

North Hertfordshire District Council,
Development and Conservation,
PO Box 10613,
Nottingham,
NG6 6DH

Our ref: JT/26-00135
Date: 25th March 2026

Re: 19 Roxley Cottages, Letchworth, Willian, Letchworth Garden City, SG6 2AX

Assessment of Significance

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1102822**

Date first listed: **07-Sept-1979**

List Entry Name: **Roxley Cottages**

Statutory Address: **ROXLEY COTTAGES, 18, 19 AND 20, WILLIAN ROAD**

List Description

Early C19 range of formerly 4 cottages with one window each, now in 3 occupations. Two storeys. Modern tile roof with rendered stacks. Lean-to additions at ends of range with Welsh slate roofs. Roughcast fronts. Slightly recessed, casement windows of 2 lights with glazing bars. Framed doorways with boarded doors. Former central doorway blocked and replaced by window.

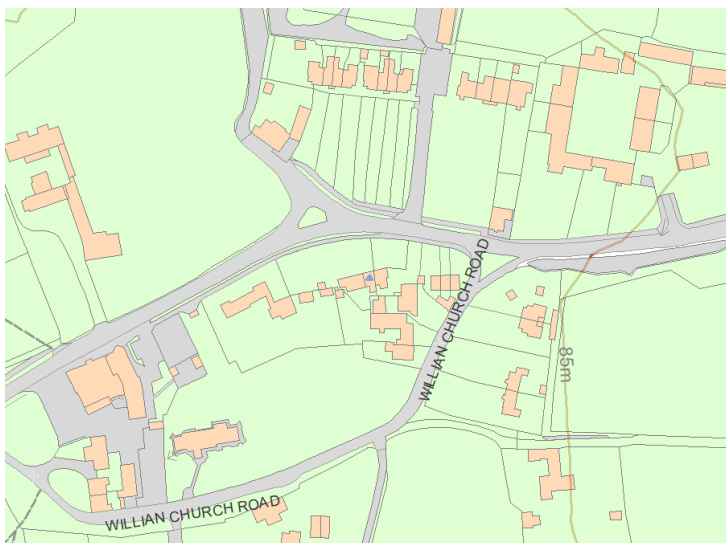


Figure 1 – Not to scale. Crown Copyright 2026.

Rapleys – 50 - 60 Station Road Cambridge CB1 2JH

T: 0370 777 6292

E: info@rapleys.com

www.rapleys.com

@rapleys

[linkedin/twitter](#)

Rapleys LLP is registered as a limited liability partnership in England and Wales. Registration No: OC308311

Registered Office: Unit 4 The Incubator The Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon. PE28 4XA Regulated by RICS

0.1 Note to the Reader

It should be noted that the initial section of this document which relates to the setting of the building has been taken from a similar statement of significance submitted by Rapleys for the same building on behalf of our client Letchworth Garden City Heritage Foundation in July 2024, Reference 24/01632/LBC.

It should also be noted that on the official list description on the Historic England website the building photographed is not the building which relates to the listing and this application.

1.0 Building Description

19 Roxley Cottages is part of the Grade II Listed group: Nos. 18, 19 and 20 Roxley Cottages. It also lies within the Willian Conservation Area. The proposal relates to the ground floor replacement of the rear door. No other works are proposed.

2.0 Setting

19 Roxley Cottages forms part of a terrace of early 19th century cottages (nos. 18-20). The terrace is located in the village of Willian, which was recorded in the Domesday Book of 1086. Formerly a rural settlement, Willian was brought within the administrative boundary of Letchworth Garden City in the early 20th century; however, it still holds an historic village character.

Roxley Cottages are located within the historic core of Willian, in the area bounded by Willian Road and Willian Church Road, which also contains the medieval church and the old village school.

Nos. 18, 19 and 20 Roxley Cottages are Grade II Listed as a group and are located within the Willian Conservation Area. There are 7 Listed buildings/ groups of buildings within Willian, and several other unlisted historic buildings including other 19th century terraces.

Nos. 18-20 was originally a range of 4 cottages, now divided into 3 dwellings. They hold a good level of historic significance as a surviving example of a modest early 19th century workers' terrace with a vernacular character, which dates to the period when Willian was still a rural, agricultural settlement.

3.0 Significance

19 Roxley Cottages is similarly constructed to surrounding buildings in Willian dating from the same 19th century period with terraced buildings and roughcast render. Most have original joinery elements and good retention of period features.

This application however relates to the rear timber door at 19 Roxley Cottages which is part of a bitumen flat roofed mid-20th century addition to the building which houses a rear cloakroom and downstairs toilet, adjacent to the kitchen of the property.



Figure 2 – Decay & poor decorations to timber.



Figure 3 - Profile of existing weathering bar to be retained.



Figure 4 - Rear Elevation with location of door.



Figure 5 - Existing Door.

The doors for 19 Roxley Cottages have all been replaced within the 20th century. The front door is a six panelled example. The rear door has three lower panels with 6 upper glazing sections with obscured glazing used. They are mid-20th century examples as evidenced by the use of constructed timber in the final units. In some examples this timber is a dark red plyboard with a false grain, which is often used in constructed/ glued timber of the 1950s. Therefore, in assessment of the architectural significance of this structure as an example of a vernacular workers cottage of the early 19th century the rear flat roofed elevation (and its associated joinery) makes limited contribution to the overall significance of the terrace.

The design of the timber doors is a copy of a Georgian style joinery element. However, the use of some stylised 21st century mock Victorian 'cast iron effect' handles and obscured glazing mean that the joinery element itself does introduce an amount of negative significance to the building when considering it overall. The building would therefore benefit from a new bespoke joinery element which is lead by a traditional joiner, introducing some simple, less stylised ironmongery and with clear glazing.

4.0 Impact on Significance

The proposal is to replace the rear door of the property which is not original and was installed in the mid-20th century, likely at the construction of the rear flat roofed extension. It has decay and

poor decorations to it and therefore it negatively effects the significance of the building as a dwelling currently, as well as the security and welfare of the insitu tenant.

The proposed replacement door is an exact copy of the original door but with some clear changes to simplify it by removing the stylised door handle and obscured glazing. We believe by doing this it will positively impact the architectural significance of the building overall. We also propose to leave the joinery element unpainted and decorate with a stain as it was likely originally and is internally.



Figure 6 - Internal overview of decay to base of door. Figure 7 - Closeup of mass-produced door handle and obscured glazing/ putty.

The replacement of the door is considered to have insignificant impact (or minor positive impact) on the architectural significance of the building and it is suggested that the application proposal is granted listed building consent. Specific attention should be made to the following details which we believe are important to retain for the longevity of the proposed door and retention of the existing historic aesthetics and detailing.

- Use of hardwood.
- Use of clear glazing and cast-iron effect simplified ironmongery.
- Putty fitted traditional glazing sections.
- Use of the same rolled feature weathering bar (14mm wide chamfered putty sections).
- Stepped glazing detail to surrounding timber beads (7mm then 3mm internal timber bead).
- Six upper glazing sections and three lower timber panels.
- Beaded stepped Georgian profiled panels (6mm external, 5mm and 1mm internal wide sections).
- Lower draft excluder timber panel.

For full understanding of final detailing please see the drawing provided with this application. If the case officer has any questions, please kindly reach out to the applicant's agent using the following details.

Yours faithfully,

James Terry

MSc, AssocRICS, MCIOB, IMaPS

Building Surveyor

James.terry@rapleys.com

07780 075961