



Design, Access and Heritage Statement

211 Icknield Way, Letchworth Garden City, SG6 4TT

1. Introduction

This Design, Access and Heritage Statement supports a planning application to demolish the existing timber-framed bungalow at 211 Icknield Way, Letchworth Garden City and erect a new *1.5 storey, 4 bedroom dwelling* with an enhanced traditional front timber porch to improve kerb appeal. The existing structure has been assessed as having *poor architectural and in particular poor structural merit*. The proposal seeks to provide a high-quality, sustainable and thermally efficient replacement self-build dwelling in keeping with the character and heritage objectives of Letchworth Garden City.

2. Site Context and Planning History

The site lies within a predominantly residential section of Icknield Way, forming part of a larger eclectic mix of housing styles, scales and ages. The surrounding street scene includes existing two-storey detached properties at Nos. 209 and 213 Icknield Way, demonstrating the varied historic evolution of this part of the town. These neighbouring dwellings reflect both traditional Garden City architecture and subsequent sensitive infill development.

The area displays a range of architectural forms and materials, from single-storey bungalows and interwar housing to larger 20th century two-storey homes, contributing to a distinctive streetscape that balances continuity with variation. This diversity is recognised positively in local character guidance and reflects the Garden City ethos of creating functional, liveable neighbourhoods with a human-scaled built form.

3. Heritage and Policy Context

Letchworth Garden City holds international significance as the world's first planned garden city. The town's heritage is conserved and promoted through the work of the Letchworth Garden City Heritage Foundation, supporting sustainable conservation and adherence to Garden City design principles in all development proposals. This includes careful consideration of materials, proportions, details, and how new works integrate with the existing character and heritage of the area.

North Hertfordshire's Local Plan 2011-2031 encourages development that conserves and enhances the special architectural and historic interest of its built environment, with guidance that development proposals should *reference relevant design principles and ensure they are sympathetic to adjoining properties in scale, form, and materials*. Policy D2 specifically confirms that house extensions or replacement dwellings should be *sympathetic in height, form, proportions, roof type, window details, external materials and orientation* to the existing house and neighbouring properties.

While the site itself is not within a designated Conservation Area nor immediately adjacent to a listed building, the principles of design sensitivity and respect for the Garden City's historic character still apply. Letchworth's heritage framework and associated *Design Principles* for new housing emphasize durability, high-quality materials and references to traditional local forms where appropriate.

4. Design Response

4.1 Use

The proposed development will continue the existing residential use of the site and remains compatible with the residential character of Icknield Way.

4.2 Amount

The existing bungalow will be demolished and replaced with a appropriately scaled *1.5 storey 4 bedroom detached dwelling*. The design will provide modern accommodation standards while respecting the built form and rhythm of the street.

4.3 Layout

The proposed dwelling will maintain the existing building line and functional relationship to the street. The design ensures a clear, welcoming entrance and appropriate private amenity space that responds to neighbouring property relationships, avoiding overlooking or overshadowing. The roof form has been designed to be sympathetic to the front street scene in respect of the front facing gables which is also a homage to the existing property whilst lowering the rear eaves considerably in consideration of the neighbouring properties.

4.4 Scale

The proposed 1.5 storey form provides a transition between single storey forms and the two-storey neighbouring houses at Nos. 209 and 213, ensuring the scale of development sits comfortably within the street scene. It is noted that these two properties also have 1.5 storey and single storey aspects to them.

4.5 Appearance and Materials

External materials are chosen to reflect and complement the traditional materials found locally (such as high-quality brick and render systems, sympathetic roof materials and timber detailing). The addition of a traditional timber entrance porch will enhance kerb appeal and draw on local architectural language found in many neighbouring properties, echoing the *crafted detail* typical of Garden City designs.

All materials and detailing will be sympathetic to both the existing site characteristics and the surrounding development, ensuring cohesion without pastiche.

4.6 Access and Movement

Vehicular and pedestrian access will be maintained from Icknield Way. The proposal accommodates sufficient parking, turning space and safe pedestrian approach to the main entrance. Internal layout will comply with necessary building regulations for accessibility in the form of a level threshold access.

5. Heritage Considerations

The proposal does not harm any designated heritage assets. It responds positively to the existing context of diverse housing styles in the vicinity, and respects the broader *Garden City heritage values* promoted through local guidance. Where the existing building has limited architectural merit, the replacement presents an opportunity to improve the character of the street in a manner that reflects the direct local design principles without compromising modern living requirements.

The design acknowledges the eclectic nature of the area, taking cues from adjacent two-storey homes and similarly local two gabled frontage properties and traditional architectural elements to ensure the new dwelling sits comfortably within the existing mix and enhances the character of Icknield Way.

Examples of two-gabled frontages:



6. Conclusion

The proposed demolition and replacement dwelling at 211 Icknield Way represents a well-designed and contextually responsive development. It respects the architectural diversity of the street and reflects both local planning and heritage policies. The scheme will deliver an

attractive, sustainable family home with materials and detailing sympathetic to the Garden City's historic principles and the immediate neighbourhood, enhancing both the streetscape and local character.

7. Appendix, images



Front street scene



Exposed existing timber frame



Rear elevation viewing 209 Icknield Lane



Rear elevation viewing 213 Icknield Lane