

**HS.811 EXTENSIONS AND INTERNAL ALTERATIONS
CHATHAM HOUSE 90 HEATH STREET LONDON NW3**

DESIGN AND ACCESS STATEMENT

Origin of application

The application property was recently granted consent (2009/3677/L and 2009/3705/P) and it was made clear in that application that further work to the property would be the subject of a future application.

The extent of work was subsequently established and an application duly submitted in January 2010. Following evaluation of the proposals, the Planning and Historic Building Officers felt they were unable to support the application and it was duly withdrawn on 6th May (Your refs 2010/0452/P and 2010/0457).

Revised proposals have been prepared taking into account the objections raised to the previous, withdrawn application and form the basis of this application.

Works comprised in the Application

The proposals as illustrated now comprise a single storey glass conservatory to the rear of the property at lower ground (garden) level only, extending no further than the existing rear wall of the property, insertion of two conservation rooflights to the rear elevation and internal alterations.

At lower ground floor level the new proprietary frameless structural glass conservatory is to infill between the existing rear extension to the property to provide a Dining/Family Room extension to the new kitchen with the floor level at the existing lower ground floor level. This extension leads to a raised external paved terrace area with steps leading down to the existing lower external area so as to maintain access to the garden from the lower existing adjacent Study.

The roof of the new conservatory will overlap two existing windows at ground floor level to the side of the rear extension to the house; these are shown to be bricked up, with the arch (and lintol) over retained, and the infill brickwork set back 20mm so as to maintain the historicity of the property.

Various internal alterations are proposed as shown but the only ones involving any structural work comprise removing walls at lower ground floor level to provide an enlarged kitchen; it will be seen that the openings will retain piers at each end, and the beams over will be expressed as downstands to reflect the original wall and thus, once again, maintaining in evidence the original historic structural layout.

The vacant roof space is to be made accessible via a narrow internal stair at second floor level and two conservation pattern rooflights are to be inserted into the rear roof slope to align with the second floor windows below.

As noted above, the existing double-hung sash window to the ground floor Study is to be relocated into a new segmental-arched opening on the rear elevation as shown; any bricks required for making good and for the new arch will be Imperial, second hand stocks to match the existing, to approved samples if required .

All internal features will be maintained and new joinery will match the existing in all respects.

Design

The design has been based on the retention of the original design character and spaces throughout the house with the few alterations retaining clear evidence of the original room layout, proportion and pattern; all existing features, including joinery, plaster mouldings, fireplaces, etc and the maintenance of the existing vernacular, detail, materials and workmanship throughout, both internally and externally -- with the exception of the conservatory extension the glazing of which is simple and visually unobtrusive.

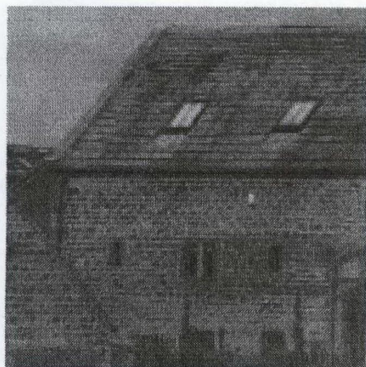
Access

The access to this Listed property is via a wide path with easy steps negotiable without difficulty by an ambulant disabled resident or visitor.

There is level access to the main entrance to the house, which has a generous stepped landing to the front entrance door step. This forms an intrinsic part of the Listed building itself and there are no plans to provide ramped access. Should this be required by a resident, the generous dimensions of the external steps will facilitate add-on local ramps or the use of step-climbing wheelchairs.

Changes to internal accessibility are constrained by the Listed status of the building but a range of aids for the disabled can be added if required for a specific need within the permitted parameters.

Conservation roof window system



Centre-pivot and top-hung windows.



Tiles 15°-90°
Plain tiles 25°-90°
Slate 35°-90°

Centre-pivot



Tiles 15°-55°
Plain tiles 25°-55°
Slate 35°-55°

Top-hung

The VELUX conservation roof window system offers all the superior technical features of a VELUX roof window but in a traditional conservation style. It allows you to make the area under the roof truly habitable – not previously possible with a rooflight. The system blends in perfectly in sensitive conservation areas with its:

- mullion (central glazing bar)
- recessed installation (slate roof only)
- external black metal work.

Centre-pivot

Consisting of a GGL centre-pivot roof window with vertical glazing bar and associated flashing. Three different versions are available depending on the roofing material:

- for slate up to a maximum thickness of 8mm with roof pitches of 35°-90°.
- for profiled roofing material up to a maximum of 120mm in profile with roof pitches of 15°-90°.
- for plain tiles up to 15mm thick with roof pitches of 25°-90°.

Top-hung

An emergency escape system is also available which includes a GHL top-hung window with vertical glazing bar and associated flashing. Again choose from the variants listed above depending on roofing material and roof pitch for GHL.

Now possible to purchase separate conservation glazing bars for standard VELUX windows to create a traditional style appearance.

See section 3.01.00 for GGL and section 3.02.04 for GHL.

10 year VELUX guarantee.

Application

Features

Options

Operation

Guarantee

Combinations

Conservation roof window system can be combined with:

Flashings for

- Single installation
- Twin installation – tile only
- Combi installation – slate/tile only



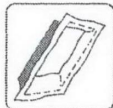
Controls

- Rod
- Electrical



Installation products

- Insulation collar
- Underfelt collar
- Vapour barrier



Interior sunscreening

- Blackout blinds
- Roller blinds
- Pleated blinds
- Venetian blinds



Exterior sunscreening

- Awning blind
- Roller shutter



Additional accessories

- Insect screen



Interior variants:

Pine with triple coat finish or white paint finish

Cladding variants:

Black aluminium, titanium zinc, copper or other cladding types and colours

Pane variants:

(--59) Toughened outer pane

For more pane variants see section 8.

Variants

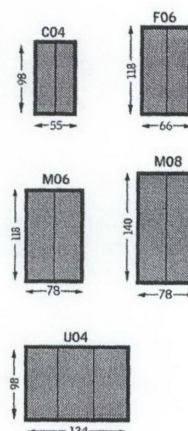
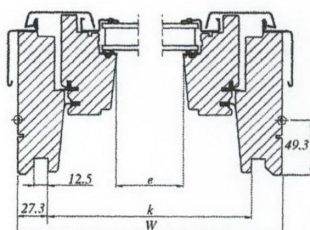
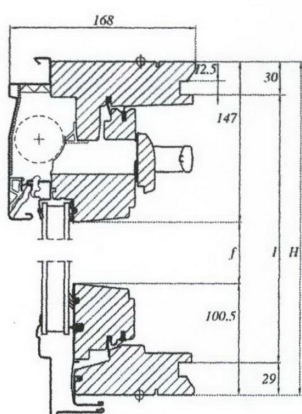
Section 3.07.00

Technical data – Conservation roof window system

Measurements (mm)

Size	Exterior frame	Visible glass	Lining rebate
	W x H	e x f	k x l
C04	550 x 978	373 x 730	495 x 919
F06	660 x 1178	483 x 930	605 x 1119
M06	780 x 1178	603 x 930	725 x 1119
M08	780 x 1398	603 x 1150	725 x 1339
U04	1340 x 978	1163 x 730	1285 x 919

Cross-section/ measurements (mm)



Sizes (cm)

VELUX GB/Ireland product programme.
Other sizes/types available to order.

Technical data

	Size	C04	F06	GGL	M08	U04	GHL
Ventilation flap – free area [10 ³ mm ²]		2.8	3.5	4.3	4.3	8.1	4.3
Ventilation flap – equivalent area [10 ³ mm ²]*		2.6	3.1	3.7	3.7	6.6	3.7
Ventilation – open window [m ²]		0.33	0.53	0.64	0.79	0.94	0.84
Effective daylight area [m ²]		0.27	0.45	0.56	0.69	0.85	0.69

*Measured to EN 13141-1

Pane variant	--73	EN/ISO Standard
Thermal transmittance, U _w [W/m ² K]	1.4	EN ISO 12567-2
Sound insulation, R _w [dB]	35	EN ISO 140-3/EN ISO 717-1
Air permeability	Class 3	EN 12207
Light transmittance, τ _v	0.77	EN 410
Total solar energy transmittance, g	0.54	EN 410