RISE

Flat 6, 6 Regents Park Road NW1 7TX

Design & Access Statement for Smoke Ventilation roof window

Client	Oscar Moret
Presentation	Planning
Date	November 2019
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RISE

Design + Access Statement

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Consultant Team

Client	Oscar Morett Flat 6, 6 Regents Park Road NW1 7TX
Architect	RISE Design Studio Ltd. 25 Lonsdale Road London NW6 6RA

RISE

Practice Introduction

RISE Design Studio is an innovative contemporary architecture practice based in London, making schools and houses, dealing with England and Ireland's diffuse light and absolute materiality.
Architecture is experienced emotionally, felt through the skin as much as viewed through the eyes. For this reason, since Sean Ronnie Hill founded the studio in 2011, there has been a strong focus equally on the physicality of their work as on its conception.
Our work is informed by an awareness of place and context, craft and materiality, local climate, inclusion of sustainability, a consideration of form, and an understanding of the simplicity and quality of well-made buildings.
We approach every project as a unique and singular opportunity. Through discussion, observation and research, informed by our considerable project experience, we engage in a critical investigation of each project's needs and constraints – with the objective of delivering the highest level of design quality, and buildings which are practical, inspiring and beautiful.
Our work is also characterised by a rigorous and analytical approach to function and planning, and a thorough process of refinement which is applied to every detail.

01 Burrows Road Glazed Envelope
02 Lyceum School, Shoreditch
03 Glenshaw Mansions Renovation

0.1 Proposal Summary

This report outlines the proposal for installing a smoke ventilation roof window at, Flat 6 6 Regents Park Road NW1 7TX in the Borough of Camden.

Our clients, Mr. Oscar Moret, wishes to install a smoke ventilation roof window over a staircase in his top floor flat, in accordance with the advice of an approved Building Control Inspector, Salus when he carried out a dormer extension project in 2017-18.

0.2 Planning Summary

The site is located in Primrose Hill Conservation Area. The property is not listed.

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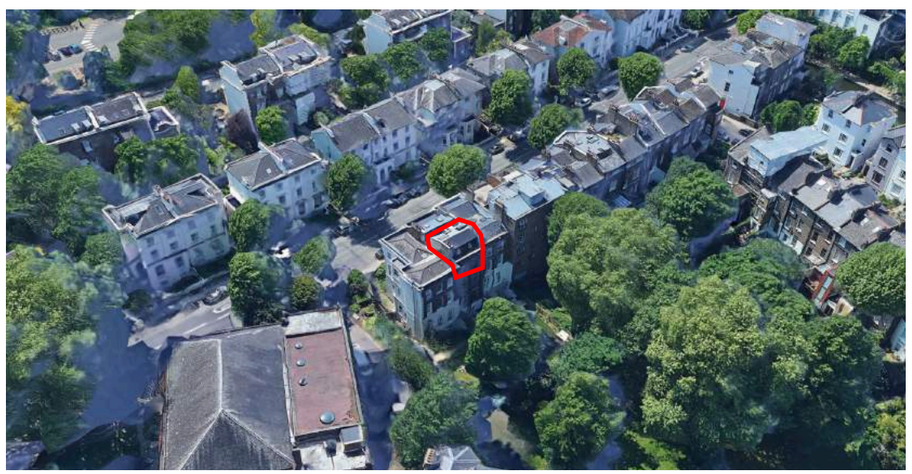
1.1 Location

The existing site is the second + dormer flat of a Victorian Terrace House. It lies on Regents Park Road, close to Regent Park and is located in the London Borough of Camden.

The property is within the Primrose Hill Conservation Area, and it is not listed.



01 Satellite View of site
02 Aerial View of site looking North West
03 Aerial View of site looking South West

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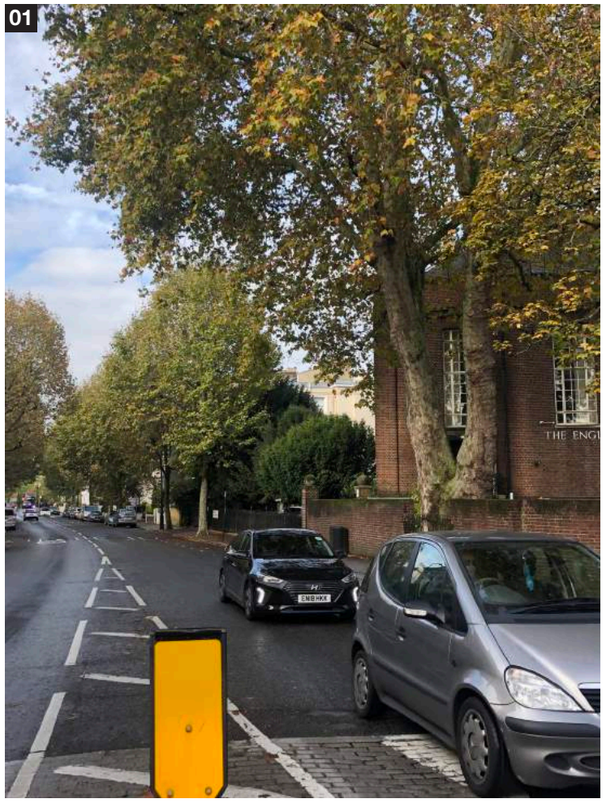
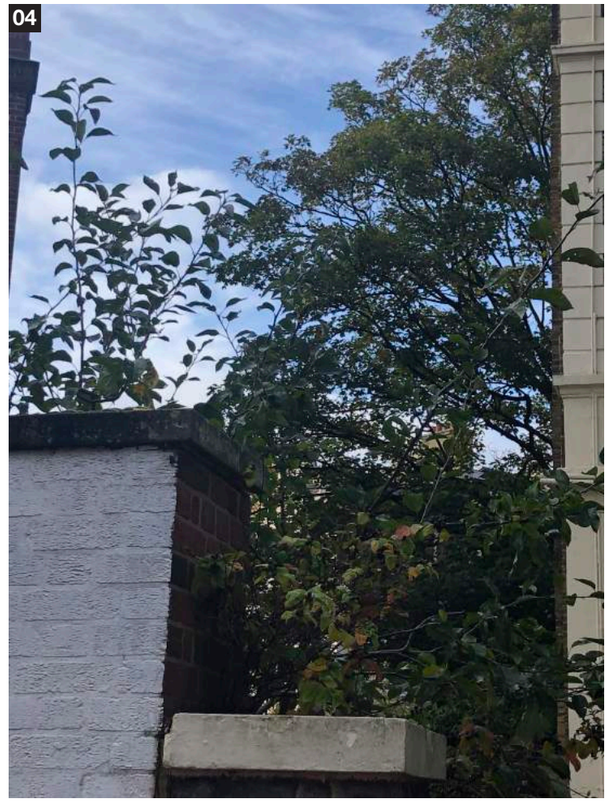
1.2 Context and Character

01 Front elevation shows entrance to no.6
02 Front entrance view from Regents Park Road
03 Rear Elevation view from the car parking of 2 Regents Park Road.

1.3 View from Streets

01 View from Regents Park Road (04/Nov/2019)
02 Zoomed view from Regents Park Road(04/Nov/2019)
03 View from Gloucester Avenue (04/Nov/2019)
04 Zoomed view from Gloucester Avenue (04/Nov/2019)

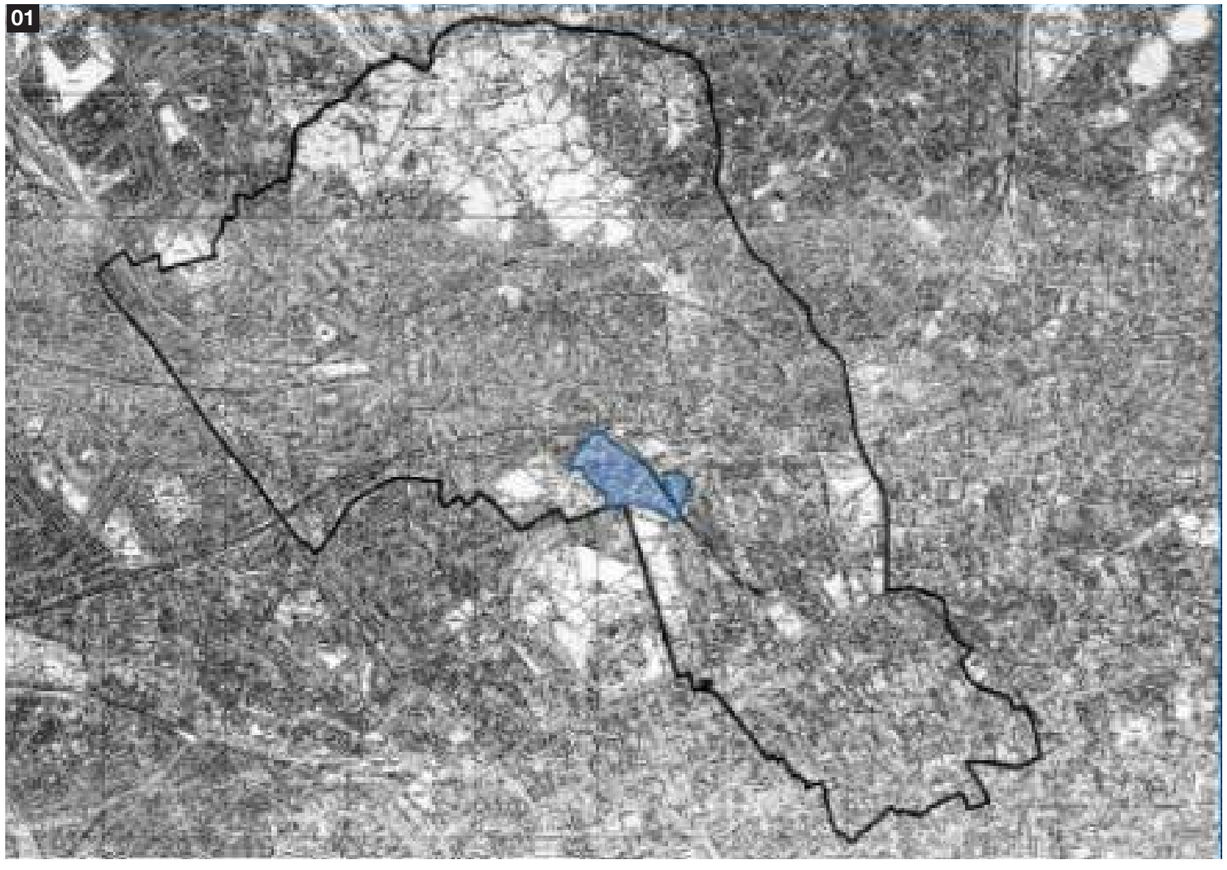




2.0 Primrose Hill Conservation Area

The Primrose Hill Conservation Area was originally designated in October 1971 and extended to include the north part of Erskine Road in June 1985. The report describes the character of the area as ‘made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space ‘

01 Borough of Camden and Primrode Hill Conservation area highlighed in blue.
02 Proposed site highlighted in red in the Primrose Hill Conservation Area.



2.1 Relevant Planning History

2015/5330/P_ Erection of roof extension with 2x rooflights and installation of 4 additional vertical rear rooflights to the rear elevation associated with the creation of a mezzanine floor.

2017/0973/P_ Variation of Condition: Variation of condition 3 (approved plans) of planning permission 2015/5330/P dated 17/02/16 (for erection of roof extension with 2x rooflights and installation of 4 additional vertical rear rooflights to the rear elevation associated with the creation of a mezzanine floor), namely, replacement of brick water tank housing with steel water tank on valley roof and alterations to the roof extensions fenestration on the north elevation.

2018/3482/P_ ADVICE from Primrose Hill Conservation Area Advisory Committee: *We also noted that the application site is visible in views from the access road to Cecil Sharp House, and in some views from Gloucester Avenue. We also noted that the property is within Regent's Park Road where there is a presumption against granting consent for roof extensions where they would change the shape and form of the roof in a way detrimental to the character and appearance of the conservation area.*
The decision was made on 26th April 2019.


Photo 1 roof seen from Regent's Park Road
February 2019 photo R. Simpson


Photo 2 roof seen from Gloucester Avenue
February 2019 photo R. Simpson

The existing AOV roof window attracted one objection letter.

Tina Hirschbuehl
Peter Hufschmid-Hirschbuehl
Flat 5
6 Regent's Park Road
London NW1 7TX

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Re: Application for planning permission for an AOV in Flat 6, 6 Regent's Park Road, NW1 7TX

9 August 2018

Dear Sir or Madam,

We are writing with regard to the application for planning permission for the "Addition of an Automated Opening Vent above stairwell to comply with Building Regulations". The application was made by RISE Design Studio Ltd for Flat 6, 6 Regent's Park Road, London NW1 7TX.

The Automatic Opening Vent (AOV) has already been installed in Flat 6 (please see enclosed photos). We understand that the addition of an AOV has become a requirement after the Grenfell disaster and thus we are not opposed to the AOV in principle. However, the AOV that has been installed is massive. It protrudes from the roof of Flat 6 to a much higher degree than the conservation rooflights shown in the plans and as far as we understand, required by law. The AOV greatly alters the roofscape of 6 Regent's Park Road, which is located in the Primrose Hill Conservation Area. It takes away light and sky view from us (our view is as can be seen on the enclosed photos).

Our question is therefore: does the AOV really have to be so big? Is there not a smaller version that could be installed, causing less disruption to the roofscape in a conservation area?

Yours sincerely,

[redacted]

Tina Hirschbuehl

[redacted]

Peter Hufschmid-Hirschbuehl

3.0 Comments from Building Control Approved Inspector

Although the size of the existing AOV roof window was objected by neighbours, an AOV roof window is indispensable for the life safety of the occupants.

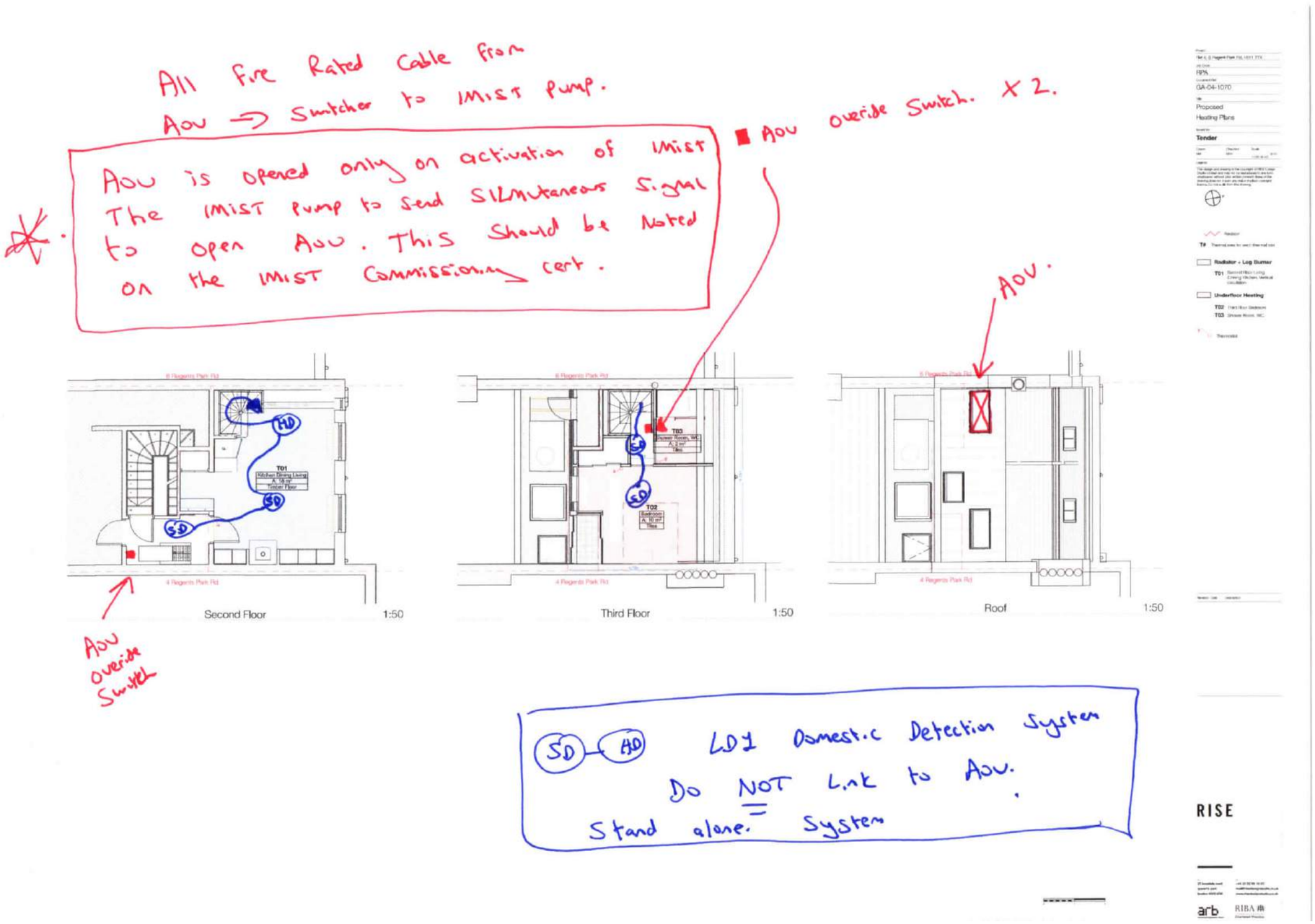
Building Control Approved Inspector have commented on the necessity of an AOV roof window as follows:

The AOV is required to satisfy the life safety requirements of the occupants. Due to the open plan layout of the maisonette flat, a fire Engineered solution was required.
An LD1 domestic detection system was provided as part of the trade off to provide early warning. The flat was fitted through with Fire suppression. The problem then is you need to remove the smoke to ensure safe evacuation hence the need for an AOV.
Final Certificate has been issued on this project and complies with the Building Regulations. This AOV cannot be removed.
(11th July 2018)

Therefore, we are going to propose smaller profile of AOV roof window to alter the existing in this application.

Details of Building Control Approved Inspector:

Salus
Eoin Finnegan
Suite 52 Churchill House
137 Brent Street
Hendon, London, NW4 4DJ
0208 457 2938



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3.1 Existing AOV roof window

Existing AOV roof window was installed in May 2018 as part of the dormer extension works as per the requirements of Building Regulations.

The existing dimension is W1870, L1000, H570
Currently the height of the AOV roof window exceed the dormer ridge and the parapet.

01 Viewof from communal roof area to existing AOV roof window
02 Viewof existing AOV roof window, close
03 Elevation of existing AOV roof window
04 Party wall parapet and existing AOV roof window

3.2 Proposed Smoke Ventilation Roof Window

Proposed alternative roof window is GGU Smoke Ventilation UK04 by VELUX.

It is still able to satisfy the required minimum ventilation area 1sqm. This has been confirmed by the Approved Building Control Inspector.

Compare to the existing AOV roof window dimensions, the alternative smoke ventilation roof window is smaller in the height and the width.

Product information

GGU Smoke ventilation centre-pivot polyurethane roof window

Edition 2.0 – 01.01.2017

VELUX®

Product description

- Mains powered smoke ventilation window for pitched roofs
- CE-marked in accordance with EN 12101-2:2003
- Smoke Ventilation opening angle of 90°
- High quality moulded polyurethane with white lacquer finish
- Pre-installed hidden window operator
- Maintenance-free interior surface
- Maintenance-free exterior covers

Roof pitch

- Can be installed in roof pitches between 15° and 90°

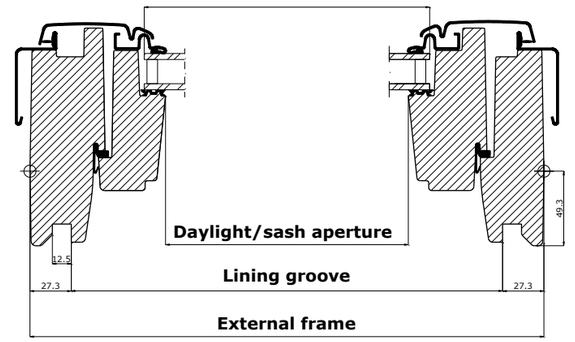
Materials

- Polyurethane around a timber core
- Glass
- Lacquered aluminium, copper or zinc
- VELUX ThermoTechnology™ insulation

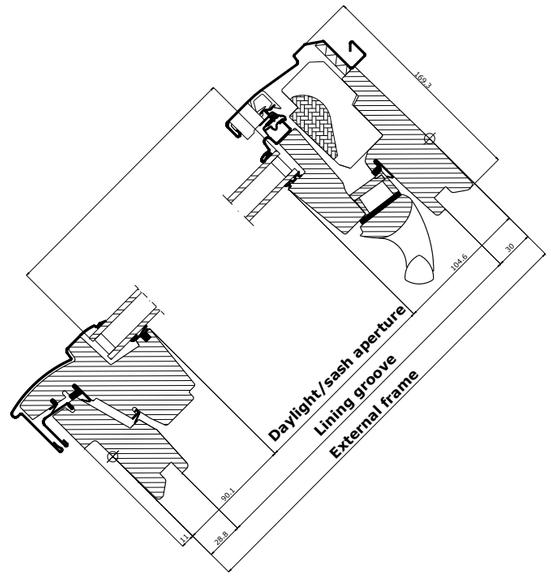
Downloads

For installation instructions and CAD drawings, please visit www.velux.co.uk

Width



Height



Size grid

MK04	MK06	MK08	SK06	SK08	UK04	UK08
78 x 98	78 x 118	78 x 140	114 x 118	114 x 140	134 x 98	134 x 140
Geometrical opening area A_v in m^2						
0.63	0.76	0.91	1.17	1.38	1.14	1.65
Aerodynamic area A_a in m^2 with wind deflector						
0.33	0.43	0.55	0.55	0.70	0.51	0.73
Aerodynamic area A_a in m^2 without wind deflector						
0.19	0.29	0.43	0.28	0.44	0.16	0.38

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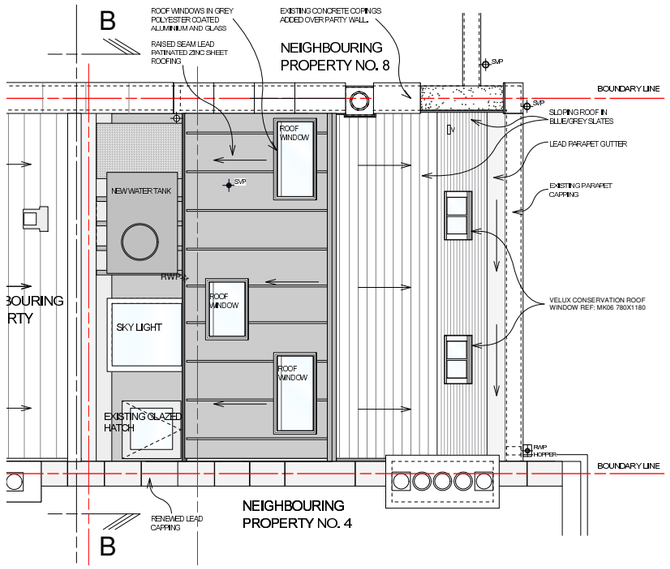
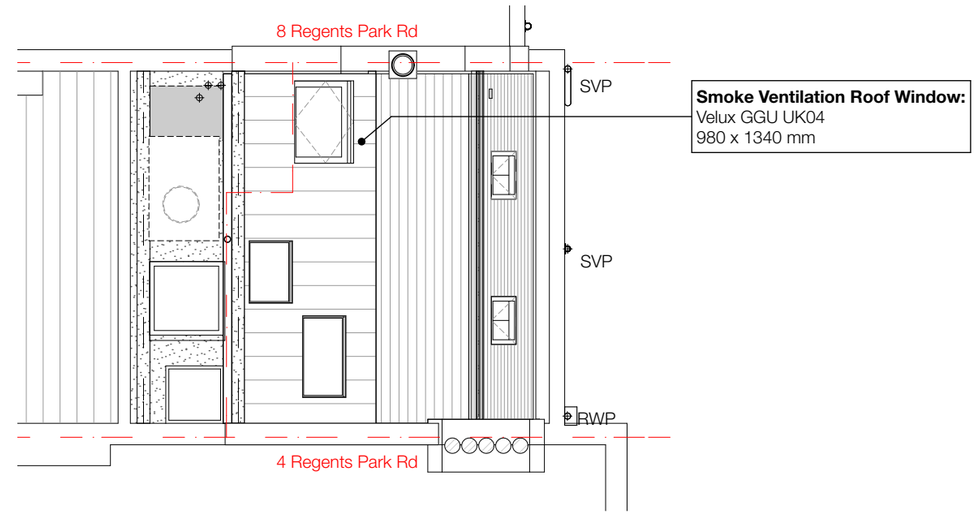
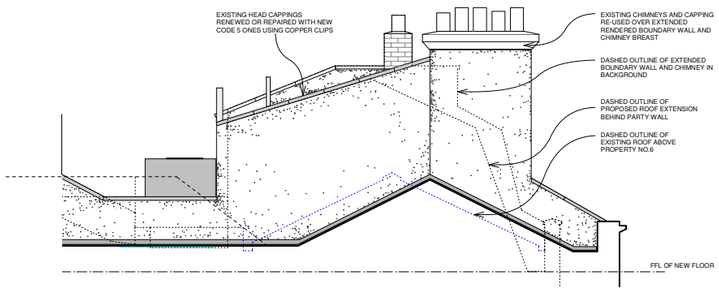
3.3 Approved & Proposed Roof Plan+Elevation



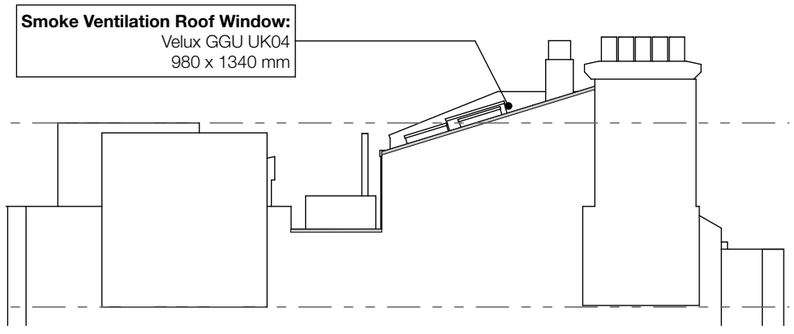
Approved Roof Plan (2017/0973/P)



Proposed Rood Plan



Approved East Elevation (2017/0973/P)



Proposed East Elevation

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3.4 Proposed Roof View