

DESIGN, ACCESS and HERIATGE STATEMENT

Introduction

This is a Listed Building Application seeking permission to replace an amount of low quality and non-original fenestration to the orangery roof over the kitchen/dining area.

The Design and Access part of this statement will follow the generally accepted headings within the CABE guidance; Use, amount, layout, Scale, Landscape and Appearance. A simple addition to cover heritage will follow a similar format, based around significance and impact.

Use

The application relates to a single existing residential dwelling and seeks no variation to this.

Amount

The fenestration subject to this application is clearly marked on the associated drawings. This amounts to a very small amount of the glazing for the existing dwelling.

Layout

The structural members will be retained. The glazed elements will be replaced with natural slate covering as this is appropriate to use at a shallower pitch. The roof will be plastered internally.

Scale

The scale and proportions of the roof will not change as it is simply recovering of just over 3.5m² of roof.

Landscape

There are no landscape amendments or impacts as part of these proposals.

Appearance

The appearance of the new roof will become solid which will change the appearance from the current glazed roof. The change is appropriate in visual and heritage terms as it is to the rear of the property on a relatively recent extension to the Listed Building. Natural slate is a traditional roof covering and will appear recessive when viewed in the context of the

existing building. All lines of flashing and abutments will be retained with a dressing of lead continued to match the existing.

Heritage

The property is grade 2 listed and the listing reads as follows

An older home refronted, with a dentil cornice of circa 1700. Two storeys and attic, stuccoed to the front elevation with tiled roof. One dormer. Three windows, hung sashes with glazing bars. Iron balconettes to ground floor window. C19 gabled porch. C19 red brick addition behind. Good staircase.

The style, proportion and materiality of the house are key to its elegance and stature within the Conservation Area. The replacement of the orangery roof will remove the existing double glazed elements which are not original and of a low quality.

This change would not represent a significant or even notably discernible change from the previous and therefore is of no harm to the heritage significance or listing of the property.

The proposals would not cause any harm to the neighbouring properties or setting of other listed buildings within the conservation area. The thermal improvements will improve the quality of the internal accommodation and ensure that this remains as a high quality family home for future generations.

The proposals cause no harm to the heritage assets and improve the sustainability credentials of the dwelling and therefore are fully in accordance with the NPPF.

Conclusion

The applicant seeks permission to replace the double glazed sections of the lean to orangery roof windows with new, high quality natural slate covered roof.

This would reduce overheating in the summer and excessive heat loss in the winter.

The push for improvements in sustainability terms are clear. The impact on the design of the existing house would not be of visual or heritage detriment.

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