11 Holly Mount, London NW3 6SG

Proposal to replace bathroom skylight

**Design and access statement**

Design

The proposal is to replace one skylight in the SW-facing part of the main slated roof. The existing skylight is of uncertain age and quality. It is constructed of wood with a lead covering. The wood is rotting and causing water ingress. An interior photo of the existing skylight is attached to this application: IMG\_0706.

The replacement would be a Velux Conservation Roof Window, Code GGL SD5N1. These windows are of traditional appearance and are widely used on other listed buildings within the Hampstead Conservation Area. Due to the high position of the house, the roof and the skylight are not readily visible from the street below or from nearby buildings.

The proposed replacement roof light will be in the exact position as the existing roof light. The existing opening is 550mm x 900mm. The proposed Velux roof light replacement is 550mm x 980mm. Thus the height of the opening would need to be slightly enlarged by 80mm to accommodate a standard-size Velux roof light.

Velux windows will also improve the building’s thermal capacity without causing harm to its special interest.

Access

There are no access issues associated with this proposal