservatory and boiler room.

2. UNDERSTANDING THE HERITAGE ASSET AND CONTEXT.

153 Baldock Road is located on the south-eastern side of the road, close to the roundabout junction with Pixmore Way and the A505 leading to Letchworth Gate.

There is a garage attached to the side of the property, which is attached to the neighbours Garage, and although the clients would like to extend into the Garage to provide a new utility room and larger kitchen, it is important that this is considerate of the attached garage and existing roofscape.

In addition, 153 Baldock Road is located within the Letchworth Heritage Character Area and therefore, the design principles have been considered throughout the design process.

3. DESIGN DISCUSSION

Mr and Mrs Noghiu would like to make adaptations and extend the house on Baldock Road to create a larger, and more practical living space for their family whilst being considerate of the existing roofscape and neighbouring properties. To achieve this, Mr and Mrs Noghiu would like to rearrange the existing layout of the house in addition to adding a two story 5 meter extension to the back of the property. This will allow them to have a spacious kitchen and dining space in addition to 4 double bedrooms, with one including an ensuite.

A previous planning application was submitted for 153 Baldock Road, which was rejected by the Letchworth Heritage Foundation. The proposed drawings have been considerate of the previous comments to create the desired extension for the clients.

Firstly, comments from the Heritage Foundation indicated that the previous plans, including both a two story side and rear extension was an over development, which resulted in the loss of the original roofline. In regard to this, the roofs to the side of the building will remain as flat roofs with a parapet detail. In addition, there are proposed roof lights within the flat roofs.

The proposed 5 meter double story extension will be to the rear of the property. This has been designed to be subservient to the existing building, allowing a visual distinction between the original building and the extension in terms of size and material. The extension reduces in height and width from the existing building to achieve this. The rear roof includes a cat slide roof, with a flat dormer to allow for additional space in the second story bedroom, this has been inspired by the first floor dormer at 157 Baldock Road, as shown in the image below.



157 Baldock Road. Courtesy of Google Maps

It is proposed that the existing windows are to be replaced with replacement timber windows. It is also proposed that the front door is replaced with a new timber door that is in keeping with the style of the street scene, as outlined in the design principles. In addition to this, the existing garage door will be replaced with new timber glazed garage doors matching the attached garage next door. The Bi-folding doors to the rear extension are set back to allow for overheating and creating an overhang with an oak post. This has been inspired by Letchworth Architects and Town planners, Parker and Unwin. See Image below of Glaed Hame, Pasture Road in Letchworth which includes a first floor balcony with a covered area to the garden. The proposal at 153 Baldock Road is a modern interpretation of this.



Glaed Hame, Pasture Road, designed by Parker and Unwin. Courtesy of the Letchworth Garden City Collection

The front driveway is to be adjusted to allow for easier turning in the driveway. As there has been a loss in greenery on the front driveway, additional planting next to the main entrance of the house is proposed.

4. IMPACT ON THE SIGNIFICANCE AND MANAGING CHANGE

153 Baldock Road will aim to have minimal visual significance from the roadside. This is significant due to the house being located within the Heritage Character Area. The roofline will remain the same from the roadside and the double story extension will not be seen from the front elevation. This was an area of concern with the previous planning application from the Heritage Foundation.

It is proposed that the existing rear conservatory and boiler room are removed for the new two story extension at the rear, however this is not seen as significant to the design and roofline of the building.

New solar panels are proposed to the rear roof slope of the new two story extension and to the flat roof to the side of the property. The PV Panels located on the flat roof to the side of the property which have been set back from the front elevation to have minimal impact from the roadside.

4. CONCLUSION

In conclusion, Mr and Mrs Noghiu are keen to extend and alter the property at 153 Baldock Road, paying homage to the existing design and roofscape of the house whilst upgrading existing components, such as the windows and doors, whilst creating additional living space and bedrooms. The new proposal is considerate of the heritage area and existing house whilst increasing storage, allowing for an office for the client to work from home, opening up the kitchen and dining room to enjoy the garden and enlarging the current living room.

5. ACCOMPANYING DOCUMENTS

Accompanying this document are the following documents:

2401_PD_201A PROPOSED BLOCK PLAN (A3)
2401_PD_202A PROPOSED GROUND FLOOR PLAN (A3)
2401_PD_203A PROPOSED FIRST FLOOR PLAN (A3)
2401_PD_204A PROPOSED ROOF PLAN (A3)
2401_PD_205A PROPOSED SECTIONS 01 & 02 (A3)
2401_PD_206A PROPOSED ELEVATIONS (A3)
2401_PD_207A PROPOSED DRIVEWAY (A3)