

DESIGN, ACCESS and HERITAGE STATEMENT

Applecroft, 6, Willow Court, Baldock Lane, Willian, SG6 2GA

6 Willow Court is a barn conversion in the village of Willian which forms part of the Letchworth Garden City Heritage Society Heritage Character area. The barn conversion is part of the Willow Court/Lordship Farmhouse development which was completed in 2001. The building is not listed. First stage approval for the design has been received from Letchworth Garden City Heritage Society and this is enclosed with the application. The surrounding area is predominantly residential in nature.

The property a barn conversion has brick and cladding to the external walls with stained timber windows and grey slate roof. There is an integral conservatory to the courtyard with timber frames and a glass roof with aluminium rafters.



The Proposal

To replace the existing conservatory roof to a ultraframe 'Livin Roof'. The roof will be insulated and have 2 glass panels. The external section of the insulated panels will be grey. There is no proposed alteration to the existing window and door frames and no alteration to the existing timber beams.

Design

The existing integral conservatory is to the rear west elevation of the property, facing the courtyard. The proposed replacement roof will not change the use of the room but only allow the room to be used all year round. The current glass roof is either too hot in the summer or too cold in the winter.

The existing conservatory is an uncomplicated design so not to distract from the host building, the proposed roof replacement will not alter the design, it will only be a change in roof material. The footprint and overall dimensions will also be unchanged by the proposed replacement. The proposed replacement roof is manufactured by Ultraframe and called a Livin Roof. The product

brochures for the Livin Roof have been attached to the application and a Livin Roof has already been approved at number 3 Willow Court.

The applicant feels the proposed replacement roof contributes positively to the overall character and appearance of the area and host building itself. As the proposed does not appear disproportionate or to have an adverse impact on the host building or surrounding area, we believe this will have a neutral effect overall. We also believe the proposed will have no historical significance, no cultural significance, and no archaeological significance.

In this case we consider the proposed roof replacement and existing conservatory is a modest size and a minor development in scope that the character of the original building will not be challenged or compromised. The proposal does not amount to a substantial alteration or extension which would adversely affect the character or appearance of the host building or the area.

Access

All access when building will be from within the applicant's grounds. There is no proposed alteration to the existing external doors.