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Heritage Assessment Design & Access Statement

**Flat 3 Westminster House
20a High Street
Tring
HP23 5AH**

Planning application for: Loft extension with rooflights

Planning portal reference: PP-12807194

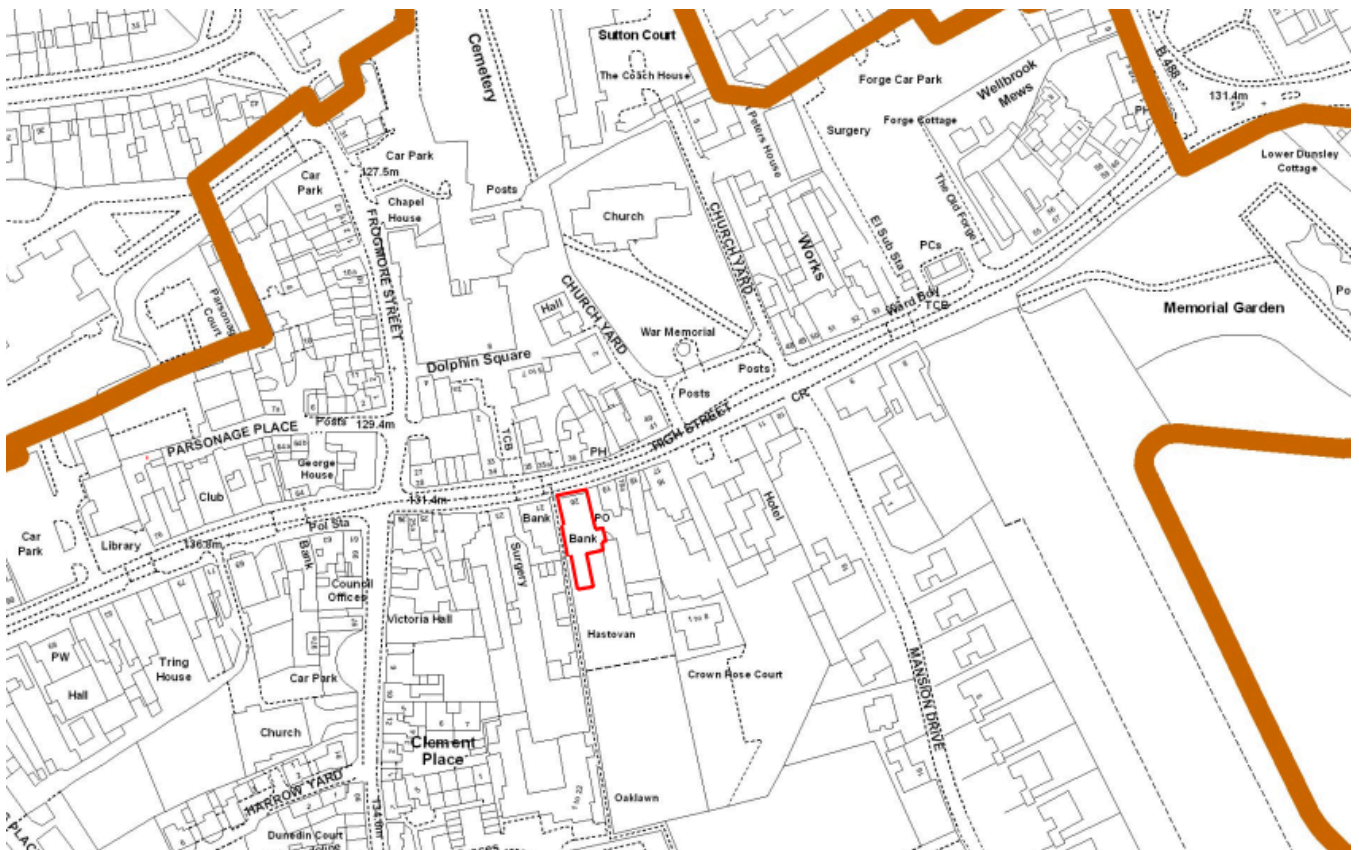
Westminster House at 20 High Street Tring is a Grade II Listed building.
Listed in May 1986 under entry number: 1068619.

It is described as National Westminster Bank with attached house, outbuildings, wall of walled garden and gateway on South.

Bank with house and walled garden attached. Early C19 bank fronting possibly C18 house and walled garden. Painted stucco bank, red brick house and garden, slate roofs.

A 2-storey and attic bank with architectural elaboration on N gable-end to street. Plinth and V-rusticated ground floor, moulded cornice as string returned as member of entablature below blocking course of 2 small square projecting pilastered kiosks with entrances in facing sides and small round-headed front window to each with moulded surround. 2 round-arched windows between kiosks. 1st floor of smooth stucco lined as ashlar with rusticated quoins and moulded surround to 3 square-headed openings, central one blind, outer ones with 6/6 panes recessed sashes. Wide eaves soffit with paired brackets with similar verges to form pediment with small round-headed window in tympanum. House at rear faces S into garden and 2-storeys E wing has rounded corner to yard to E. 3m approx wall all round garden with pilaster buttresses on outside above plinth dying into wall at half height. S gateway has 2 taller square piers with stone caps and coping between. Ogee stone arch with pointed top and small moulded corbel. Brick jambs with stone inset for hinge pin. Battened wooden door.

Westminster house is also located with the Tring Conservation area.
See Map below, outlined in red.



The planning application proposes the addition of 3 number roof lights to the north east roof. They are to facilitate a loft conversion within the top floor flat, number 3, as shown on the accompanying planning drawings.

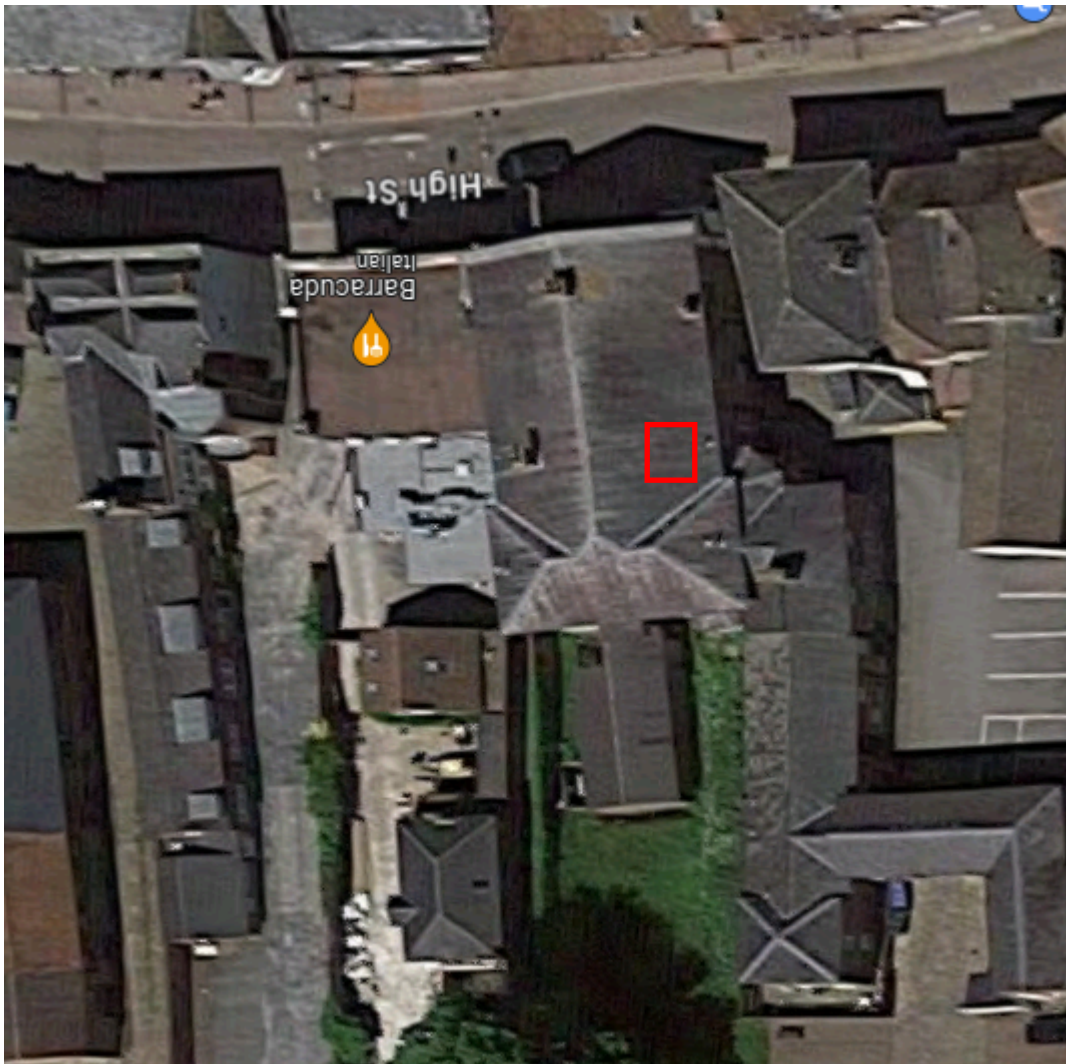
0224_01-SITE PLAN

0224_02-EXISTING GENERAL ARRANGEMENT

0224_03-PROPOSED GENERAL ARRANGEMENT

The proposed rooflights are situated within the back half of the building/roof section, ensuring they are an unobtrusive addition to the roof.

They are not able to be seen from the main road, or from ground level.



Aerial view of Wesminster House, taken from google map images.

Section of proposed roof highlighted in red.



View of top floor Flat 3, and proposed roof area from ground level



View of Westminster House from High Street.

The addition of rooflights are seen within the surrounding buildings and have not detracted from the landscape or integrity of the buildings
Especially when they are set back and not visible from the High Street (main road).

The proposed rooflights would be Heritage and Conservation compliant.
Exact specifications would be provided following on from the planning consultation process.