

# 145 DOC B33 Rev A – Rooflight, Roof Hatch and Dormers

## Introduction

This document is submitted as part of a variation to listed building consent granted on 29/01/2018 (ref: 2017/6034/L) for the change of use from office (B1a use) to single dwellinghouse (C3 use) to the rooflight arrangement over the kitchen and dining space, dormer detailing and design of the proposed roof hatch

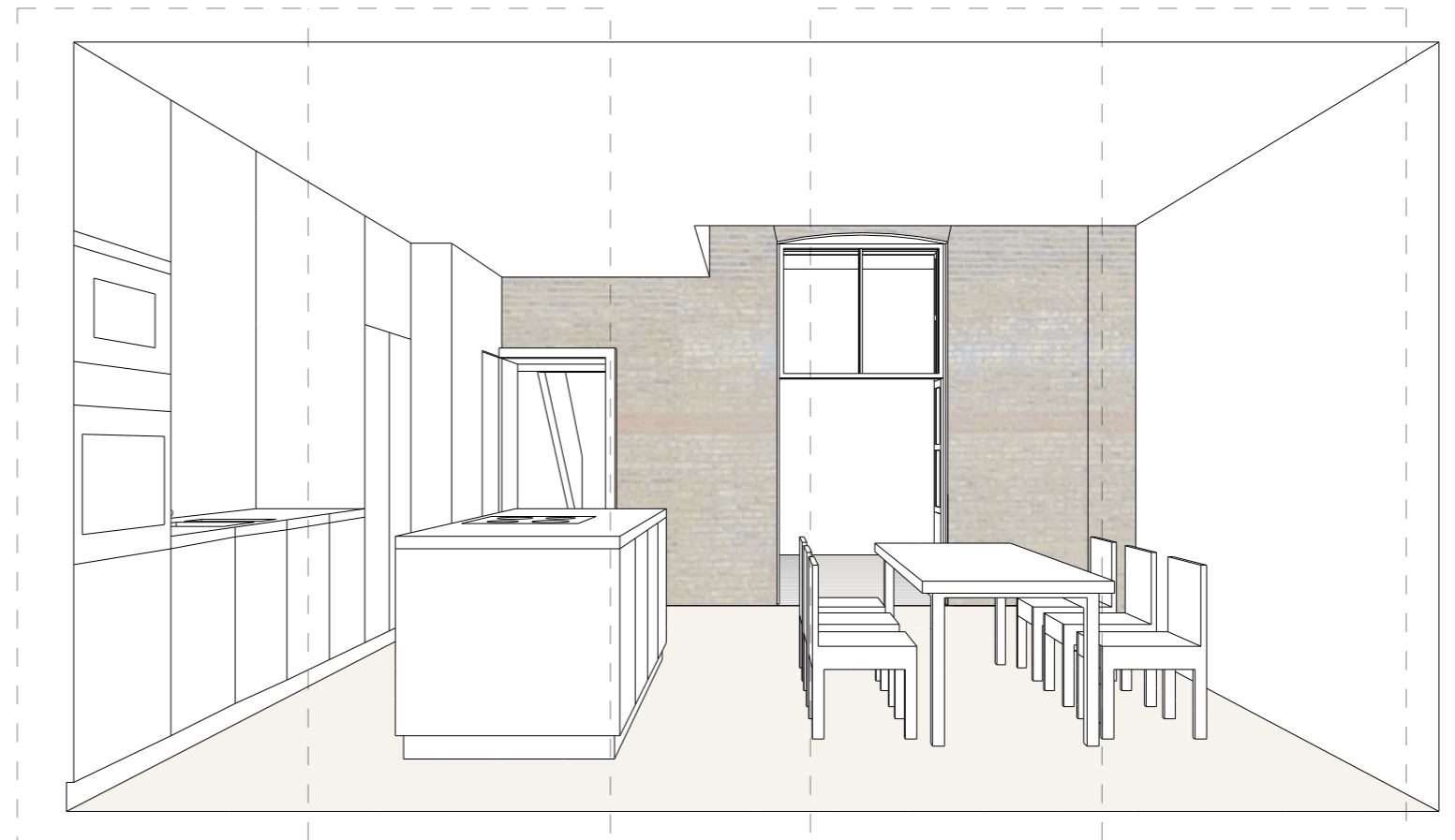
This document is submitted as part of an application for a non-material amendment to planning application consent 2017/6024/P.

The application seeks to vary the proposed rooflight arrangement over the kitchen/dining space, the design of the proposed roof hatch to the main roof and the design of the proposed dormers.

## Rooflights

Two rooflights were previously proposed over the kitchen/dining space. Having reviewed the proposals a single, slightly larger rooflight over the original lightwell will encourage more light into the centre of the plan.

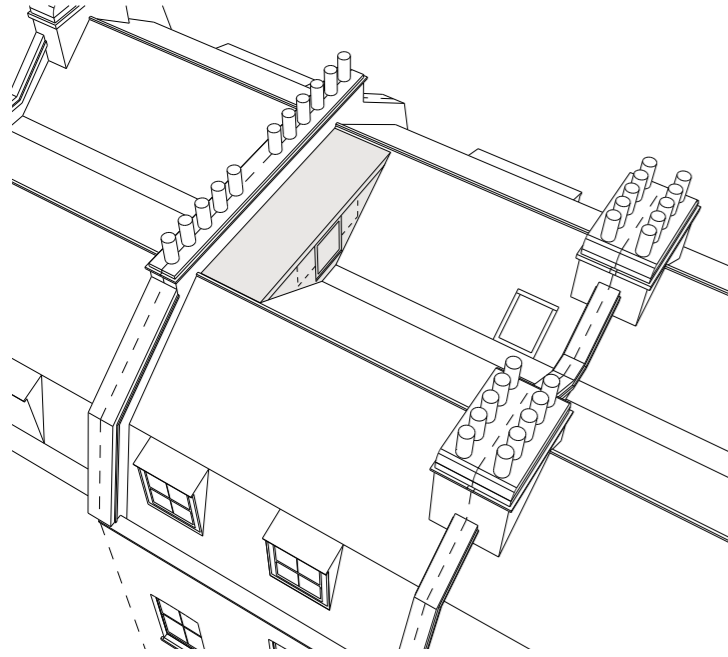
To allow the rooflight to be carried through the house as opposed to being craned over the house from the street, the rooflight will be constructed from 2 pieces of glass with a central support.



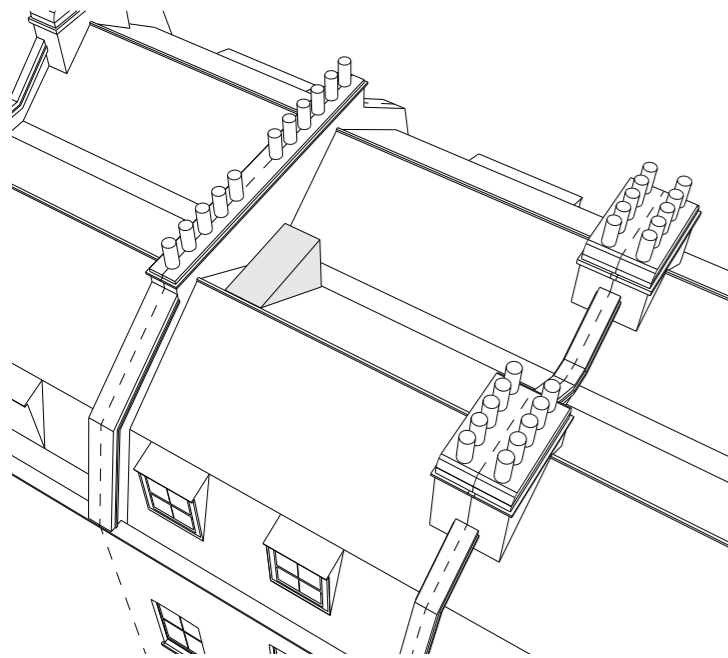
**View to Proposed Kitchen with Large Rooflight over Original Lightwell**

### Roof Hatch

The approved dormer/roof hatch connected both sides of the roof. Proposed instead is reinstating the existing roof hatch but insulating the roof and cheeks and cladding the hatch in lead to match existing.



### Approved Roof Hatch



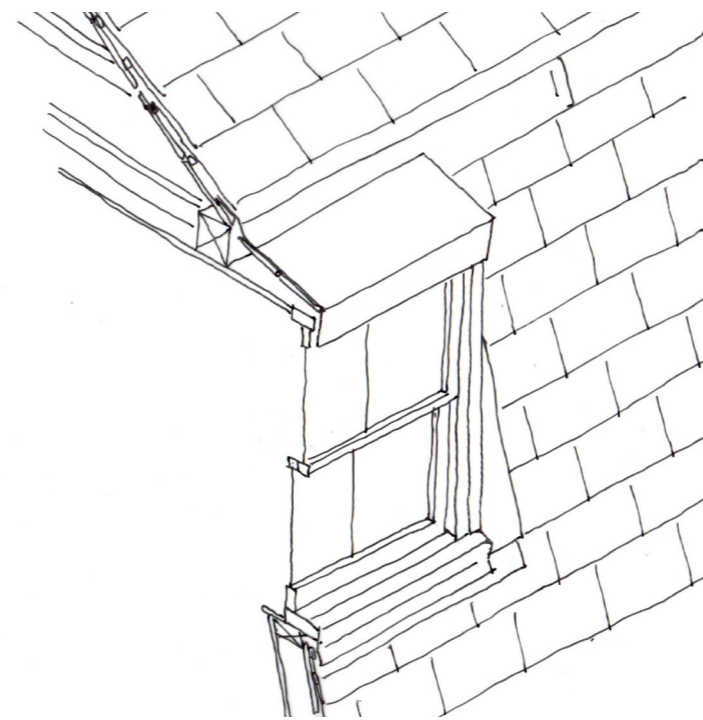
### Proposed Roof Hatch

### Dormers

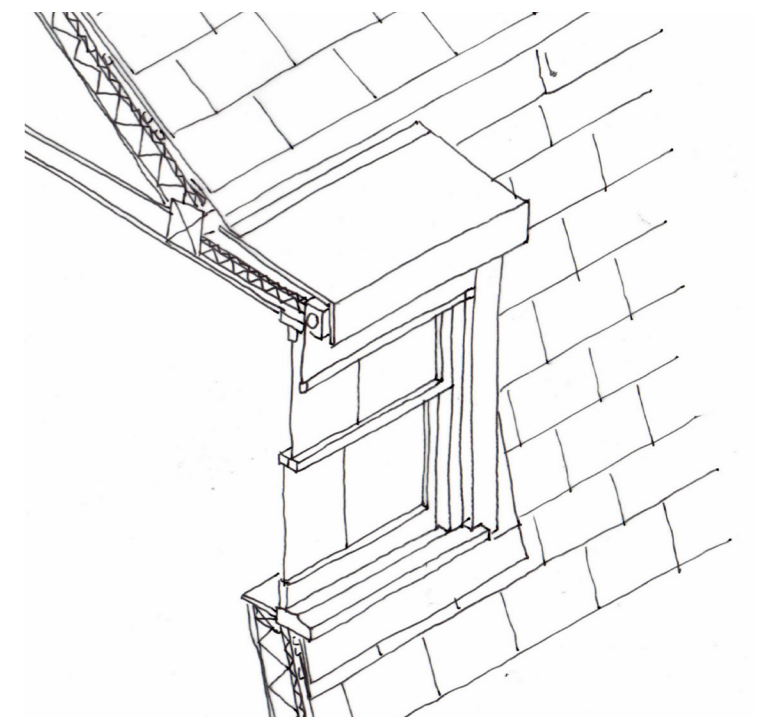
The existing dormers face East and West experience low angle light resulting in solar gain and overheating. As a result we propose the installation of external roller blinds to the dormer windows. An external blind box has been installed locally at no. 61 Doughty Street (although the blind appears to have been lost). We have proposed a more elegant solution that will conceal the blind box and blind behind the leadwork.



External Blind Box at 61 Doughty Street



Existing Dormer



Proposed Dormer