

DESIGN AND ACCESS STATEMENT

Proposed replacement windows

11 Westholm was built in 1906. The house is grade II listed and located within the Letchworth Conservation Area. The listed wording is as follows:

WESTHOLM 1. 5255 Nos 1 to 24 (consec) TL 2133 6/147-150 TL 2233 7/151-153 II GV 2. 1906 by B Parker and R Unwin plan designs of 1898/9 published in 1901 by Parker and Unwin in "The Art of Building a House". This, with the Birds Hill development (qv), is the earliest known scheme based on the traditional village green layout, and the prototype of all later development of this type throughout the country. Grouped cottages in 7 one and a half storey in blocks of 2, 4 and 5 houses, varying in design through judicious use of irregular gables and dormers. The focal point of the composition is the large central gable of Nos 12 and 13. Tiled roofs with brick ridge stacks. Roughcast walls. Transom and mullion windows, some with glazing bars. Recessed, arched doorways. Later alterations and additions. Included as a seminal development concept. Listing NGR: TL2204933740

We intend to replace two first floor timber windows. In keeping with the period style of the property both windows will be flush casement and will have heritage slim glazing.

The window at the front of the property (which is not the original) has now deteriorated beyond repair. The replacement will follow the existing style and design based on the ground floor window, which is an original window. This window can be seen from the street, and in its partner property, number 14.

The window at the rear of the property was installed during an earlier extension. The proposed replacement will be a flush casement window with heritage slim glazing, in keeping with the original style of the property.

May 2025