

Statement of Heritage Significance & Impact

Project: Sarum Chase Date: 2nd December 2014
File ref: 191

Introduction

This statement supports the Listed Building Application for the installation of 2 no. Velux Conservation rooflights.

Context and use

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.

The existing form of the Maid's Quarters to the East of the site has been previously altered and is referred to in the listing as described below:
'alterations, 1963. Brown brick with stone dressings; range to left of entrance, black and white timber framed. Hipped slated roofs with dormers, brick "Tudor" chimneys and gargoyles.'

From this description it is evident that the Maid's Quarters have had further modifications.

Design

This application seeks permission of the installation of 2 Velux 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.

In support of the application, it is noted that when the building was first designed and constructed, the structure included rooflights above the Studio. Figure 1.0 shows the roofscape above the Studio featuring pitched northlights and a flat rooflight set within the roofing tiles. From this, it is clear that the original design sets an established, historical precedent for rooflights.



Figure 1.0: Existing Rooflights above The Studio

Heritage Assets

There will be no impact on the wider street context, as the proposed works cannot be seen from street level.

The roof has some architectural, historical and townscape significance, but our proposals are sensitive of this fact with only nominal alterations proposed, which is necessary for the installation of the 2 no. Velux Conservation rooflights. We believe the addition of the rooflights will constitute 'less than substantial harm' to the heritage significance of the property as the section of roof, which the application refers to, has been significantly modified over the years so that it contributes little to the architectural and historical interest of the building.

Overall, we aim to 'enhanc(e) the significance of (the) heritage assets and put them to viable uses consistence with their conservation' (NPPF, 2012).

Conclusion

Our proposals aim to provide light to a loft storage space and increase the efficiency of the building fabric as we have outlined above, and illustrated in our enclosed drawings. It is our hope that our proposals are appropriate in terms of scale, appearance, materiality and methodology. The alterations proposed will be in accordance with the period, style and detailing of the original building and the proposals will not harm the significance of the heritage asset.

We believe that the proposed alterations are in sympathy with the listing of the building and respect the architectural quality of the Readington Frognall Conservation Area. As such, we hope our proposals will enhance the character of the property and ask that a recommendation for Conservation Area consent be granted.