

LISTED BUILDING CONSENT APPLICATION: HERITAGE STATEMENT:

Installation of rooflight in existing pitched roof. Alterations to tarmac forecourt and installation of gravel traps along edge of building at:

Monk House, Limes Close, Bramshott, Liphook, Hampshire, GU30 7SL

Applicant : Philip Bointon & Jane Lawrence

Ref: 23-2665/LBC/HS/V.1.0
Date: November 2023



Figure 1: Screenshot taken from EHDC iShared mapping system showing location of listed buildings in vicinity.

The Site & Nearby Listed Buildings:

The site is located in Bramshott and not within a Conservation Area. The nearest Conservation Area, the River Wey, is over 355m away to the West.

The site consists of a Grade II listed building, Monk House, and a detached double garage outbuilding. The double garage outbuilding is not considered to be listed.

Monk House is a Grade II Listed Building which forms one of three dwellings created from the conversion of the Bramshott School for Boys in 1983. Monk House forms the West end of terrace, with Salters Cottage and the Old School House.

This application is for installation of a new rooflight into the existing pitched roof for the master bedroom en-suite.

The proposals include alterations to the tarmac forecourt and side path to replace the surface finish and create gravel traps by the main building to aid with surface water infiltration, and reduce damp against the listed building.

The outbuilding is not altered by these proposals and has been applied for separately for other works. Previous planning history sets out the garage does not require Listed Building Consent as it is not considered listed. If this is incorrect, please advise.

Assessment of Impact on Listed Buildings:

The proposals are for the installation of a rooflight within the pitched roof of the master bedroom en-suite. This room has exposed sloping ceilings in the location of the rooflight (skeilings), so no 'boxing down' is required to frame the rooflight within the room. The adjacent main bathroom has a rooflight and the proposals have a similar appearance and final finish as this.

The proposals also include alterations to the tarmac forecourt and side path to replace the surface finish and to cut back the tarmac from the façade of the buildings and installation of gravel traps to reduce water ingress and damp against the building. Materials are to be similar to the existing finishes—tarmacadam and gravel with a geo textile membrane to line the gravel trap.

There are no extensions proposed so no reduction in separation distances or change in context.

The proposed rooflight is slightly shorter than the existing rooflight in the main bathroom due to the position of the horizontal ceiling which is lower in the en-suite than the main bathroom, which hinders the same size rooflight from being installed.

The proposed rooflight is adjacent to the only other rooflight on the building, and is the same manufacturer and external finish, and apart from being slightly shorter will be of similar appearance with similar flashings. The rooflight faces into the site and is not seen on the main streetscene and does not change the context of the locality from the public domain.

The proposed rooflight is to be located between 2 existing roof rafters and only requires 1 existing roof rafter to be cut with a small section removed to allow install of the rooflight. The rooflight is to be structurally supported through addition of new timber rafters both sides of the rooflight (between the existing rafters) loading onto the existing purlin beams top and bottom connected using nailed bird mouth connections. Timber trimmers will be required to the top and bottom of the rooflight which are to be supported off the new roof rafters.

The new timbers are to be concealed behind the replacement plasterboard and plaster skim finish to make good the existing internal surface, and will not be visible. Refer to Construction Method Statement for further details.

No existing roof rafters that are visible from inside the building are altered by the proposals.

There is considered no negative impact of the rooflight on the internal or external appearance or structural integrity of the listed building or neighbouring properties.

The proposed tarmac works replace the existing tarmac finish which is deteriorating, in a similar appearance finish. The works to cut back the tarmac finish from the main house include the installation of a gravel trap with geo textile lining along the walls of the building at ground level to allow surface water to infiltrate.

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The tarmac proposals are considered to provide a benefit to the listed building by assisting with surface water disposal, reduce rainwater splashback against the building, and use materials that reflect the existing context.

Conclusion:

Following assessment, it is considered the proposals will not negatively impact the Listed Building nor its setting, or the two neighbouring listed buildings.

If any further information or alterations are required for a favourable outcome, please do not hesitate to contact us to discuss.

END