

DESIGN, ACCESS AND HERITAGE STATEMENT

2 Eastholm is a Grade II listed building. It is listed alongside the adjacent property of 1 Eastholm. The houses were designed as a pair by Parker and Unwin. The house is also located within the Letchworth Conservation Area



Photos: Top left. Front elevation. Top right: Detail of corner dormer window to 1 Eastholm.
Middle left: Rear elevation detail. Middle right: Detail of existing conservatory
Bottom: Rear elevation viewed from garden

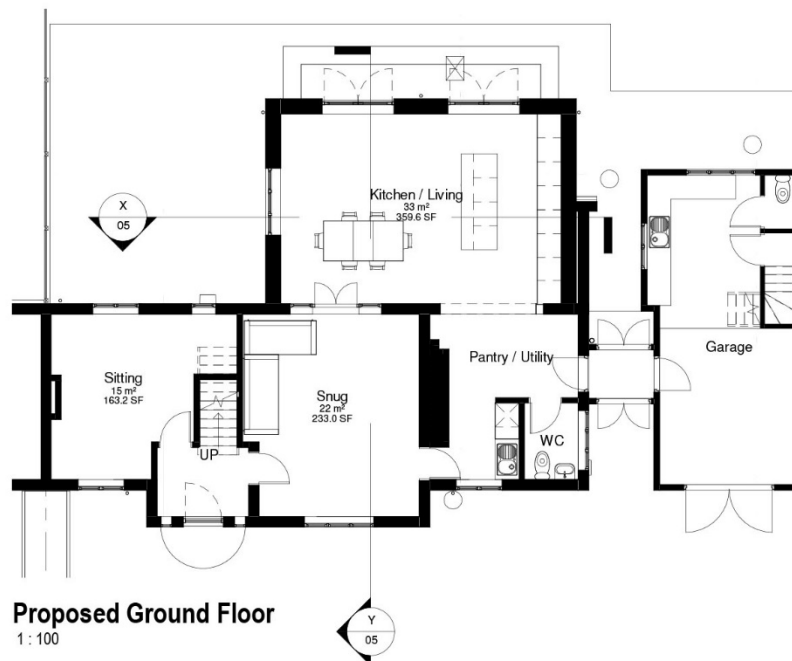
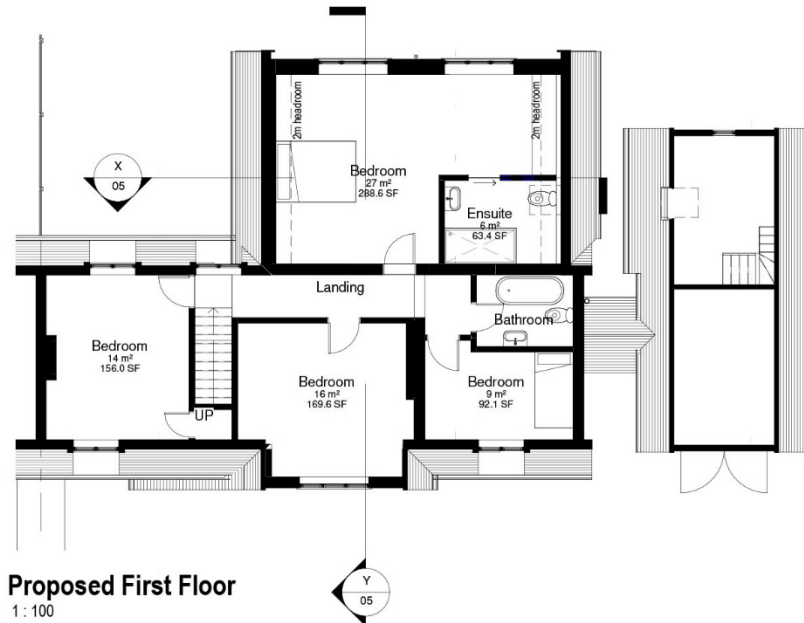
The listing entry reads as follows:

LETCHWORTH EASTHOLM TL 22 33 7/461 Nos 1 and 2 GV II Pair of semi-detached houses. 1905-6, by B Parker and R Unwin. Roughcast over brick; gabled plain tile roof; brick ridge stacks. L plan. One storey and attic; 6-window range. Wood casements with glazing bars to all windows. Central 2-storey canted bay window at angle to two wings; gabled projections with 3-light windows and round-arched plank doors set in continuous lean-to projections which extend towards centre; 3 gabled 2-light dormer windows set over 2-light windows. Gabled dormers and similar fenestration to rear. Interior: simply treated, with staircases rising between partition walls and plank doors. The proposals are for a two storey rear extension to provide a more useable bedroom with ensuite as well as a new kitchen/living space along with utility provision at ground floor level.

The house is an original Garden City dwelling and retains original single glazed windows and some internal features. A detached garage, studio and link was constructed following its approval in 2017 (ref: 17/00083/1LB)

THE PROPOSALS

The clients requirements are to create a more generous master suite at first floor level and living space at ground floor level to replace the existing conservatory which is thermally inefficient and cannot be used for long periods of the year.



A two storey rear extension is proposed. This provides a kitchen/living space at ground floor level and a new master suite at first floor level. At ground floor, a WC and utility space are provided at the front of the building. The existing utility room is small and constructed in half-brick thick construction. At first floor, the introduction of an additional bathroom enables the existing bathroom to be reduced in size, enabling the bedroom on the front of the property to be made a more useable size.



Proposed West Elevation

1 : 100



Proposed South Elevation

1 : 100

The scheme has been designed to be sympathetic to the original design with the roof pitches and palette of materials matching the existing.

The extension has been set-in from the existing line of the flank wall on the north elevation so that the original sweeping roofline on this elevation is maintained as a feature.



Proposed North Elevation

1 : 100

A double-gable has been provided on the west elevation, which is a feature on a number of Arts and Crafts houses in Letchworth.

IMPACT ON THE LISTED BUILDING.

To facilitate the proposals, the existing modern conservatory will be removed, which does not contribute to the character of the listed building. 2no rear dormer windows will also be removed. One (to the landing) is believed to be original. The second - to the first floor bathroom - has different detailing and proportions and is believed to have been constructed at a later date. The house will retain 4no original dormer windows.

A rear single storey extension with a cat-slide roof, built from half brick construction, so believed to originally have been a coal shed or outhouse, will be partially demolished to facilitate the new extension. The proposals retain the cat-slide roof profile on the northern elevation.

IMPACT ON THE CONSERVATION AREA.

Eastholm was the first group of houses to be constructed in the Garden City. The proposals are contained to the rear of the building, so will not impact on any significant views within the conservation area. They retain the Arts and Crafts design aesthetic and utilise the same palette of materials as the existing building and of those in the vicinity.

A key characteristic of Parker and Unwin houses, as well as the wider conservation area in Letchworth is the careful balance between unity and variation 'which avoids monotony but is cohesive in appearance' (para 4.22 Letchworth Conservation Area Appraisal 2001).

These proposals respect and continue this tradition with the design of an extension that unifies with the listed building and wider conservation area with its use of roughcast walling, steeply pitched tiled roof and a sympathetic scale to the original building. The detailing of the extension also picks up on existing features, such as the timber windows and tiled 'eyebrow' head features over the window openings.

The 'variation' is provided with the double-gable feature, which enables more floor space to be provided at first floor level without impacting on the resulting scale of the building. This is achieved with a sympathetic feature not uncommon in Arts and Crafts buildings of which there are a number of examples in Letchworth.

ACCESS

The proposals will improve the accessibility of the house by providing useful accommodation at ground floor level.

CONCLUSIONS

The proposals are for a sympathetic extension to the house that enhances its appearance and does not diminish the character of the listed building or conservation area.