

28 NEW END, HAMPSTEAD, LONDON NW3

## **NON- MATERIAL AMENDMENT**



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## 1.0 INTRODUCTION

### **Purpose of this document**

This document comprises the details of the proposed non- material amendment application for a new skylight to the roof of no. 28 New End.

Please refer to the previous Design + Access Statement.

### **Previous planning applications**

In 2014, planning permission was granted for repairing and upgrading the roof, including infilling the v- profile between the two roof pitches to the second floor to increase the size of the existing mezzanine.

Our client wishes to add a skylight to the infilled roof to improve daylighting, ventilation and to provide maintenance access to the roof.

## 2.0 VIEWS FROM THE STREET

The proposed skylight will not have any adverse impact on the surrounding streetscape, or neighbouring properties. The skylight will not be visible from New End or from Streatley Place.

We have constructed a 3D model to show the position of the skylight and to confirm that it is not visible from Streatley Place or from New End. (See *Skylight visibility testing*)

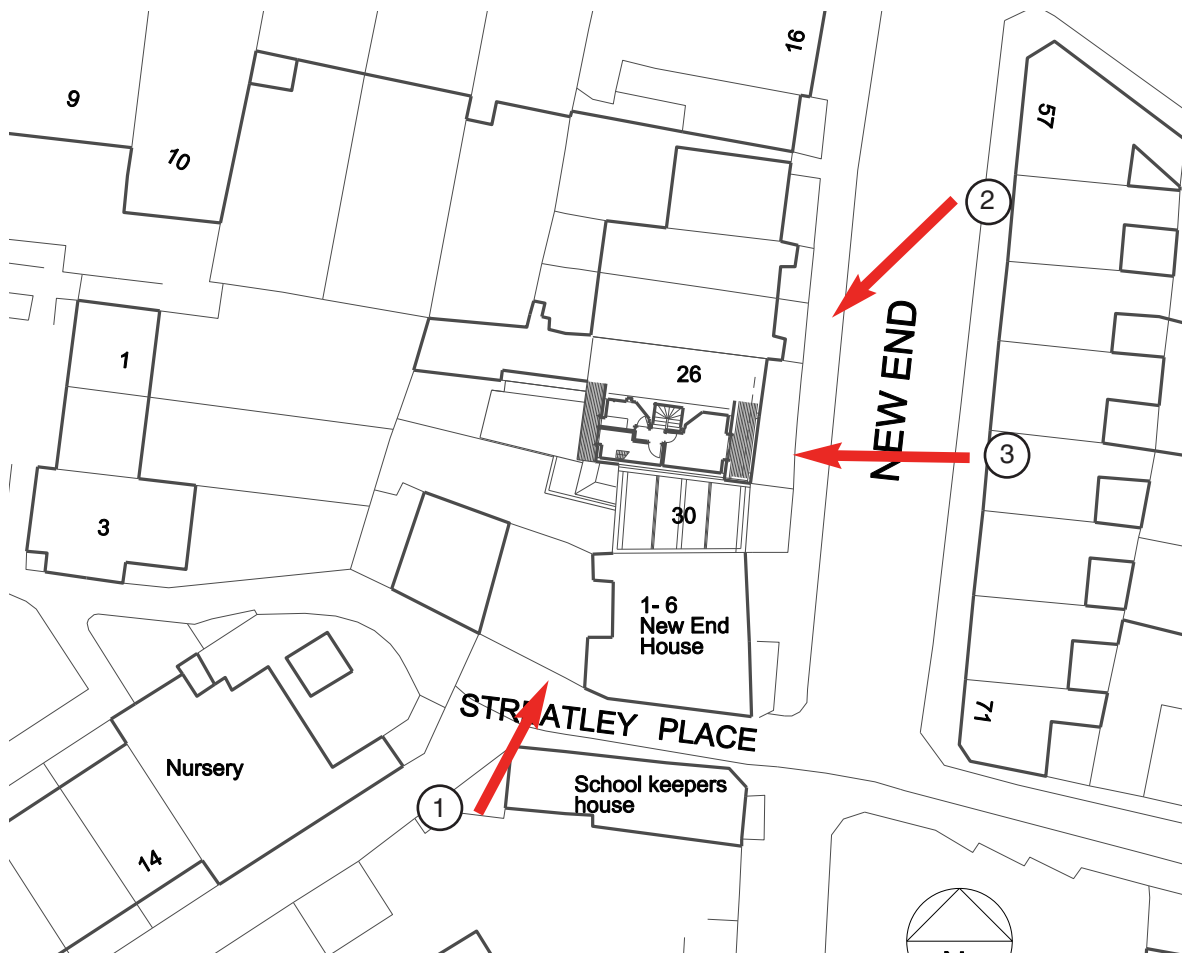
### Views from New End

Drg. 302\_2\_01 shows the cross section through the street, showing that the skylight would be out of view from the opposite side of the road. See below (View 3).

New End is on a gradient, sloping upwards to the north. Despite this elevated view when walking down New End, the skylight is still not visible. (See *Skylight visibility testing*)

### View from Streatley Place

The previous Design and Access statement showed a rendered view of the proposed works from Streatley Place (overleaf) which we have updated with the new window configuration. The skylight cannot be seen from this view.



### Key Views

## Skylight visibility testing

The images below compare the rendered view from Streatley Place (View 1) which we showed in the previous Design and Access Statement and the updated view which shows the new configuration of the glazing. The skylight is not visible in the updated image. The images on the next page from the 3D model show the position of the skylight in relation to this view.



View from Streatley Place



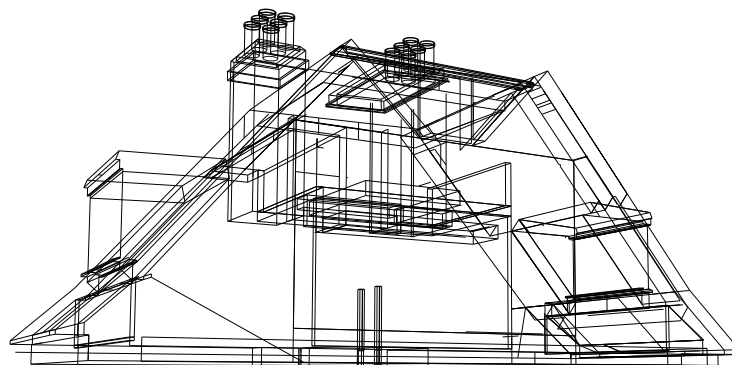
Updated view from Streatley Place



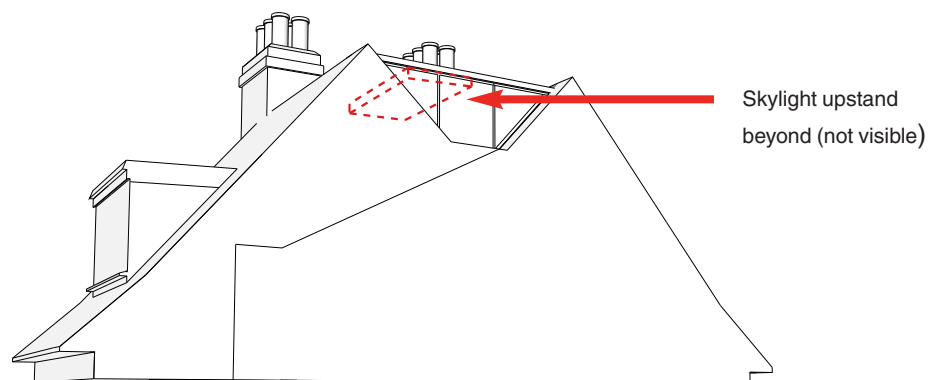
The images below from the 3D model, have been configured to match the photograph taken from Streatley Place. This has enabled us to compare the 3D model images with the rendered views to ensure that the skylight is not visible from Streatley Place. The wireframe image below shows the level of detail applied to the model to allow for accurate positioning of the skylight.



View from Streatley Place (1)



View from Streatley Place (1) 3D model Wireframe

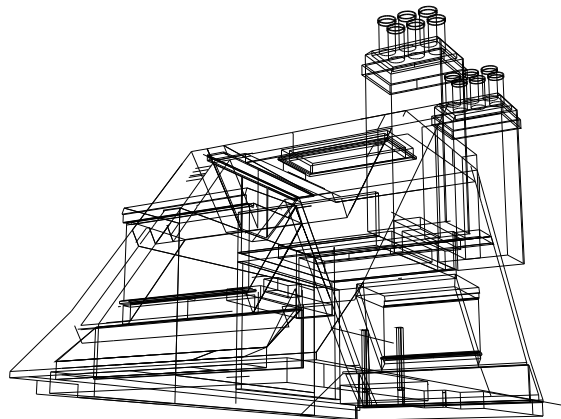


View from Streatley Place (1) 3D model

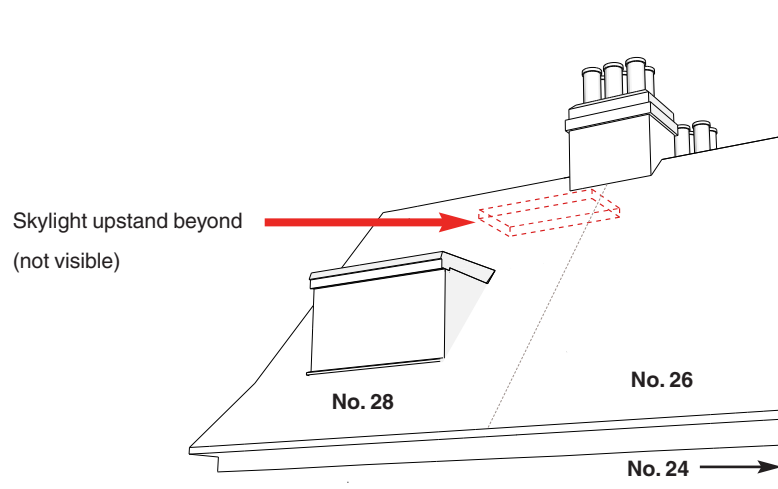
The photograph below (View 2) has been taken from New End. This position on the street gives a slightly elevated view of No. 28 due to the slope of the road. We modelled this view and produced 3D images to locate the position of the skylight. We have concluded that the skylight is not visible from this view.



View from New End (2)



View from New End (2) 3D model wireframe



View from New End (2) 3D model