

Brod Wight

ARCHITECTS

LOFT FLAT
37A REDINGTON ROAD
HAMPSTEAD - LONDON NW3 7QY

STUDY VELUX ROOFLIGHT

PLANNING, DESIGN AND ACCESS STATEMENT

June 2012

1. SUMMARY

- 1.1 This planning application is for a conservation-type rooflight in the side tiled roof slope of this building comprising four flats.

2. PLANNING AND DESIGN STATEMENT

- 2.1 The building was given planning permission in 2004 - reference 2004/0330/P - and was constructed in 2005/2006.

Bedroom 2 in Flat 4 - the loft flat - has a small north-facing window which is overshadowed by a large (protected) oak tree, so that there is very little daylight in the room, and this proposal is to improve the daylighting by adding a conservation-type rooflight similar to others in the loft flat, in the east tiled roof slope.

Planning permission has already been given for two new 780mm wide by 1180mm high conservation-type velux rooflights - reference 2011/5460/P - 15th December 2011. This proposal is for one larger rooflight - 1340mm wide by 980mm high - in lieu of the two permitted rooflights.

- 2.2 There are six existing rooflights - four contemporary standard velux rooflights on the central and south sections of the east slope (away from the street views), and two conservation-type velux rooflights, on the north elevation facing Redington Road, and one on the west elevation facing Oakhill Avenue - both visible from the street.
- 2.3 The new rooflight will match the existing conservation-type velux rooflights - the external finish is black with two vertical glazing bars, and the assembly is fitted flush with the roof tiles.
- 2.4 The new velux is visible from the street, although the view is obstructed by the oak tree. It will be possible to look out from the new window on to the neighbouring building (two flats) at 37 Redington Road, but only to a limited extent. There are no habitable room windows on the corresponding side elevation of No 37, and clear glass is therefore proposed for the new velux, as there are no privacy or overlooking issues.

Loft flat - 37A Redington Road - London NW3

Study velux rooflight - PDA statement

2.5 Supporting information for the planning application comprises:

2.5.1 Drawings

1005/AP2/01	Site plan and OS location plan Velux rooflight detail	1:250 and 1:1250 1:10
1005/AP2/02	Flat 4 plan - existing and proposed	1:50
1005/AP2/03	Roof plan - existing and proposed	1:50
1005/AP2/04	Elevations - existing	1:50 and 1:100
1005/AP2/05	Elevations - proposed	1:50 and 1:100

2.5.2 Photographs

Three photographs showing view from street.

3. **ACCESS**

3.1 The building was designed and constructed in full compliance with Building Regulations Part M including level thresholds and lift access. The proposal for the new velux conservation rooflight does not affect any of the existing access arrangements.

4. **APPENDIX**

4.1 The supporting information is attached to this statement.

4.2 An application for pre-application advice was sent to Camden on 10th May 2012 - this was for the single study rooflight in lieu of two permitted smaller rooflights - the subject of this planning application - and also for two rooflights in the kitchen in lieu of the existing single kitchen rooflight.

No response has been received to this pre-application advice request. The kitchen rooflights are not included in this current application.

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