**LISTED BUILDING CONSENT – SKYLIGHT APPLICATION**
**PEACEHAVEN HOUSE HINDON SP3 6DJ**
**DESIGN AND ACCESS STATEMENT**

Peacehaven House originally consisted of two properties, Peace Haven, with an attached outbuilding, and Jasden, which were located on the north east boundary of Hindon High Street. These properties were listed on 6 July 1987 (List Entry Number 1183951) and are described as: *A pair of cottages, named Jasden and Peace Haven. Early 18th Century. Dress limestone, hipped thatch roof, gable end brick stacks. Two-storey 3-window. Peace-haven has trellised porch with planked door and 2-light casement to right. Jasden has planked door with board hood and 2-light casement. First floor has 3-light and two2-light casements. Rear has 2-light casements. Peace Haven has 1920s extension to first floor over outshot. Interior has planked doors and roughly chamfered beams. Attached to left* (of Peace Haven) *is outhouse, now garage, with C20 planked doors and 2-light casement, tiled hipped roof (Listing NGR 9092532964)*. There is no record that the Peace Haven trellised porch was thatch and that the sole remaining Listed well-head (List Entry Number 1318811) of the village was in the front of the outhouse, facing Hindon High Street. No specific reason was given as to why the two properties and adjoining outhouse were Grade II Listed (e.g. either for their architectural or special historic interest or both).

Following the Listing, the two properties were purchased under a single bill of sale in 1991 and thereafter Listed Building Consent was given (S/91/1405/TP dated 18 November 1991 and S/91/1601/TP dated 19 November 1991) for the *renovation and re-instatement to a single dwelling* (called Peacehaven House), *including provision of peg tiled roof over existing 1920s flat roof extension* (to the rear of the properties) *and demolition of corrugated external WCs*. Photographic evidence shows that part of the rear tiled hipped roof of the outhouse, to the left of Peace Haven, was corrugated. As part of the renovation of the two properties, the interior of the outhouse was re-constructed and furnished into a kitchen/family room. Subsequent Listed Building Consent was given for a rear extension to Peacehaven House to include a conservatory (S/96/1313 dated 24 October 1996); replacement of the light casement on the outhouse facing north west onto Hindon Surgery carpark with a stable door (S/1998/275 dated 8 April 1998); and the replacement of the double doors of the outhouse, south west facing onto High Street Hindon, with a 2-light casement and Chilmark stone (S/2007/996 dated 11 July 2007).

In spite of these changes and the merging and enlargement of these two properties into a single dwelling, there has been little alteration to the front of the original two Listed south west facing properties onto Hindon High Street – the planked door and board hood of Jasden Cottage and the C20 planked doors to the outhouse, each replaced by light casements. The extension to the rear of Peacehaven House has also been constructed in a sympathetic manner to match existing stone and woodwork, roof-tiles, thatch and the surrounding area. Peacehaven House is now only one of two properties in the village of Hindon that is thatched, which, along with the dressed limestone frontage, handmade door and light casements and the Listed well-head, makes it both architecturally and historically of special interest within a village that is a Designated Conservation Area with numerous Grade II listed properties.

The north east facing aspect of the outhouse, to the rear of the property facing the boundary wall and garden, houses the kitchen sink, cooking stove, work top and dishwasher, where the drainage, plumbing and air extraction systems are located. However, in this area there is only a 2-light casement and it is the darkest part of the room for what is the working hub of kitchen activity. The size of the proposed skylight allows it to be fitted between, and supported by, the appropriate internal rafter joists, without requiring them to be cut or adjusted, and the insertion of trimmers. The position of the skylight in relation to the roof/ceiling is dictated by where the selected roof rafters are located, the internal walls within the kitchen and the internal 30° sloping ceiling. The portrait skylight itself (900mmH x 750mmW), is a top of the range fixed conservation Luxlite, with no opening, triple glazed, toughened energy, no tint and with the surrounds finished in jet black. A step by step detailed guide for the installation of the skylight is included with the product and will be installed by the carpenter who rebuilt the roof rafters of the outhouse and replaced many of the doors and light casements of the property over the past 30 years. A copy of the Roof Maker Guide is enclosed for your information.

As the skylight will be installed onto the roof to the rear of the outhouse that overlooks the boundary wall and garden of the property, it will have no visual impact on the surrounding properties and will not be seen until entry to the rear of the outhouse. It will not detract from the architectural and historical aspects of the property while at the same time it will enhance modern day living expectations. There will be no impact on access to the property.