

DESIGN & HERITAGE STATEMENT

Project: Internal Layout Alterations
At: 34 South View
Letchworth Garden City
SG6 3JJ
Client: Mrs Kendall

Project No: 26366

26 May 2026

1.0 CONTEXT

- 1.1 34 South View, and the adjacent property no. 36, form a pair of semi-detached properties, symmetrical when viewed from the front.
- 1.2 Both properties are grade 2* listed, with the following list entry:

SOUTH VIEW 1. 5255 Nos 34 and 36 TL 2131 NE 11/142 II 2. 1912 by C M Crickmer. Pair of semi-detached houses based on the combination of 2 of Crickmer's first prize winning cottages in the 1911 Gidea Park Competition. Two storeys symmetrical facade articulated by projecting staircase towers forming junctions between the 2 storey centre and one storey outer bays. Tiled roofs. Brick ridge stacks with moulded caps and carried down gable walls as strips. Gabled staircase towers. Roughcast walls; centre with brick ground floor. Mullioned casement windows with leaded lights; arched heads to staircase windows and retaining shutters to first floor windows. Doorways with panelled doors and moulded hoods.
- 1.3 Planning and listed building consents for a two-storey rear extension and detached garage at no. 36 were granted in 1987, and subsequently carried out.
- 1.4 There is no planning history associated with no. 34.
- 1.5 These current proposals comprise internal layout alterations to create a more spacious and easily accessible modern bathroom, which is required to cater for the changing needs of the owners.
- 1.6 This includes internal demolitions and the re-positioning of an existing door.
- 1.7 The applicant has sought preliminary advice from the Conservation Officer, Mark Simmons; a site visit was carried out and written advice subsequently emailed (ref: 25/02365/GEN), which included the following relevant advice and recommendations:
 - i. Confirmation that Listed Building Consent is required.
 - ii. That the re-positioned WC door 'remains to an extent recessed off the landing', due to it being narrower than the other doors facing the landing which may be visually jarring if brought fully forward.
 - iii. That the low-level under-eaves partition and door remain in-situ.
 - iv. It would be beneficial to repurpose the airing cupboard joinery.
 - v. Opening up works where the partition abuts the window to be carefully considered, including consideration of whether a new mullion will be required.

- 1.8 The advice concluded that;
'This in my opinion is a pragmatic proposal seeking to future-proof the bathroom facilities'
- and:
- 'I cannot say definitively that I will support your proposal but it is likely that I will find this unobjectionable.'

2.0 PERSONAL STATEMENT

- 2.1 The applicant has provided the following personal statement which sets out the pressing need for the alterations, whilst also emphasising their respectful approach to the listed interior:

'I am aware that living in a 2* listed property is a considerable responsibility; preserving the building for the next generation. Balancing up preserving this with what is appropriate and possible to living in the 21st century is a delicate task. Given that I have decorated the entire house in keeping with the Arts and Crafts inspiration for this property while installing a kitchen that allows for modern living, the bathroom project is a continuation of my thinking for the next 30 years that I hope to live in the property.

My husband faces considerable challenges in the future, living with Parkinson's and Dementia. Moving will not help him. Making space for a larger, planned bathroom for disabilities is appropriate for his needs to ensure he can continue to live in this beautiful home for as long as possible.'

3.0 PROPOSALS

- 3.1 The proposals have been developed to respect the key design features of the current landing area and to incorporate the above outlined recommendations from the Conservation Officer, whilst providing for the future needs of the applicants (and potentially future owners).
- 3.2 The proposed works comprise the following:
- i. Demolition of the existing partition between the bathroom and WC.
 - ii. Careful removal and retention of the existing WC door for re-use.
 - iii. Demolition of a section of existing wall which projects forward of the existing cupboard doors.
 - iv. Re-installation of the WC door forward of its current position, but still recessed from the landing, in front of a new stud partition.
 - v. Replacement of the two glass panels in the WC door to replicate the 6-panels doors elsewhere on the landing.
 - vi. New sanitaryware installation, re-utilising the existing soil pipe and basin drainage.
- 3.3 The partition which is to be demolished has been inspected by a structural engineer and confirmed as non-load bearing.
- 3.4 It appears that the partition abuts the window mullion, and it is envisaged that with care the partition can be removed whilst retaining the mullion in place. Some minor making good will be required.
- 3.5 The cupboard doors will be retained in place.

- 3.6 The glass panels in the WC door are suspected to be non-original; their replacement with timber panels will replicate the appearance of the original doors elsewhere on the landing.

4.0 CONCLUSIONS

- 4.1 The proposals provide modern, spacious bathroom accommodation to meet the pressing needs of the applicant, and to provide appropriate bathroom facilities for future owners.
- 4.2 The proposals have been developed to respect the heritage significance of the interior space, and to respond positively to the Conservation Officer's comments.
- 4.3 No external alterations are proposed.
- 4.4 The proposals are continuation of the applicants thoughtful and respectful treatment of the property, respecting and engaging with the heritage status whilst ensuring the building continues to meet the needs of a contemporary home.