

# Design and Access Statement

Householder and Listed Building Application for 19 Bears Rails Park SL4 2HN  
atelier motus – September 2023

This Design and Access Statement has been written on behalf of the owner and in support of the Planning and Listed Building application for two new conservation roof lights and a sun tunnel to 19 Bears Rails Park, Old Windsor.

19 Bears Rails Park is a Grade II Listed Building. It was Listed in 1972 as part of the Bears Rails Park designation. The National Heritage List for England refers to it as KING EDWARD VII HOSPITAL OLD WINDSOR UNIT. Please see enclosed Heritage Statement prepared by JP Heritage for further information.

The proposal involves two new conservation roof lights to the north-western elevation, to utilise the existing mezzanine level in the loft space. A small sun tunnel to the adjacent south-western elevation is proposed to provide natural light to the kitchen.

Pre-application advice was sought in May and received 17th July (ref.: 23/90085/PREAPP). The design proposal here presented has been developed inline with the advice. As such, the two roof lights here proposed are of smaller scale and with two panes.

## Roof lights:

The purpose of the two roof lights is to restore natural ventilation to the loft level of the building and to enhance the functionality of this existing space by providing natural light.

The current homeowners have a pressing need for a home office to support their full-time work from home and would like to create a weekend play area for their young family. To accommodate this requirement within the property, they intend to make use of the existing underutilised loft space and turn it into a functional and comfortable environment suitable for its domestic setting.

The installation of an intermediate floor by the previous owners (approved under application 18-03541-LBC) and developments of the loft, have somewhat limited the amount of natural light and ventilation that the space can receive. The loft space in its current configuration experiences regular overheating, which renders it unusable for half of the year. By re-introducing natural ventilation through the proposed openable roof lights, the space will be better equipped to regulate its temperature, making it suitable for use year-round and aiding the wider ventilation of the building by utilising the 'stack effect'. Bear Rail Park was originally designed to be naturally ventilated and relied on the 'stack effect' for the chimney to work. These proposals are sympathetic to the building and will create a healthier and more comfortable environment, improving the overall well-being of both the residents and the building fabric.



fig. 01 - Existing Elevation 01 (north-west)

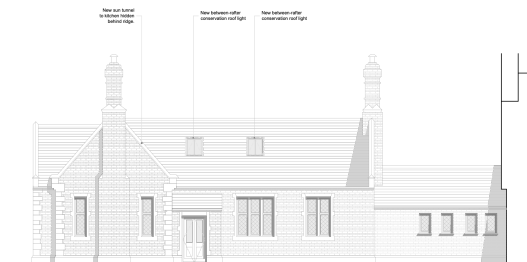


fig. 02 - Proposed Elevation 01 (north-west)

The proposed conservation style roof lights will sit flush with the existing natural slate tiled roof. The positioning of the proposed roof lights follows the existing rhythm of the house, aligning with an existing window and door on the same elevation. The design and sizing of the roof lights have been carefully considered to ensure they complement the Listed fabric without detracting from the original features (see fig. 01 and 02).

'Between-the-rafter' conservation roof lights with two panes are proposed to blend seamlessly with the building's original character and minimise the visual impact on the roof scape (see fig. 03). The proposals will not affect the primary Listed timber roof structure which includes truss collars, primary rafters and purlins. These elements are currently expressed within the loft space, revealing the construction of the roof. They form an attractive and appropriate feature. The internal finish to the loft is modern plasterboard, set between the existing expressed timber structure.

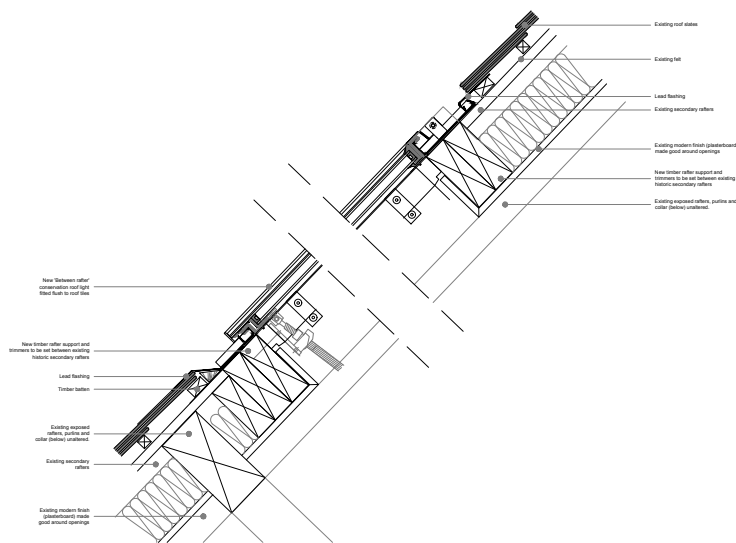


fig. 03 – 'Between-the-rafter' conservation roof light detail sketch section

Sun tunnel:

A sun tunnel is proposed to address the issue of insufficient daylight in the kitchen. Due to its location on the north-west elevation extending behind the small extension added in 1900, the kitchen lacks direct access to natural light. This results in a presently dimly lit space in need of constant artificial lighting. The new sun tunnel would support a shift towards using natural light to reduce energy consumption and create a more pleasant indoor environment. The roof light of the small sun tunnel has been strategically designed to be concealed behind the existing gable parapet. Internally the sun tunnel will be positioned to avoid directly impacting the roof structure. The internal ceiling finish within the kitchen is modern plasterboard.

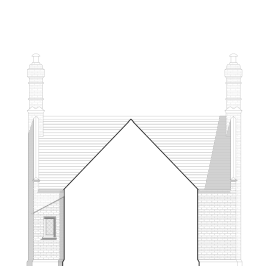


fig. 04 – Existing Elevation 02 (south-west)

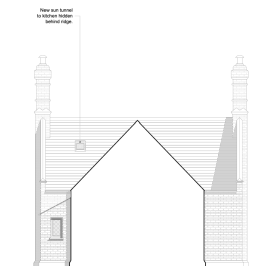


fig. 05 – Proposed Elevation 02 (south-west)

All of the proposed alterations will face the owner's private garden on the rear elevations and do not impacting the primary elevation of the building.

Roof lights are not uncommon on the estate. Other neighbouring properties on the estate have installed similar roof lights, as shown in Appendix A. Most recently two new roof lights have been granted permission at 46 Bears Rails Park (reference 21-03668-FULL). Furthermore, a new pyramid skylight has been approved at 8 Bears Rails Park (reference 20-01865-FULL).

Consultation:

The owners have from the 9<sup>th</sup> September been discussing the proposals and presenting the submission drawings to several of their neighbours. They have so far reported positive responses.

Conclusion:

The proposed addition of the two new roof lights and the sun tunnel is expected to enhance the buildings functionality without compromising its historic integrity. The proposal is considered a positive contribution to the preservation of the heritage asset, aesthetically sympathetic and in keeping with the buildings historic character.

# Appendix A

Roof lights on neighbouring properties within the estate



fig. 06



fig. 07





fig. 08



fig. 09