



Heritage Design Statement

Project No: 8742
Job Description: Replacement Windows
Site Address: 20 Sollershott West
Letchworth Garden City
Hertfordshire
SG6 3PX
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Issue History

Letchworth Garden City Heritage Foundation: 20.04.26

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1.0 Introduction

- 1.1 The following Heritage design statement has been prepared to support the proposal for replacement of existing windows at No.20 Sollershott West.
- 1.2 The proposed works have not been submitted for planning to North Herts District Council.
- 1.3 The dwelling is noted as a Home of Special Interest and is within the Letchworth Garden City Conservation Area.
- 1.4 We have consulted with the Heritage Foundation, specifically Christopher Shipman, who has provided initial email feedback. We have provided updated drawings in accordance with the recommendations made.

2.0 Site, Surrounding Area and Existing Property

- 2.1 The application site occupies a large plot centrally located along Sollershott West on the north side of the street.
- 2.2 Sollershott West lies to the southwest of the town centre. It is a residential street with large detached or semi-detached dwellings set within large plots. The general locality is predominantly residential with local amenities and schools within a short walk. To the west of Sollershott West is the “Sollershott Circus” roundabout that connects to Sollershott East and Broadway, which subsequently leads towards Letchworth Garden City centre.



Fig.1: Site Location Plan of No.20 Sollershott West

- 2.3 No. 20 Sollershott West is an Arts and Crafts style detached dwelling set within substantial grounds (Approx. 5300.0sqm –total site area) and is one of the largest plots in the locality. The property is noted as a Home of Special interest.



Fig.2: Photo of the Front Gable



Fig 3: Photo the Front/Side Elevation
showing the feature balcony.

3.0. Proposal

- 3.1. The proposed materials for the replacement windows will match those of the recently completed approved extension, replicating existing features with the flush timber casement windows with equal sightlines.
- 3.2. All windows proposed to be replaced will match the style, proportions, and pattern of the existing windows and doors. They will be painted timber flush casements, with equal sightlines where relevant and integral external glazing bars will be incorporated to protect and enhance the character of the existing dwelling.

4.0 Planning History

- 4.1 Below we have outlined the key planning history for the site, there have also been several applications in relation to TPO trees, which are not included below.

List of planning applications/extensions:-

1. Ref: 23/00422/FPH – April 2023 - Conditional Approval.
2. Ref: 22/03033/FPH – Feb 2023 - Conditional Approval.
3. Ref: 02/01495/1 – Oct 2002 – Conditional Approval.
4. Ref: 97/01428/1 – Nov 1997 – Conditional Approval, allowed at appeal.
5. Roof extension over balcony – Date unknown. Awaiting information from NHDC.
6. Side/rear extension – Circa 1998. Awaiting information from NHDC.
7. Detached Garage – Date unknown. Awaiting information from NHDC.

5.0. Conclusions

- 5.1. Permission is sought for replacement of the existing windows noted in drawings ref 8742 - 350A - Window Planning
- 5.2. The proposal looks to update the existing windows, whilst ensuring the look and materials are kept the same.
- 5.3. The proposals will not harm the residential or visual amenity of the neighbouring dwellings.