

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

Design and Access Statement
for
Listed Building Consent
March 2025
Our Ref: JT/25-00135



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1 INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by Rapleys LLP on behalf of Letchworth Garden City Heritage Foundation and is to be submitted in support of a Listed Building Application to replace an existing timber rear door at 19 Roxley Cottages, Willian, Letchworth Garden City, SG6 2AX.
- 1.2 By way of background, Letchworth Garden City Heritage Foundation is the largest landlord in the Garden City. The income generated from their property, funds their charitable commitments and allows to reinvest in the property portfolio. They are responsible for the enhancement, management and maintenance of the majority of the 5,500-acre Garden City estate.

2 CONTENTS OF APPLICATION

- 2.1 The following documents are submitted to support the application:
- Planning, Design and Access Statement
 - Assessment of Significance
 - Existing and Proposed Door Plan
 - Site plan

3 SITE DESCRIPTION AND SURROUNDINGS

- 3.1 Roxley Cottages are situated in the historic heart of the village of Willian. The subject building is positioned to the south side of Willian Road set back from the roadside by approximately 13 metres behind front gardens. To the South-West of site is All Saints' Church, which is the main church serving Willian. The subject building is owned by Letchworth Garden City Heritage Foundation and is leased to a Tenant.

4 PLANNING HISTORY

- 4.1 There has previously been a consented application to replace a damaged first floor front elevation single glazed timber casement window. This is application number 24/01632/LBC. Apart from this application we are not aware of any previous planning applications at 19 Roxley Cottages.
- 4.2 Historic development of the site is recorded in the Assessment of Significance.

5 PROPOSALS

- 5.1 The application seeks Listed Building Consent for:
- 5.2 The replacement of a decayed timber rear door to site. The proposal is better outlined in the attached Statement of Significance and drawings.
- 5.3 The following features will seek to be retained with a like-for-like approach to all items which we believe carry positive significance. Features providing positive significance (and suggested alternatives to any negatively significant items are outlined below).
- 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 at three lower timber panels.
 - Beaded stepped Georgian profiled panels (6mm external, 5mm and 1mm internal wide sections).
 - Lower draft excluder style timber beam internally.

6 PLANNING CONSIDERATIONS

- 6.1 There are no clear planning considerations to outline. Please review the 'Impact on Significance' section of the attached Statement of Significance which outlines how the significance of the listing is altered with the addition of a new door.

7 FLOOD RISK

- 7.1 The proposed door replacement is an external alteration of an existing building and the quantum of built floorspace remains unchanged. Accordingly, there will be no changes to the existing risk of flood and surface run off from the Site.

8 ACCESS

- 8.1 The proposed development is reachable from public roads. It is proposed that the door installer would park on a nearby residential street which is suitable for a small to medium sized panel van to use. There are no concerns regarding access to the subject building.

