

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/4829/P	Nicholas Weaver	07/12/2018 20:42:21	██████████	<p>There are currently no rooflights on the south roof slopes of the whole of the Brookfield estate Edwardian development adjoining Hampstead Heath. The three large rooflights proposed will be seen from the Heath and will be an inappropriate intrusion into a conservation area.</p> <p>The drawings supporting the application label the volumes in the loft space as being for storage. In fact, with the three south facing rooflights (referred to above) and the glazed extension on the north side, the loft space is being made usable for actual habitation and potentially later subdivision into three low ceilinged rooms. There is therefore a considerable increase in the area of living space.</p> <p>At present flats 5-8 Brookfield are accessed from an acoustically separate staircase tower at the end of the block. The new application seeks to introduce a new staircase to access the loft. This is placed more or less in the centre of the plan in order to give direct access to the new private roof terrace to the north and the loft volumes to east and west (and facilitating later subdivision).</p> <p>Floors in Brookfield 5-8 are timber and sound proofing is not good. The proposed new staircase descends from the loft through a large circular void to the main floor of Flat 8. Unfortunately at this point it is directly over the principal room of Flat 7 beneath. The loud thump to be heard every time someone reaches the bottom tread is easy to imagine.</p> <p>Furthermore to get to the bottom step from anywhere else in Flat 8 necessarily involves diagonal routes across either the (snug) or the (living area). This will again transmit unwelcome noise to the two rooms in Flat 7 immediately below.</p> <p>If the aim was simply to increase storage it would not be necessary to put the staircase in this position nor to make a 12ft void in the ceiling of the living room to gain access. It could be put in the long hall. Similarly if it is to access the roof terrace. The present proposal has severe implications for the flat below.</p> <p>Again, if the loft is for storage it has no need of three large opening rooflights on the south sloping roof facing the Heath. These rooflights will mar the view from Parliament Fields of an otherwise virgin expanse of red tiles capping an unusually large and striking Edwardian mansion development.</p> <p>The flat roof to the north is intended to become a private terrace although no agreement has yet been reached with the other freeholders. Presumably it was originally designed for the drying washing from all the flats. If the flat roof were retained in common ownership it could in the future unobtrusively support a full array of solar panels for the benefit of Brookfield which would contribute to the fight against climate catastrophe.</p> <p>One further point. If the loft is for storage then any new roof-lights should surely be away from the sun, on the north side. This would also reduce solar gain.</p>

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2018/4829P	Lucy Moy-Thomas	07/12/2018 13:39:58	OBJ	<p>Proposed conversion of the common flat roof into a private roof terrace. If this common area is used as a private roof terrace this will preclude any possible use of it for the common good of all four flats. The most obvious use this would preclude is generation of electricity by photovoltaic panels or small wind turbines, the first method is already available and the second is under rapid development. This represents a serious loss of amenity for the other residents.</p> <p>Proposed new south facing roof lights. Brookfield is in a conservation area. There are currently no roof lights in any of the Brookfield roofs facing the Heath. The three proposed large new south facing roof lights will be completely out of keeping with the rest of this unique Edwardian development.</p> <p>Proposed new internal staircase. Currently all four flats in the building are served by one common stairwell rising from the front door. No flat has an internal staircase. The new internal stairs will be over our main living room (flat 7). All floors in this building are made of timber. We already normally hear loud thudding when the occupants upstairs move around during the day and night. The new staircase will resound above our main room every time someone comes down stairs. We both work at home and need quiet to work and will find this added noise extremely intrusive.</p> <p>Purpose of the conversion. The application suggests that the purpose of the conversion is to increase the amount of storage space in the flat. The true purpose seems to be completely different. A storage area could perfectly well be illuminated by electric light, instead the plan shows the insertion of three new large south facing roof lights. The plan shows the central roof space (north side) will be converted into a new room with a large roof light and a French window onto the roof terrace. The central south facing roof vent opens over a new large circular void between the attic and the floor below with a gallery round it.</p> <p>The true purpose of the work proposed seems to be a) to increase the area of available living space by adding at three habitable attic rooms and a large roof terrace and b) to create a dramatic space in the living room below illuminated by a central roof light.</p> <p>Increased noise and potential increase in number of occupants in the block. The increase in the available living space will make the flat considerably larger, thus making it suitable for several more occupants, which will, in turn, increase the noise other occupants of the block will have to endure. The flat below (Flat 7) will suffer increased noise from use of the new internal staircase and all the flats will suffer increased intrusive noise from additional occupants and from parties held on the roof terrace in summer.</p>