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# 2a Beta Place Brixton

Heritage, Design and Access Statement

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# 1 Introduction

This heritage, design and access statement is for the proposed conservation rooflight to the rear pitch of the house at 2a Beta Place, Brixton, London, SW4 7QN.

The house is part of a former kitchen block located within the Grade II Listed former Santley Junior Mixed and Infants' School complex. It is situated within the Trinity Gardens Conservation Area.



Figure 1: Site Plan



## 2 Site Context

The board school complex was constructed in the late 19th century, designed by a team of architects under E R Robson. The main school building has three tall storeys and an attic, and is five windows wide, flanked by staircase towers of six shorter stories and an attic gable, and side wings of five lower storeys with a parapet. The ancillary buildings consist of a single storey kitchen block to the north of the main school building and a two storey teachers block to the south of the main school.

In 1951, the school became Santley Primary and Aristotle Secondary School. The school closed in 1997 following Lambeth Council's decision to reduce the number of primary schools in the centre of the borough, and was subsequently converted into residential accommodation. The complex is now a private gated community, on Beta Place, which is accessed from Santley Street. The main school building, now named Alpha House, was extended on the west side to match the existing east wing, and converted into flats. The two former ancillary buildings were also converted into residential houses.

The area surrounding the gated community is residential, largely comprising two storey Victorian terrace properties.



Figure 2: 1895 historical map, shows area before school built, terraced houses built to surrounding area



Figure 4: 1951 historical map, shows teachers block added



Figure 3: 1910 historical map, shows main school building and kitchen block



Figure 5: 1955 historical map, shows change to Santley Primary School and Aristotle Secondary School



### 3 Existing Building

The former kitchen building is located on the west side of Beta Place. It consists of two adjoining buildings, each with separate gabled roofs [figure 6]. The kitchen building is characterised by London stock bricks, red rubber brick arched openings, stone capped gables and tall timber sash windows [figure 7]. The original entrances are ornate stone surround 'boys' and 'girls' doors to the north elevation [figure 8].

The building has been converted into four separate dwellings. The north block is No. 1, and the south block has been split into three houses, 2, 2a and 3 [figure 9]. No. 1 is accessed from the north via the original 'girls' door. The north block has a new lead standing seam gabled roof which has a large lantern rooflight. The south block has a gabled slate tiled roof. No. 2 is accessed from the east gable end. No. 2a is accessed from the south elevation, from a window opening altered into a door opening as part of the conversion. No. 3 is accessed from a new entrance door, added as part of the conversion, at the west end of the north elevation. Also part of the conversion, a lead clad dormer window was added to the south elevation of No.3. Three conservation rooflights were also added to the roof of No.3, two to the north and one to the south.

The applicants house, No. 2a, is two storeys plus an attic. The ground floor is an open plan living, dining and kitchen with a double height entrance area. The first floor is roughly half the footprint of the house and contains one bedroom and a bathroom. The attic is accessed via a ladder from the bedroom.



Figure 6: Bird's eye view of kitchen building



Figure 7: South elevation of kitchen building, showing houses No. 3, 2a and 2

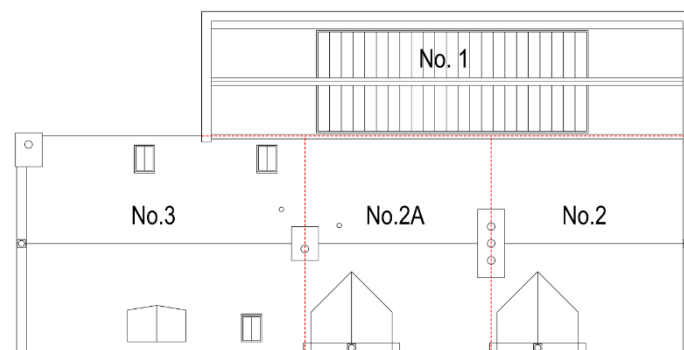


Figure 9: Plan of kitchen building, showing location of houses



Figure 8: North elevation of kitchen building, showing house No.1



## 4 Design Proposal

The proposal is to make the attic space useable as a home office. Since the pandemic, there has been a requirement for the owner to work from home, which is trickier with an open plan house layout and a young child. The attic space would provide a separate working environment. This will require a rooflight to provide the necessary daylight and natural ventilation. The rooflight will be placed on the rear pitch of the house to avoid the front and prominent elevation with feature fenestrations. Since the house is back to back with No.1, the rooflight will be mostly obscured by the pitched roof of No.1, when viewed from ground level on the north side of the kitchen building. The rooflight has been positioned at a height of 600mm above the attic floor level.

A conservation rooflight is proposed, which is sympathetic to the heritage building, and matches the existing rooflights to No. 3. The proposed rooflight is relatively small and the same dimensions as a rooflight present at No.3. The conservation rooflight will be set recessed, flush into the slate tiled roof. It will have a slim framed black painted metal exterior with a vertical centre glazing bar, so as to be a subordinate feature to the existing roof.

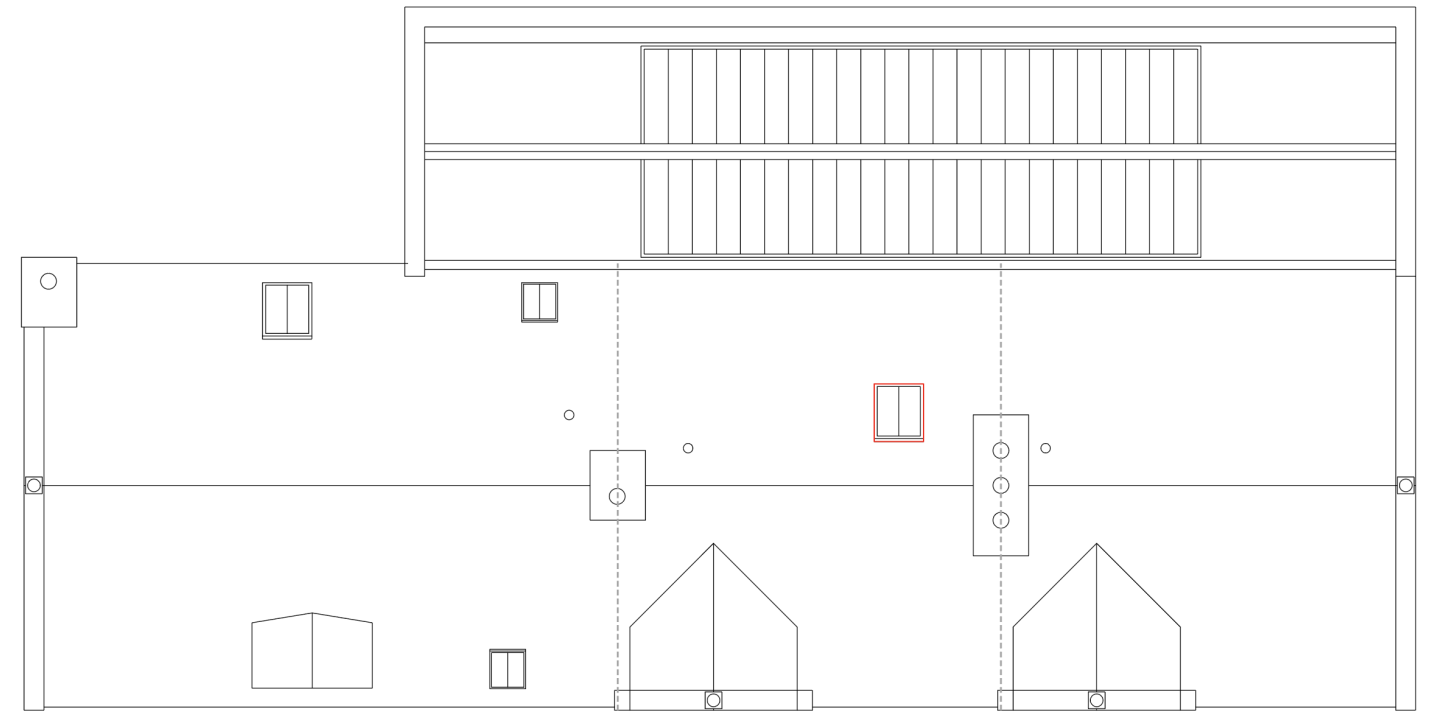


Figure 10: Plan showing new rooflight

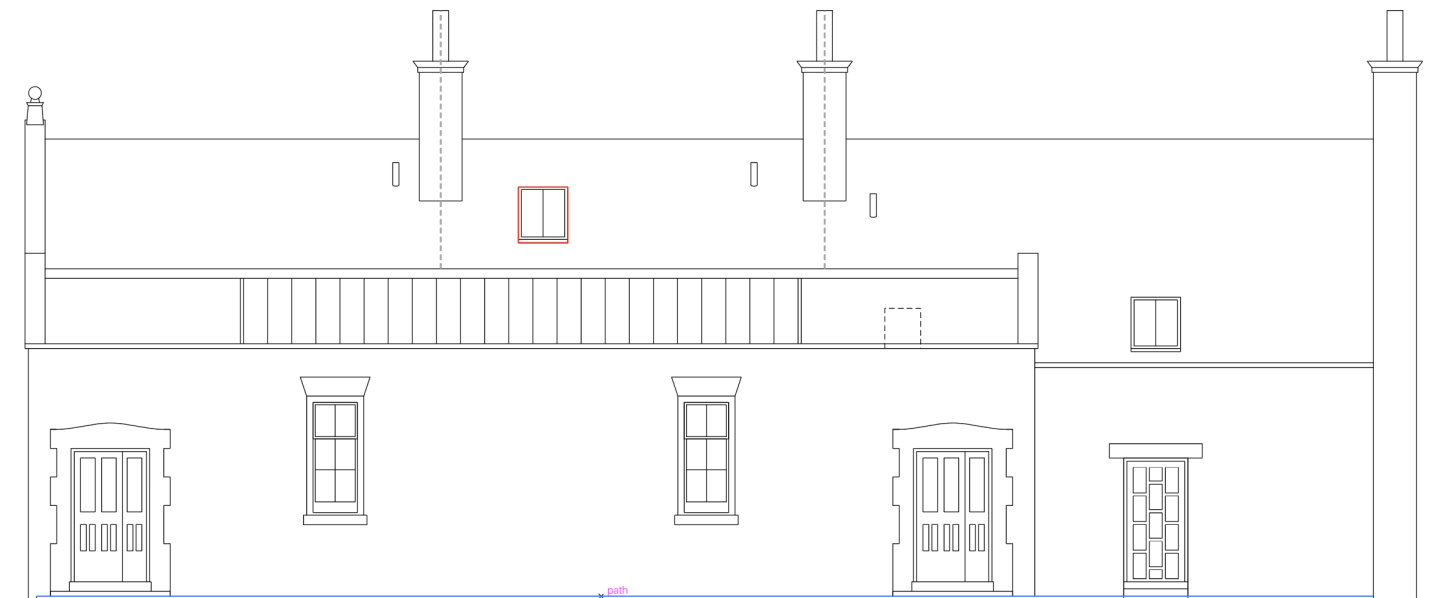


Figure 11: North elevation showing new rooflight

## 5 Heritage Impact

The proposed rooflight has no adverse impact on the heritage value of the building for the following reasons:

- The conversion of the Santley School kitchen block into houses in the late 90s resulted in some significant interventions, notably the standing seam roof and large lantern rooflight to No. 1, the new entrance door, dormer roof window, and three rooflights to No.3. The rooflight proposed to No. 2a is in keeping with these previous acceptable interventions to the Grade II Listed building.
- The prominent southern facade to the kitchen building will remain as existing. Therefore, the most significant features contributing to the character and special interest of the heritage asset are unaffected.
- Since the house is back to back with No.1, the rooflight will be mostly obscured by the pitched roof of No.1, when viewed from ground level on the north side of the kitchen building [figure 12].
- The proposed rooflight is small in relation to the overall roof area, so has negligible visual impact to the overall character of the roof.
- The design of the conservation rooflight is unobtrusive, and has no effect on the appearance of the building as a whole as its detailing is in keeping with the colour and slope of the roof.
- The Grade II Listed buildings are located in a private enclosure to which only residents and invited guests have access.



Figure 12: North elevation showing new rooflight