



Design, Access and Heritage Statement

1 WESTHOLM, LETCHWORTH, SG6 4JB

August 2025

Proposal: A single storey rear extension with rooflights to a previous extension

1. Introduction

This Design, Access and Heritage Statement has been prepared in support of an application for a modest rear extension and the addition of two rooflights at 1 Westholm, Letchworth Garden City. The property is a Grade II listed dwelling, and as such careful consideration has been given to ensure the proposals are sympathetic to its architectural and historic character.

The house previously benefitted from a rear extension approved in **2008 (Refs: 08/00084/1HH and 08/00086/1LB)**. The current scheme extends from that established footprint. Advice has been sought from the Letchworth Garden City Heritage Foundation, who have indicated that the proposal should be acceptable provided that the rear extension design is consistent with neighbouring properties.

2. Site Context

1 Westholm is a two-storey residential dwelling forming part of an architecturally significant group of homes within the Garden City. The property contributes to the historic streetscape, with its character defined by traditional roof forms, modest proportions and carefully detailed fenestration.

The surrounding area comprises similar early 20th-century dwellings, many of which have modest rear extensions that respect the original design intent of the Garden City. The existing 2008 rear extension at No. 1 has already demonstrated how sensitive additions can be achieved without detracting from the listed building's significance.

3. Design Proposal

The proposed extension has been designed to remain clearly subordinate to the main dwelling in terms of scale and massing. The roof adopts a cat-slide design, reflecting the neighbouring property, while the rear gable pitch has been matched to ensure visual continuity across adjoining homes.

Two new rooflights are proposed within the extension roof. These will be modest in scale, positioned discreetly, and designed in a conservation style so that they sit flush with the roof covering. Their inclusion will improve natural light within the interior while having no adverse impact on the external character of the property. White render and timber framed windows will be used for the extension.

4. Heritage Considerations

As a Grade II listed building, the significance of 1 Westholm lies in its contribution to the architectural and social heritage of the Garden City movement. Its special interest derives from its original form, proportions, roofscape and fenestration, as well as its role in the cohesive streetscape.

The proposed extension builds directly on the footprint of the 2008 addition, adopting traditional detailing and matching materials to preserve the property's character. The two new rooflights are discreetly located and designed to be conservation-appropriate, meaning they will not detract from the overall roof form or the setting of the listed building. The impact of the proposals on the listed building is therefore minimal. The works are modest and make a positive contribution to the continued residential use of the property, without eroding its historic or architectural significance.

5. Access

The development does not alter existing access arrangements. The property will remain in use as a single dwelling with level access maintained at the principal entrance.

6. Conclusion

The proposed rear extension and rooflights at 1 Westholm represent a modest, carefully considered addition to a listed property within Letchworth Garden City. The works are designed to be sympathetic in scale, form and detailing, while preserving the special architectural and historic interest of the building.

In line with the advice of the Letchworth Garden City Heritage Foundation, the cat-slide roof design and rear gable pitch have been aligned with neighbouring properties. The addition of two conservation-style rooflights will improve internal amenity without causing harm to the building's character.

The proposals will not harm the significance of the listed building, nor its contribution to the Garden City, and are therefore considered appropriate for listed building consent and planning approval.



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