

## **HERITAGE STATEMENT : STAIR / ROOFLIGHT 55 WELL STREET, BUCKINGHAM MK18 1EP**

### **1.0 PREFACE**

- 1.1 The applicant purchased the Listed Building on 14<sup>th</sup> April 2022 and proposed the extensive refurbishment of the property.
- 1.2 The proposed works require a further Discharge of Condition application for Listed Building Consent and this report is submitted in association with the application.

### **2.0 THE DESIGN PROPOSALS**

- 2.1 The overall requirement is for the refurbishment of the entire house and these works are phased to allow the formation of accommodation.
- 2.2 The new stair is to rationalise the internal plan and provide comfortable and easier access to the first floor in the wing.
- 2.3 The new rooflight is to provide an appropriate location and facility for the previously approved stairway. It is a low level "flat" unit not visible above the existing tiled roof ridges.

### **3.0 PLANNING**

- 3.1 The property received Listed Building Consent by notice AV/430/76 issued on 4<sup>th</sup> May 1976 (6580-S-03).
- 3.2 This consent included the proposals shown on drawings 6580-S-04 & 05 which were originally submitted; evidence as drawing dates January & February 1976.
- 3.3 The drawings were amended by Ian Howard as the later submission to repair damage by a runaway car as approved by 10/02375/ALB. The drawings were revised with new numbers 950/1 and 950/3. They are evidence of the approved stair proposals which do not include balusters or other ornate details demanded by the refusal 23/A1453/DIS. The refusal appears on a subjective and tenuous basis and relates to a personal choice not shared by the applicant.

### **4.0 HERITAGE**

- 4.1 The Heritage issues relate to the retention of the existing fabric and avoiding disturbing these elements.
- 4.2 Given the earlier and still relevant permission, the proposals match the original consent and are wholly within the subservient part of the historic asset and not visible to the exterior or the public.
- 4.3 The wholly internal construction of a new staircase is to replace an unauthorised spiral staircase that had been installed by the previous owner.
- 4.4 The poor constructional quality of the secondary wing indicates the rebuilding and revisions made prior to Listing in 1973 and afterwards with consent.

### **5.0 SUMMARY**

- 5.1 The applicant considers that the proposals are appropriate to the location, scale and setting of the host building and the environs.
- 5.2 The refurbishment is to involve conventional and appropriate materials, formats and fittings. These would be employed in appropriate manners to preserve and enhance the historic asset.