Proposed single storey rear extension at
22 Westholm, Letchworth Garden City, Herts
Design and Access Statement

The proposals are for a new single storey rear extension following the demolition of a late 20th Century conservatory building.

23 Westholm is Grade II listed and is located within the Letchworth Conservation Area.

The listing wording is as follows:

WESTHOLM 1. 5255 Nos 1 to 24 (consec) TL 2133 6/147-150 TL 2233 7/151-153

II GV 2. 1906 by B Parker and R Unwin plan designs of 1898/9 published in 1901 by Parker and Unwin in "The Art of Building a House". This, with the Birds Hill development (qv), is the earliest known scheme based on the traditional village green layout, and the prototype of all later development of this type throughout the country. Grouped cottages in 7 one and a half storey in blocks of 2, 4 and 5 houses, varying in design through judicious use of irregular gables and dormers. The focal point of the composition is the large central gable of Nos 12 and 13. Tiled roofs with brick ridge stacks. Roughcast walls. Transom and mullion windows, some with glazing bars. Recessed, arched doorways. Later alterations and additions. Included as a seminal development concept.

Rear Extension and Internal Alterations

It is proposed to demolish the existing single storey conservatory on the rear of the house and replace it with a properly built single storey rear extension. The new extension has been designed to be similar in scale and to match the depth and roof profile of that built on the adjacent property at no 23 Westholm. This maintains the extension as a subservient to the original dwelling.

In variation to the extension to no.23, a gabled element is proposed to the rear elevation to provide some glazing and doors onto the garden and to provide a visual link with the garden

Internally, the an opening is proposed from the hallway to the rear of the house and a new WC and utility space proposed.

At first floor level, minor changes are proposed removing modern partitions and replacing 20th century sliding doors with conventional swing doors.

New Windows

The existing windows are in a poor state of repair. The intention is to replace these with white aluminium powder coated windows with consistent sight lines. This reflects the replacement windows recently provided in the adjacent house.

Impact on the Listed Building.

The reason for the listing of 23 Westholm was due to the group value, its composition and the 'village green' concept. The proposals set out in this application do not impact on any of these characteristics being hidden away out of view. The discrete location of the extension means there is not a negative impact on the listed building.

The proposals have all been carefully designed so that they do not have a harmful impact on the character of the listed building or the wider conservation area.

The rear extension replaces a conservatory which makes no positive contribution to the character of the listed building. It is discretely located. Alterations to the existing fabric have been minimised and limited to forming of a modest structural opening.

The removal of the existing conservatory and outbuildings would improve the setting of the listed building.

Pentangle Design

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