

DESIGN & ACCESS STATEMENT for 28 Ridge Road

NHDC Ref: 24/01716/FPH

Fuller Listing including Historic England Listing (as requested in 13th August email)

Historic England Listing: "BIRDS HILL ESTATE"

2-122 Ridge Road is Grade II Listed under entry number 1347664, first listed on 07 Sept 1979.

Details of their listing on Historic England's records note:

"RIDGE ROAD 1. 5255 Birds Hill Estate Nos 2 to 122 (even) TL 2232 9/102-114 II GV 2. 1906 by B Parker and R Unwin. This pioneer estate was designed for the Garden City Tenants Limited, and comprises 13 grouped terraces forming a cul-de-sac and village green layout. One and a half storeys. Mostly one window each with irregular frontages varied by arrangements of large and small dormers and gables. Tiled roofs with multi-form brick stacks. The centre feature of the village green layout is a giant gable taking up Nos 100 and 102. Roughcast walls. Mullioned casement windows with tile labels and glazing bars (some windows altered). Recessed entrances with arched doorways. Included as the earliest estate layout of its type, and the prototype of all future council house developments in the country. The concept of a village green layout was put forward in 1898/9 and published by Parker and Unwin in "The Art of Building a House". The Westholm scheme (qv) was also based on this idea.

Listing NGR: TL2234132798"

(Historic England)

Application Letter – 28 Ridge Road, Letchworth Garden City, SG6 1PN Ben Wall

To replace timber windows which have blown double glazing and rotten frames.

When we moved into the property in 2012 some of the double glazed panes in a few windows were blown. Over the past 12 years I have undertaken regular DIY work to fill / repair areas of rotten timber in the windows and frames. In the meantime the majority of other double glazed panes have 'blown' and many are very fogged and hard to see through.

It has become clear that at this stage that the majority of the windows are beyond repair and now need replacing. This will be done as like for like, using double glazed timber windows with identical dimensions / lines of sight and painted white finish.

Ben Wall Homeowner August 2024

1. The Property - No 28 RIDGE ROAD LETCHWORTH SG6 1PN.
2. The Proposed Works – The removal of rotten timber/blown glazed windows and their replacement with identically dimensioned and painted timber windows in keeping with the Grade 2 listed status of the house.
3. The current owners – Ben + Sally Wall – 28 Ridge Road Letchworth SG6 1PN.

4. No 28 Ridge Road is an early garden city 1905 Parker and Unwin design end terrace house lying within the Letchworth conservation area and is a grade 2 listed building.
5. The original window design was original Parker and Unwin style, with white painted timber windows. The previous owner had replaced these at some stage in the 1990s.
6. The timber windows have been maintained by the current owners with regular painting and DIY work on the filling of rotten areas of timber. However over time the amount of rotten timber has increased . The majority of doubled glazed panes have 'blown' over time and many are so fogged that they are hard to see through. The overall aesthetic of these windows is therefore poor, and as such they are in urgent need of replacement.
7. The proposed works will remove the degraded windows from the premises. The new windows will be made from timber as originally specified, and will be painted white so as to maintain the period look. The design of the windows will match the original design having identical fixed and opening panes, identical timber profiles / dimensions and ironmongery. A key requirement is that all windows will have equal sight lines. In this respect the manufacturer must match the look of the existing windows at No28 Ridge Road. The attached plans confirm these design features.
8. As it is only the windows that are being replaced there will be no changes to access.