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26 Well Walk
NW3

Design and Access Statement_ AUGUST 2020
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August 2020

DESIGN AND ACCESS STATEMENT

INSTALLATION OF AUTOMATIC OPENING VENT AT ROOF LEVEL - SIDE ELEVATION

1. SUMMARY

This design and access statement has been prepared to support the application for the installation of a new Automatic Opening Vent (AOV) at roof level (side elevation).

In addition to this statement the application includes the following drawings:

- P100 Location Plan
- P101 Block Plan
- P102 Existing Roof Plan
- P103 Proposed Roof Plan

2. THE SITE AND SURROUNDING AREA

LOCATION AND SITE

26 Well Walk (Upper) lies within the Christchurch / Well Walk sub area of Hampstead Conservation Area. The building is not listed, however, it has been identified as a positive contributor to the conservation area. No.26 is an 1860s semi-detached villa which has been split in upper and lower apartments. Nos. 16 to 26 are characterised by their gault brick facades, the uniformity of design is broken at roof level through the addition of variable dormers.

3. DESIGN PROPOSALS

The proposal is part of the works for the refurbishment of the Upper Flat at 26 Well Walk. The introduction of the Automatic Opening Vent (AOV) is in line with the new fire strategy requested by the Approved Inspector to satisfy Part B of the Building Regulations.

The Vent has been installed to the top of the stairs to be operated in the event of a fire. The introduction of a Velux type AOV was selected instead of a flat skylight which would have been more prominent and visible due to its upstand and bulk of frame.

The AOV has been treated with a privacy film which eliminates silhouetting. The proximity to the roof terrace of No.28 was taken into consideration when designing the system. The AOV will only be opened for testing (maintenance) and in the event of a fire to evacuate smoke.

The overall projection of the frame is 80mm.

Externally the AOV will be fitted with a vertical glazing bar to resemble a conservation style rooflight.

4. SCALE & APPEARANCE

The proposed works do not affect the scale of the building as they do not seek to enlarge or reduce its mass in any way.

The AOV will have a neutral effect to the character of the building as it is positioned on the concealed side of the building (North Side) and it projects outwards below the 150mm permitted development rights guidance roof lights on side elevation, we understand that PD rights are not applicable but the low intrusion should be considered relevant. We draw attention to the existing erected dormers of the adjacent buildings.

5. ACCESS

The access to and from the apartment is not affected by the works.

6. CONCLUSION

The installation of the AOV is a minor addition with minimal impact on both the amenity of the occupiers and their neighbours and the appearance of the building. We consider its addition as neutral.

Yours sincerely,



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Director

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Photographs

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FRONT ELEVATION - Demise of Upper 26 Well Walk



SIDE ELEVATION (North) - Affected roof (cyan) and approximate position of AOV (Red)



Close Up - Installed AOV and projection (80mm) from roof



View from landing showing AOV without Privacy Film and after it has been fitted



Current view - AOV marked Cyan