

## **Heritage Statement**

### ***Proposed Roof Extension with Associated Internal and External works.at The Turret, 92 Frognal, LONDON, NW3 6XB***

The strategies of the design of the proposed development have been investigated and outlined in this statement.

The property is a three-storey stone link detached building. The dwelling has had a similar roof extension to the rear as the current application is seeking.

The proposals are considered to preserve the historic fabric, character, appearance and features of architectural and historic interest of the building and its setting. The proposal will not cause harm to, or loss of, the heritage setting and the proposal therefore complies with advice in the current Planning Policies

The proposed seeks permission in-line with the previous rear roof extension approvals.

The works will include minor amendments to the previously approved rear roof extension scheme. The proposal like the previous approval is for only a single bedroom addition.

The proposal will include, as previously, a small increase in the existing building roof height while maintaining the existing building footprint. In-line with the findings of the Council with the previous approval the extension is limited in scale, of matching design and position which means that it is not an unreasonable form or scale.

The proposed extension, in-line with the previous approval, does not affect the character of the existing building.

The subservient form is such that it will not cause harm to the existing building. Given the similar form as the previous approved scheme we suggest that the current proposal would again comply with the relevant policies.

The existing windows are of no historic value or historic significance. The general form and proportions make a positive contribution to the character of the building and will be retained.

The proposed fenestration shall match those of the main existing dwelling. We estimate that these are under 20 years old and cannot be taken as providing any historic reference. Windows in the roof extension will follow the basic form of the buildings existing windows or should follow a standard traditional moulding profile in keeping with the surviving datable features of the building.

## **Historic Building Impact**

We have carefully assessed all the proposed aspects and elements which constitute the historic and special architectural interest/character of the building. In doing so we have carefully designed a solution to the space requirements, which limit the impact on the existing historic and special architectural interest/character of the building.

We do not consider that the proposed works have any negative adverse impact on the fabric of the building. The works are limited to a single storey roof extension. A similar roof extension has already been added to the rear at some earlier stage.

The main building shall be unaffected by the works.

We have retained all of the existing features and the works shall only affect the additional roof extension. All of the existing modern openings are to be retained and unaffected by the proposals. All of the existing openings, and the proposed fenestration shall be in keeping with the existing style and detail.

The purpose of our proposal is to form an additional Single Bedroom in line with the previous approved scheme for a rear roof extension.

We have sought to provide a robust and comprehensive approach in our proposed solution to make the internal spaces more workable and to provide a flexible internal solution which shall enhance the appreciation of the dwelling as a whole.

The approach we took at the very start of the design process was to minimise the external disruption, and to work with matching detail design features, the design took into consideration the minimal impact.

The proposed works shall be undertaken with minimal disruption to the existing main dwelling.

In-line with the Supplementary Planning Document the proposed design shall be of the highest quality, which will not detract from the existing building and surrounding area.

The proposed development respects the existing building, and local character, and shall not impact on the building's setting. The proposed elevations shall enhance the views.

In line with the SPD which encourages individual high quality, works which will be executed to a very high standard.

Minor insulation upgrade works, will be undertaken with care to preserve the fabric and to retain the overall character of the Study building. We have carefully considered the proposed scale, height, width and length of the proposal.

The special character and fabric of the existing building will with the introduction of existing identical features ensure minimal amendments to the rear and side elevations.

The proposed accommodation is very modest and the proposed internal work shall enhance the living accommodation.

The proposed work and detail will create a sympathetic visual balance, and the retained architecture features shall be maintained, along with the materials, decoration, lighting, colour and texture.

With the alterations works which are being proposed, will serve to enhance the relationship between the proposal and the original layout, as we shall be increasing the existing floor area space with the careful retention of all the original fabric and features of the building.

The new roof extension will be in keeping with the existing, and the proposed will not detract from the visual aspects of the main building or surrounding buildings / features in the locality.

All new windows will match the existing in all details and will not cause harm to the fabric of the building.

The works will suit modern standards of living and the alterations required to adapt the historic fabric should not raise any conflict with the conservation authorities, and we hope that the minor works merits support.

The materials shall complement each other in terms of colour mix and texture. They are sensitive within the local setting, and are low maintenance. All existing material shall be used so that they relate to the historic character of the building.

The Turret has a unique character set in its own grounds. The proposed with the careful mix of local materials shall provide a subservient complementary element to the existing building.

The proposed development is an effective use of valuable residential space in the area.

In-line with the Supplementary Planning Document the development has been limited to element which is in keeping with the surrounding area..

The proposed development will be sustainable and of very high quality. The existing property already has dedicated space for recycling.

**May 2023**