

Design & Access Statement

Project: Sarum Chase

Date: 2nd December 2014

File ref: 191

Introduction

This document is to be read in conjunction with all submitted drawings and documents as part of this application.

Existing Site and Context

Sarum Chase at 23 West Heath Road is a private family residence and the building is listed as a Grade II building set in the Readington Frognall Conservation Area in Hampstead. Over the years the building has had planning permission granted for an extension and alterations to the property and garden to create a family home.

Use & Scale

No change of use or external enlargement is proposed. 23 West Heath Road will continue as a residential home.

Layout

No internal layout alternations are made to the consented planning scheme, but this application seeks the permission of the installation of 2 Conservation rooflights to the roof of the Maid's Quarters above the Sitting Room and Bedroom. These rooflights will replace existing rooflights and match the aperture of the previous rooflights. The new rooflights upgrade the existing rooflights as they are fire regulations compliant escape rooflights.

It is intended that the rooflights will provide light to a loft storage space that has no other form of natural lighting.

The proposed works will be carried out in a sensitive method appropriate to the significance of the property and in light of the statutory protection placed on the building.

Appearance

Timber framed Velux Conservation windows are proposed in keeping with the character of the listed building. These will not be visible from street level, so there will be limited impact on the wider street context.

Amount

The volume of the building will remain unchanged.

Access

Access to the property will remain unchanged.

Conclusion

Our proposals aim to sensitively introduce 2 new Velux Conservation rooflights into the roof of the Maid's Quarters to provide light to a loft storage space and upgrade the efficiency of the building fabric.

We believe that the proposals respect the architectural character of the area and property without loss to the features that define it and ask that a recommendation for approval is granted.