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

The outhouse attached to the left of Peacehaven House, was converted to a kitchen/family room as part of the renovation and re-instatement to a single dwelling of Peacehaven and Jasden in 1991 (Salisbury District Council S/91/1405/TP Listed Building Consent dated 18 November 1991). The north east facing aspect of the outhouse to the rear of the property boundary wall and garden, which houses the kitchen sink, cooking stove, work top and dishwasher due to the plumbing and air extraction requirements, only has a single casement and is the darkest area of the room for what is the working hub of kitchen activity. The size of the proposed skylight was maximised so that it could be fitted between and supported by the appropriate internal rafter joists, without requiring 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 the 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 and many of the doors and casements over the past 30 years to the property! 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 property boundary wall and garden, 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 assumed key elements of the listed building (which are not specifically identified within the Heritage Listing). There will be no impact on access to the property.



Corrugated external WC to rear of Peacehaven Outhouse 1991

b. Salisbury District Council S/96/1313 dated 24 October 1996, gave consent for a rear extension to Peacehaven House *to enlarge dining room, form a study and conservatory with bedroom over dining room.* Salisbury District Council SO206N2 dated 29 April 1997, consented *for an alteration to the conservatory size*.
c. Salisbury District Council S/1998/275 dated 8 April 1998 gave consent for the replacement of *the light casement on outhouse facing north west onto Hindon Surgery carpark, with a stable door.*
d. Salisbury District Council S/2007/996 dated 11 July 2007 gave consent for the replacement of *the double doors of the outhouse, south west facing onto High Street Hindon, with a light casement and Chilmark stone.*



Peacehaven House facing High Street Hindon 2023

4. **Proposal**. The Kitchen/family room of the single storey outhouse to the left of Peacehaven House currently has two light casements facing south west onto High Street Hindon and a single casement facing north east onto the rear of the property boundary wall and garden. There is poor natural light to the interior of the north east corner of the kitchen, which houses the sink, cooking stove, work top and dishwasher, and is the working-hub of kitchen activity. It is therefore proposed to install a conservation skylight into the tiled roof of the north east facing aspect of the outhouse, which had formerly been corrugated when the property was listed in 1987.
5. **Construction and Materials**. The Chilmark stone walls and wooden roof structure of the outhouse were totally rebuilt in 1997, due to the bowing of the walls through age and inadequate strength of the roof beams to support the existing tiled roof. The internal

dimensions of the rafter joists that will support the portrait orientated width of skylight have therefore been identified and, with the insertion of trimmers, it has been assessed that they will not be required to be cut or realigned. The skylight itself, is the top of the range fixed conservation Luxlite, with no opening, triple glazed, toughened energy, no tint and with the surrounds finished in jet black.

6. **Impact**. It is assessed that the installation of a skylight to the rear of the outhouse facing north east onto the rear of the property boundary wall and garden will have minimum impact on the overall heritage of the property or indeed the immediate surroundings, especially as the area concerned was previously corrugated. It will improve the overall natural lighting within the kitchen without having to resort to electric lighting during daylight. It will also not be visible within the designated conservation area other than entry to the rear of the property.
7. **Access**. The proposed development does not involve any change to the access of the property via a side gate to the rear of the property.
8. **Conclusion**. The proposal for the installation of a skylight will improve the natural lighting to the interior of the outhouse, now used as a kitchen/family room, without impacting on the overall heritage of the property and the designated conservation area.