**DESIGN & ACCESS STATEMENT**

**Re. Planning Application ref. no. PP/06322451**

**APPLICANT: DIANA MAVROLEON**

**19C, SWAIN’S LANE,**

**HIGHGATE**

**N6 6QX**

**DATED: 18/08/2017**

**LOCATION:**

The proposed ‘conservation’ rooflight will be positioned cetre of a brick tiled sloping roof on the third floor loft extension, above a second floor dormer window of a terraced house in a conservation area.

**DIMENSIONS**

The dimensions of the rooflight = 978mm height x 550mm wide.

The rooflight will protrude no more than 5cm above the current roof.

The existing roof = 691cm length.

**PHYSICAL APPERANCE**

There are no conflicting issues with neighbouring properties. The scale, design and materials will be in harmony with and create no visual or physical harm to the appearance of the host building or neighbouring architecture, and will blend in well with local materials and colour.

**SOCIAL CONTEXT**

There will be no impact whatsoever, visually, materially or physically on the locality or immediate surroundings. The third floor rooflight will be virtually unseen from street level, situated as it would be, central and above the second floor dormer window.

**INVOLVEMENT**

Following on from previous discussions during sight visits from Tessa Craig (Camden Planning Officer), Dr Bill Thompson (architect) and Michael Ranson (builder), a rooflight of this character, dimension and design was considered the most practical and aesthetically pleasing option that would fall within the stipulations of Camden Building Regs.

**DESIGN**

Models were discussed and thorough research made into the best and most sympathetic design to implement.

**EVALUATION**

The addition of a rooflight is essential for the loft space to be used as a bedroom and living space that is to be a part of a family home. It is therefore deemed a critical consideration. Time spent in the loft space during the past summer, especially, has proven to be a difficult albeit unhealthy experience.

With no through draft/ventilation from a south facing window (situated in the front of house sloping roof), the space will be entirely un-livable during the warmer climate periods, in addition to being unbearably stuffy and quickly dusty during central heated cooler seasons.

It is no exaggeration to say that all year around it would be impossible to sleep in this environment and uncomfortable to spend more than 15mins at a time in. We have found no other practical solution other than the addition of a sympathetic design of conservation rooflight.