V I V E N D I
A R C H I T E C T S LTD

DESIGN AND ACCESS STATEMENT &
CONSERVATION AREA ASSESSMENT

FOR

A Full Planning Application for a loft conversion including an enlarged rear dormer, conservation style rear skylights and associated internal alterations to an existing 2-bedroom unit to provide a 3-bedroom family dwelling over existing second and third floor levels.

AT

21B SWAIN'S LANE N6 6QX

28.09.2020

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CONTENTS

1. Introduction

This Design and Access Statement is in support of a loft conversion including an enlarged rear dormer, conservation area rear skylights and associated internal alterations to an existing 2-bedroom unit to provide a 3-bedroom family dwelling over existing second and third floor levels.

The current proposal is based on a thorough investigation of the site, considering aspects like overall site conditions, scale, appearance, location, prevalent and desired uses in the area.

This proposal is in accordance with the relevant Local Development Framework, the relevant Core Strategy Policies and Supplementary Planning Guidance documents such as the Conservation Area Assessment.

2. Site Description / Use

The site is located at 21b Swain's Lane along a unique, mock-Tudor mix-use parade, which falls within the Holly Lodge Estate Conservation Area of the London Borough of Camden. The application site is within walking distance to Tufnell Park and Archway tube stations, Gospel Oak over ground station and local bus routes.

The existing property is a mix-use mid terrace four storey building with commercial at ground floor and two self-contained residential units over first and second and third floor levels accessed at ground floor along Swain's Lane.

This proposal only relates to the existing 2-bedroom residential unit at second and third floor/store levels, flat 21B. The existing 2-bedroom residential unit benefits from a private roof terrace and use of the store within the loft. The stairs leading up to the roof terrace and store need to be replaced as they are not easily accessible due to their steep angle, use of the access hatch, restricted head height and are unsuitable for their current use while they do not comply with current building regulations. The existing door to the roof terrace is restricted by virtue of its height and width as it stands at less than 1.9 meters headheight and needs to be addressed. Please refer to image below for existing stairs, hatch and roof access:

fig. 1: existing stairs and access hatch to roof terrace.

fig. 2: existing restricted doors and access to roof terrace and loft store.

The commercial unit at ground floor level and the self-contained unit at first floor level do not form part of this application and will remain un-altered.

The existing parade of shops (which the application site forms part of) comprises of ground floor commercial units with residential above displaying a mock Tudor applied timber style. The parade was designed as a uniform terrace and features front gable rhythm interrupted by dormers finished in lead and timber. Properties at nos. 15C and 19C featured enlarged rear dormers without obstructing the established rear/north facing roof terraces as seen in the image below:

fig. 3: aerial view of rear elevation identifying existing enlarged rear dormers at nos. 15C and 19C Swain's Lane.

A desktop analysis was carried out with the use of the online Planning Application Map service of London Borough of Camden (Retrieved from: http://gis.camden.gov.uk/geoserver/PlanningApplication.html) to ascertain site history relating to similar approved applications:

Site Address	Application Ref.	Decision Date	Description of Proposal
19C Swain's Lane	2017/2587/P	15/08/17	Erection of replacement enlarged rear dormer with rooflight.
19C Swain's Lane	2011/3252/P	12/08/11	Alterations to the rear roof slope comprising installation of two roof lights including formation of new door as replacement for existing rooflight to self-contained flat (Class C3).
15C Swain's Lane	2006/3988/P	17/12/98	The Installation of a new dormer to rear at roof level, a new rooflight on the side roof slope and new railing son existing terrace at rear third floor levels.
21B Swain's Lane	2019/4583/P	06/02/20	Roof extension to include enlarged rear dormer and rear rooflights, to enlarge an existing residential flat (Class C3)

(Please see attached Appendix for Approved Decision Notices and drawings to the above properties)

In summary, the site therefore supports the proposed works for a loft conversion including a replacement rear dormer to an existing 2-bedroom unit to provide a 3-bedroom family dwelling over existing second and third floor levels.

3. Conservation Area Character analysis

The site lies within the Holly Lodge Estate Conservation Area, Character Area 5: Swain's Lane (Nos. 13 (the former garage), 15 to 63) - south side of Holly Lodge Estate.

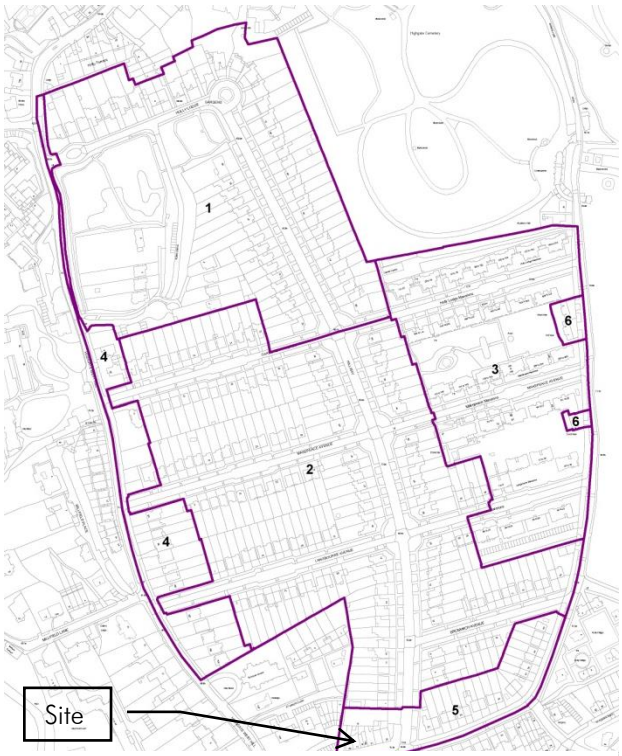

fig. 4: Holly Lodge Estate Conservation Area Map.

Holly Lodge Estate Conservation Area has a distinct quality and an overall architectural and historic character.

3.1. Characteristics of the site and its context as listed in the Conservation Area Appraisal and Management Strategy:

"The estate has an introverted secluded character (..) barred by gates on Highgate West and Swain's Lane. (..) The outward looking face (of the Conservation Area) is the shopping parade in Swain's Lane.' page5.

"The parade of shops in Swain's Lane defines the boundary to the south,(..)." page 8.

"The half-timbered shops and cafés provide an externally facing element to the Estate, a connection with the community beyond the gated estate, and a village centre serving the surrounding area. There are several intact historic shopfronts and access doors to the flats above." page 11.

3.1.1. Character Area 5 Swain's Lane - south side of Holly Lodge Estate

"The shops on Swain's Lane lie within the designated Neighbourhood Centre (LDF). They were designed in sympathy with the remainder of the Estate, and are credited to the developer Alderman Abraham Davis himself. These shop and maisonette units display mock Tudor applied timber on the upper levels. They are distinct as a result of their scale (three storeys with high pitched roofs), and their outward-looking shops located on the Estate boundary." page24.

<u>The site and the parade it forms are not part of a listed area and is not a locally listed building.</u>

3.1.2. Holly Lodge Management Strategy

With regards to the nature of the proposed works, the following points of consideration are identified within the document:

Key Issues Indentified within the Conservation Area(relevant to the proposal):

- *Overlarge or inappropriately detailed dormers and roof extensions.*
- *Impact of large rear extensions*
- *Loss of traditional boundary elements*
- *Insensitive designs or over scaled extensions are not appropriate. Dormers and roofs are in groups or families of design. Roof materials and features should be maintained to avoid renewal, but where replacement is unavoidable, matching clay tiles are to be used.*
- *Alterations would harm the symmetry of a pair or the integrity of a group*

There are limited opportunities for roof extensions as many alterations to the roofscape could adversely affect the character of the Conservation Area. The following principles will apply:

(a) The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be required.
(b) Roof extensions should be drained to the rear of the building; no new rainwater down pipes will normally be allowed on the street facing parts of the extension.
(c) External works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building.
(d) There should be no significant adverse effects on views and privacy.
(e) Extensions should respect the rhythm and scale of the street and surrounding buildings and open spaces.
(f) Dormers should be sited below the roof line and be subordinate in scale to the main roof.
(g) The sides of dormers should usually be tiled with clay tiles.

Alterations to the roofs need to take into consideration the slope, view from the front, side and rear elevations. Materials are required to replace or repair the original surface like for like in terms of colour, shape and material.

A recent Inspector's report has emphasised that rear elevations are as important as front elevations in the conservation area.

Dormer windows will normally be allowed at the rear and side if sensitively designed in relation to the building and other adjacent roofs. The particular character of the roofscape of that group of houses should be adhered to, and details such as the profile or splay of the roof slope, ridge tiles, and colour of clay tile must be matched.

3.2. Proposal, response and considerations to Conservation Area Assessment guidelines and issues.

The above studies have guided our design process and outlined our main strategy with regards to the external character of the proposal as outlined below:

- To be secondary to the building being extended, in terms of location, form, scale, proportion, dimensions and detailing
- To restore the visual imbalance *and respect the rhythm and scale of the* parade's rear elevation.
- Maintain the established boundary/parapet treatment between the adjoining properties.
- To respect and preserve the original design and proportions of the building, including its architectural period and mock-Tudor style through the selected materials and proposed pattern.
- To not cause a loss of amenity to adjacent properties with regards to sunlight, daylight, outlook, overshadowing, privacy/overlooking, and sense of enclosure.

In summary, we believe that the principle of the proposed development will be of a positive contribution to the area and it will allow for an existing designated residential usage to be modernised to adopt to current requirements and provide much needed family accommodation.

4. Proposal

The proposal has been designed with great consideration and the preservation of the style and character of the conservation area at the forefront.

The scheme is sensitive and mindful to take into account all aspects of the conservation area such as site context and characteristics, prevalent styles and features in the area without detracting from the current appearance and landscaping.

We have examined the Holly Lodge Estate Conservation Area Character Appraisal and Management Strategy (December 2012) and have carried out a careful study of the planning history within the area whereby a number of properties have permission for enlarged rear dormers along the parade.

The proposal will provide a well-proportioned 3-bedroom family dwelling over existing second and third (loft conversion) floor levels with secure and easy access to the existing roof terrace/amenity which will be adorned by soft landscaping along its perimeter.

The proposed usage and sizes meet the standards detailed in the London Plan and Local Planning Policies and are as illustrated below:

Usage	Type of Unit	Location	Incorporation	Proposed Area (m^2)
Residential unit	3-bed unit (flat B) 5 persons	2nd floor	Living	18.8
			Bedroom 1	15.4
			Bedroom 2	10.6
			Bedroom 3	9.7
			Bathroom	3.7
			En-suite	3.1
			Store	1.0
			Hall	7.2
		3rd floor	Diner	15.4
			Kitchen	11.3
			Storage	3.8
			Total Floor Area:	**100.0**
			External Amenity:	**21.5**

5. Amount

The surrounding buildings consist of 4-storey properties with the majority of them, featuring 1-, 2- and 3-bedroom apartments and maisonette conversions with nos. 15C and 19C featuring loft conversions with rear dormers.

The proposed extensions works are to provide 3-bedroom self-contained unit which will provide a family dwelling and reinvigorate the works at roof level and roof terrace. The proposal will improve the overall dwelling mix by transforming the existing 2 x 2-bedroom units to 1 x 2-bedroom and 1 x 3-bedroom units within the 4-storey building.

The proposal has assessed relevant Planning Policy documents, including London Plan (2017) which seeks to deliver more family dwellings and is presented as a solution to the limited availability of adequate and sustainable housing accommodation.

6. Layout

The proposal has been designed to be of acceptable size and not detrimental to the neighbouring properties or constitute over-development of the site.

The proposed layout for the extended 3-bedroom unit has been designed with great consideration to utilise space and to make eminent use of natural day- lighting to the living/habitable areas without having any overlooking issues and being mindful of the surrounding area. The residential unit meets and exceeds the requirements of the minimum standards as listed in the local authority policies and the

London Plan for area requirements for self contained units.

The residential unit has been configured so as not to impact on the amenity of neighbouring properties and occupants along Swain's Lane.

The dividing walls, floors and ceilings to the residential unit in relation to each other and the adjoining properties will be fully compartmented to comply with current regulations and acoustically tested to ensure no harmful impact on the amenities of the future occupiers.

The proposed rooms will be accessible through internal lobbies/corridors in accordance with the Building Regulations Part B Fire Precautions Act 1971.

Access to the unit is retained via the existing common stair core at second floor level and via the existing communal main entrance from Swain's Lane at ground floor level.

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7. Scale & Appearance

The application site and its surrounding/adjoining buildings along the parade consist of 4 storey properties arranged in an interrupted gable and front dormer rhythm, within the mock-Tudor parade designed by Abraham Davis.

The proposed enlarged rear dormer will restore the rhythm and scale of the rear streetscene which is currently imbalanced by the siting of the dormer at no. 19C Swain's Lane. The design for the rear facade has considered the location of the site and provides a book-end visual restoration along the vertical rear axis of the central rear chimney as demonstrated in the images below:

fig. 5: 3d view of existing rear streetscene along the central axis.

fig. 6: 3d view of proposed rear streetscene along the central axis.

The proposed works are to be subservient to the existing roof ridge and overall, while they retain the existing parapet wall between nos. 21 and 23 Swain's Lane. The rear wall of the proposed dormer will not project beyond that of the existing dormer/roof access and will be in-line with the neighbouring property at no. 23 Swain's Lane.

No proposed works will be visible from the streetscene, as the existing front elevation is to remain unaltered.

The elevational design and treatment maintain the existing rear railings at roof terrace while introducing soft landscaping along the perimeter to increase privacy and promote the character of the Conservation Area as a '*garden suburb*' (Conservation Area Appraisal, 2012).

Following a context and document study, the proposed/extended rear dormer will extend the use of brickwork along the shared parapet, with a lead roof and timber double glazed fenestration which have been influenced by the existing openings at lower levels. We believe that the proposed material palette, when combined with the considerate scale of the dormer would be more appropriate to the character of the rear street scene and softens its overall appearance when compared to the existing established dormers as seen below:

Existing rear dormer at no. 15C Swain's Lane

Existing rear dormer at no. 19C Swain's Lane

fig. 7: View from roof terrace at no. 21B of the neighbouring dormers at nos. 15C and 19C Swain's Lane

fig. 8: Rear elevation close-up demonstrating a dormer height lower to that of no. 19C Swain's lane.

As demonstrated in the figure above, the proposed appearance has been designed to suit its context by continuing the existing sizes at proposed roof level.

The scale and appearance respect the immediate context and have been designed to restore the rear elevation by virtue of its proportions, fenestration style and the types of materials used. All proposed works will incorporate the use of high-quality materials that are sympathetic to the character and appearance of this Conservation Area.

In areas where brick is proposed the proposed brickwork will match the existing and will not be painted to allow for a harmonised appearance.

The flat roof will be finished in lead with a medium-dark tone to match the colour tone of existing flat roof coverings along the rear facade. The proposed doors and windows and door to the rear elevation will be energy efficient double-glazed timber systems with a light tone to be cohesive with the clay tile roof tones and brick parapets as demonstrated in figure 6.

The relevant planning policies *EN31* of Camden's Unitary Development Plan indicate *"that development in conservation area preserves or enhances their special character or appearance, and of high quality in terms of terms of design, material and execution."*

The appearance of the extended dormer will remain in keeping with the existing building and neighbouring properties and does not materially disturb the prevailing character of this area.

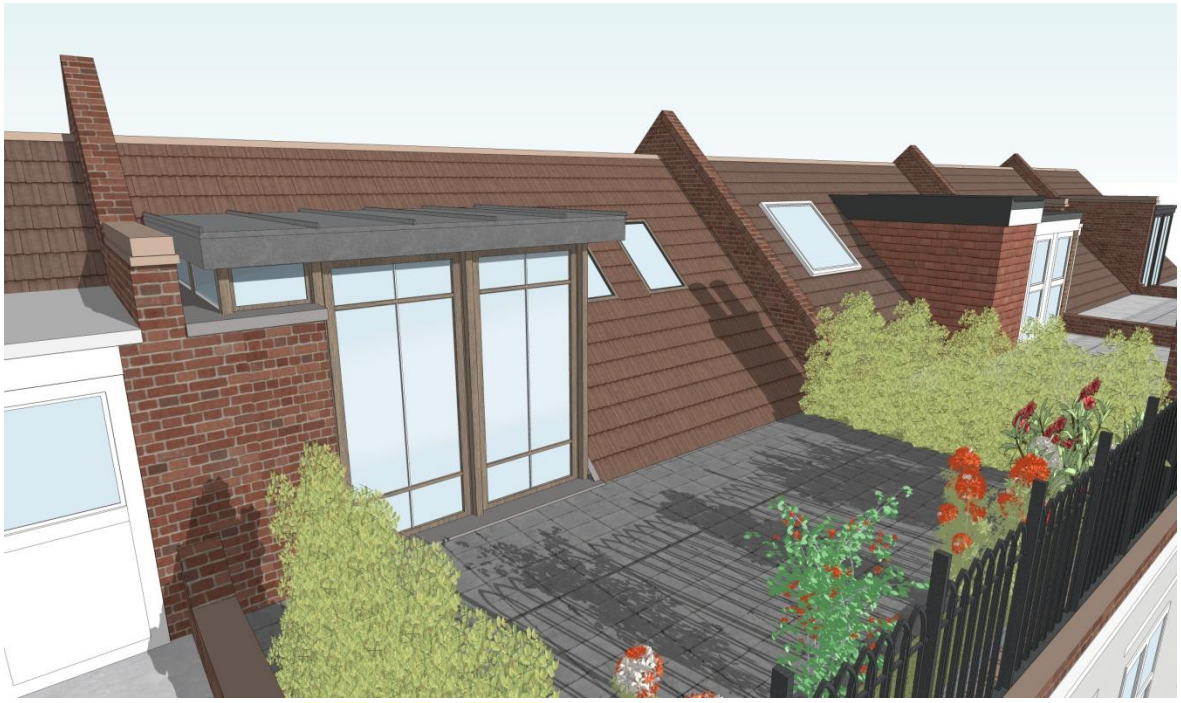

fig. 9: Perspective of proposed enlarged rear dormer and dormers at nos. 15C and 19C Swain's Lane.

The proposed residential design elements are to allow for an integrated addition to be sympathetic and cohesive to its surroundings and the conservation area.

Proposed conservation style skylights to the rear will match the proposed roof material and will not visually project from the proposed roof plane. The roof lights will be fitted flush with the roof surface and are of a size and location that is subordinate to the roof and in-keeping with the existing windows at lower levels. (Also see Appendix 6).

Subsequently the proposal will remain sympathetic to the character and appearance of the existing and surrounding buildings and will be of no impact to the site, as a number of surrounding properties feature similar additions with no adverse impact as previously demonstrated.

8. Access

The property is located within close proximity to local amenities and served well by public transport through nearby bus routes, underground and overground stations. The application site has a PTAL rating of 2 and is within walking distance from the following stations:

- Gospel Oak, Overground at 0.7 miles - 13minute walk.
- Tufnell Park Station, Northern Line at 0.8 miles - 15minute walk.
- Archway Station, Northern Line at 0.8 miles - 15minute walk.

The site is well served by bus routes with 4 bus stops in the vicinity offering night transportation options.

Cycle parking has been provided in accordance with minimum standards and the London Plan (2017). It is to be designed to best practice standards and shall be secure, sheltered, integrated, conveniently located, adequately lit, step free and accessible. Secured and enclosed cycle storage for Flat B is provided on the private terrace at third floor level. (Please refer to Appendix 2 and 3 for more information).

Access to the property will remain as existing from the existing common stair core at second floor level and via the existing communal main entrance from Swain's Lane at ground floor level.

9. Refuse and Recycling

The existing refuse/recycling collection for the property will be maintained as existing along Swain's Lane and collected by the local authority's waste management division.

Provision shall be made for refuse and recycling storage within the flat along with a sink waste disposal system for a more environmentally friendly waste management system to further reduce the amount of food waste.

10. Noise and Pollution

The dividing walls, floors and ceilings to the residential unit in relation to the existing Flat A at first floor level and the adjoining properties will be checked and improved so they are fully compartmented to comply with current regulations and acoustically tested to ensure no harmful impact on the amenities of the future occupiers.

Proposed windows are to be high performance double-glazed windows to comply with the current Building Regulation for both acoustic and thermal requirements.

The following notes outline the details of sound attenuation measures of 'British Gypsum Approved Systems' against the proposed development to comply with Part E of Building Regulations Approved Documents (sound insulation):

British Gypsum is a major authority in the UK construction industry and the country's leading manufacturer and supplier of gypsum-based plastering and dry lining solutions. With a long history of providing innovative and reliable products that meet the demands of the construction industry, British Gypsum is renowned for its pioneering work in product development with works to fully comply with all acoustic measures in accordance to British standards and Part E of Building Regulations Approved Documents.

Using over a century of expertise British Gypsum has developed the UK's leading range of wall, wall lining, floor, ceiling and encasement systems, for the residential, commercial and RMI (refurbishment, maintenance and improvement) sectors of the construction industry.

- Appendix 4: British Gypsum Approved Systems - Separating Wall Details
- Appendix 5: British Gypsum Approved Systems - Separating Floor Details

The supporting details are to be implemented to building regulation standards to the room layouts of the flats preventing rise to increased noise and disturbance to the flats in relation to each other and the adjoining properties. There would be no detrimental impact to the amenities of the future occupiers of the flats and the occupiers of the neighbouring properties.

11.Summary

Local planning documents have been addressed and are as follows:

- Camden Local Plan, 2017
- Camden Planning Guidance - Interim Housing CPG, March 2018
- Camden Planning Guidance - Amenity, CPG 6 March 2018
- Camden Planning Guidance - Sustainability CPG3, March 2018
- NPPF (National Planning Policy Framework, March 2012) - '7. Requiring good design '
- Holly Lodge Estate Conservation Area Appraisal and Management Strategy (December 2012)
- Sustainable Design and Construction SPD 2013
- The London Plan, 2017

In-line with the council's policies as set out in the Local Plan (2017), the proposal aims to maximise the housing supply within the site by offering good quality, sustainable accommodation suitable for long-term living.

The proposed development has been designed to be in keeping with the residential character of the area. The overall size design and layouts of the roof extended and associated works will provide a contemporary 3-bedroom self-contained unit with good living spaces for the residents without materially impacting on the adjoining neighbours, similar to the adjacent residential unit mix.

The internal layouts and areas of the proposed family dwelling unit meet the requirements of the minimum standards as listed in the Local Authority policies and the London Plan. The residential unit has been designed to make use of eminent daylighting to the living/habitable areas. The proposed works will improve the premises which are in-need of modernisation

This proposal is in accordance with the relevant Local Development Policies, the relevant Core Strategy Policies and Supplementary Planning Guidance documents.

In summary, for the reasons outlined above and as demonstrated in the attached Planning Drawings and Design and Access Statement and Conservation Area Assessment, the proposal will complement and enhance the rear roofscape and the character and appearance of the area. We believe this is a suitable development for the site and would provide more desirable living spaces within the premises in-line with your guidance, therefore being an improvement to the current living conditions.

We trust that you will consider supporting this application as it clearly demonstrates a residential proposal sympathetic to the street scene with no detrimental impact to the surrounding area.

Apppendix 1: Examples of loft conversions/rear dormers along the parade at Swain's Lane:

1.1. 2017/2587/P: 19C Swain's Lane London N6 6QX (Full Planning Application) Erection of replacement enlarged rear dormer with rooflight. (Approved 15/08/17)

1.2. 2011/3252/P: 19C Swain's Lane London N6 6QX (Full Planning Application) Alterations to the rear roof slope comprising installation of two roof lights including formation of new door as replacement for existing rooflight to self-contained flat (Class C3). (Approved 12/08/11)

1.3. P39800767: 15C Swain's Lane, London, N6 6QX - The Installation of a new dormer to rear at roof level, a new rooflight on the side roof slope and new railing son existing terrace at rear third floor levels. (Approved 17/12/98)

1.4. 2019/4583/P: Flat B, 21 Swain's Lane, London, N6 6QX - Roof extension to include enlarged rear dormer and rear rooflights, to enlarge an existing residential flat (Class C3).

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Ms Diana Mavroleon
19C Swain's Lane
London
N6 6QX

Application Ref: **2017/2587/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

15 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat C
19 Swain's Lane
London
N6 6QX

Proposal:
Erection of replacement enlarged rear dormer with rooflight.
Drawing Nos: OS Location Plan, 1/1A, 'Scaled Drawing of Proposed Rear Extension'.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out in accordance with the

following approved plans: OS Location Plan, 1/1A and 'Scaled Drawing of Proposed Rear Extension'.

Reason: For the avoidance of doubt and in the interest of proper planning.

3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

4 Prior to occupation of the loft room, the internal staircase shall be installed between the second floor and loft space.

Reason: To ensure the loft is not occupied as a separate substandard dwelling, in accordance with policies H6, H7 and A1 of the Camden Local Plan 2017.

5 The loft room hereby approved shall only be used for purposes incidental to the residential use of flat C, 19 Swains Lane and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the additional room does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies H6, H7 and A1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposed rear dormer is to be 900mm wider than the existing rear dormer and shall remain a subordinate addition to the host building, constructed from sympathetic tiles matching the main roof slope. The rooflight shall sit flush with the top of the dormer and shall not be widely visible. Whilst the dormer shall be slightly increased in size, given its location within the rear roof slope set back from the main rear elevations, it would not be widely visible from ground levels. Overall the proposal is considered acceptable in terms of its design and impact on the conservation area.

The proposed widened dormer would not be harmful to neighbouring amenity in terms of loss of privacy, light or outlook.

Two objections were received have been received prior to making this decision. These and the site's planning history were taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving

or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and paragraphs of the National Planning Policy Framework.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

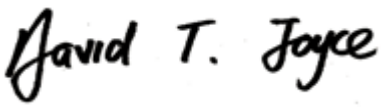
3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Yours faithfully



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www.camden.gov.uk/planning

Mr Miro Machnacz
4 Assam Street
London E1 7QS

Application Ref: **2011/3252/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

12 August 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
Flat C
19 Swain's Lane
London
N6 6QX

Proposal:
Alterations to the rear roof slope comprising installation of two roof lights including formation of new door as replacement for existing rooflight to self-contained flat (Class C3.

Drawing Nos: D01 Rev. 28/7/2011; D02 Rev. 28/7/2011 ; D03 Rev. 28/7/2011; D04 Rev. 28/7/2011; D05 Rev. 28/7/2011; D06 Rev. 28/7/2011.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

3 The development hereby permitted shall be carried out in accordance with the following approved plans [D01 Rev. 28/7/2011; D02 Rev. 28/7/2011 ; D03 Rev. 28/7/2011; D04 Rev. 28/7/2011; D05 Rev. 28/7/2011; D06 Rev. 28/7/2011].

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers

and neighbours).
For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444

F

Camden
ENVIRONMENT
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 314 1975

Sylivia Libedinsky,
Flat 2,
1 Prince of Wales Road,
London,
NW8 7DY

Application No: PE9800767
Case File:D10/2/1

17th December 1998

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :
15c Swains Lane, N6

Date of Application : **05/10/1998**

Proposal :

The installation of a new dormer to rear at roof level, a new rooflight on the side roof slope and new railings on existing terrace at rear third floor level, as shown on drawing numbers> 027/1 to 3 inclusive.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:
The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:
In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified on the approved application.

2 The proposed new rooflight on the side slope of the roof shall not project beyond the existing plane of the roof

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ENVIRONMENT
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 0171 278 4444
Fax 0171 314 1975

Reasons for additional conditions:

1-2 To ensure that the Council may be satisfied with the external appearance of the building.

Informatives (if applicable)

1 Works of construction and ancillary activity should not take place other than between the hours of 0800hrs to 1800hrs on Monday to Friday and 0800hrs to 1300hrs on Saturday, with no working on Sunday or Bank Holidays, in order to comply with locally enforced standards.

This application was dealt with by Mary Samuel on 0171 278 4444 Ext.2516.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

M.W. Gilks p.p.

Environment Department
(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU

Application ref: 2019/4583/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 6 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Vivendi Architects LTD
Unit E3U, Ringway
Bounds Green Industrial Estate
London
N11 2UD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat B
21 Swain's Lane
London
N6 6QX

Proposal: Roof extension to include enlarged rear dormer and rear rooflights, to enlarge an existing residential flat (Class C3).

Drawing Nos: 1751-E01-00-A3; 1751-E03-00-A3; 1751-E03-01-A3; 1751-E02-01-A3; 1751-E02-00-A3; 1751-E02-02-A3; 1751-E04-00-A3; 1751-P02-00-A3; 1751-P02-01-A3; 1751-P03-00-A3; 1751-P04-00-A3; 1751-P05-00-A3; Design and Access Statement & Conservation Area Assessment dated 06.09.2019; Cover letter dated 09.09.2019.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

1751-E01-00-A3; 1751-E03-00-A3; 1751-E03-01-A3; 1751-E02-01-A3; 1751-E02-00-A3; 1751-E02-02-A3; 1751-E04-00-A3; 1751-P02-00-A3; 1751-P02-01-A3; 1751-P03-00-A3; 1751-P04-00-A3; 1751-P05-00-A3; Design and Access Statement & Conservation Area Assessment dated 06.09.2019; Cover letter dated 09.09.2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

4 The loft room hereby approved shall only be used for purposes incidental to the residential use of Flat B, 21 Swains Lane and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the additional room does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies H3 and A1 of the Camden Local Plan 2017.

5 Prior to occupation of the loft room, the internal staircase shall be installed between the second floor and loft space.

Reason: To ensure the loft is not occupied as a separate substandard dwelling, in accordance with policies H3 and A1 of the Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission:

The application building as well as the others within the terrace row, have the rear part of the roof paved with hardstanding and used as a terrace. Access to the terrace is made through a small dormer which opens at the same level with the terrace. The proposal would extend the dormer to provide improved access internally and externally and increase the habitable loft space, adding another bedroom to the flat below.

The dormer would be made of large double glazed timber doors which would allow additional light into the loft room. The dormer would have a small area of brick wall to match existing roof parapets and a lead flat roof. Another two rooflights are proposed to replace the existing one, which would be acceptable. Overall, the proposed roof extension due to its scale, projection and detailed

design would appear subservient to the roof slope being extended, and preserve the existing character of roof alterations along the terrace row.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal includes soft landscaping bordering the terraced area on all sides. This would soften the hardstanding of the existing terrace and would improve the amenity of occupiers and neighbouring ones.

Two comments were received prior to making this decision which are addressed in consultation summary. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, H3, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

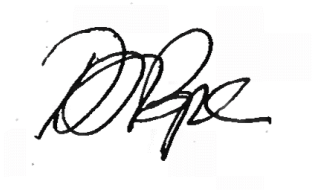
5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319 or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:
http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Yours faithfully



Daniel Pope
Chief Planning Officer

Appendix 2 TFL Cycle Stand Specifications

UNIT E3U BOUNDS GREEN INDUSTRIAL ESTATE LONDON N11 2UD TEL/FAX +44 (0)20 3232 4000
EMAIL info@vivendiarchitects.com
Registered in England & Wales No. 6864628 VAT Registration No. 832 2718 40

Transport for London

Cycle Stand Specifications

The TfL offer includes three different types of stand:

Sheffield Stand	Toast Racks	Vertical Parking
The Sheffield Stand is a low maintenance and good value cycle parking stand. The bike frame and wheel of the bicycle can be easily secured to the stand.	The Toast Rack comes in a single unit and can be bolted down to provide multiple bicycle parking. The rack can be quickly installed or moved around on site. The stands are fully welded to the rails.	The Vertical Bike Holder is a space saving and economical solution for storing bicycles in a restricted space. The bicycle is lifted into place, with the front wheel secured by the holder.
 	 	 
Technical Specification Material: Mild steel <u>Dimensions:</u> Height: 750mm (1050mm ground embedded) Width: 750mm Capacity: Accommodates 2 bicycles per stand	**Technical Specification** Material: Mild steel <u>Dimensions:</u> Height: 750mm Width: 750mm Centres: 800mm between stands Rack size: Available in 3, 4 & 5 stands Capacity: Parks 6, 8 & 10 bicycles	**Technical Specification** Material: Mild steel <u>Dimensions:</u> Height: 300mm Min. 350mm centres (high-low configuration) Length: 600mm Capacity: One bicycle per stand
Installation Ground embedded (300mm deep) Surface fixed with suitable bolts (not included)	**Installation** Surface fixed with suitable bolts (bolts not included)	**Installation** Fixed to solid wall (bolts not included) Installation on partition walls require a supporting frame or board

Sheffield Stand	Toast Racks	Vertical Parking
Finish Galvanised steel	**Finish** Galvanised steel	**Finish** Powder coated steel (black)
Advantages Submerged or bolt down fixing. Fully assembled Tubes are 3mm thick to provide excellent resistance to cutting or bending.	**Advantages** Easy to set up on site. Tubes are 3mm thick to provide excellent resistance to cutting or bending	**Advantages** Fully assembled Easy to install and offering space saving parking.
Sheffield stand – What is included? One stand measuring 80cm x 80cm	**Toast Rack Flatpack – What is included?** • 2 Rails (1.6m for 3-Stand, 2.4m for 4-Stand, 3.2m for 5-Stand) • 3, 4 or 5 Stands (80cm x 80cm each) • Bolts (Small Bag) for fixing to rails • End Caps - 4 per Rack (Small Bag)	**Vertical parking – What is included?** One stand measuring 30cm x 60cm

Appendix 3 Cyclehoop - Vertical Bike Rack

UNIT E3U BOUNDS GREEN INDUSTRIAL ESTATE LONDON N11 2UD TEL/FAX +44 (0)20 3232 4000
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Instructions: Installation of a Vertical Bike Rack

1. Check the wall is secure enough to support the rack. Is it sturdy and able to bear the load of the bikes? Concrete and modern brick walls are best.

2. Position the Vertical Bike Rack at the desired location on the wall and mark out holes with a pencil. We recommend installing the Vertical Bike Rack at a height of 115cm or 145cm measured from the bottom of the rack to the ground.

If installed on brick work, position so that the bolt holes will be drilled in the middle of the brick, not in the brick mortar.

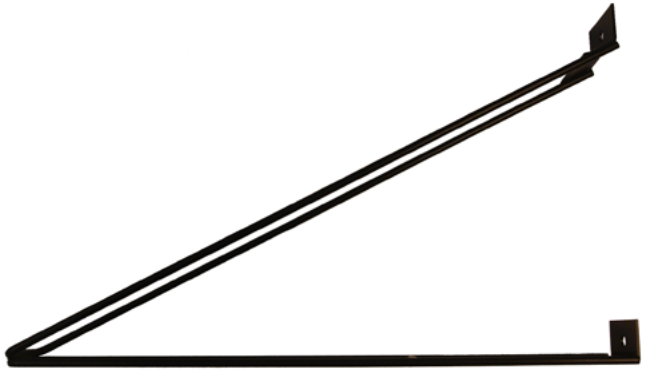
3. Drill 2x 12mm holes deep enough to fit the coach screws.

4. Insert the rawl plugs into the holes.

5. Holding the Vertical Bike Rack up, insert the coach screws through the holes and into the rawl plugs.

6. Ensuring the whole coach screw is inserted, use the adjustable spanner to tighten up the coach screws.

7. Ensure the Vertical Bike Rack is held tightly to the wall with both coach screws. Put the black plastic caps onto the end of the coach screws.



Parts included:

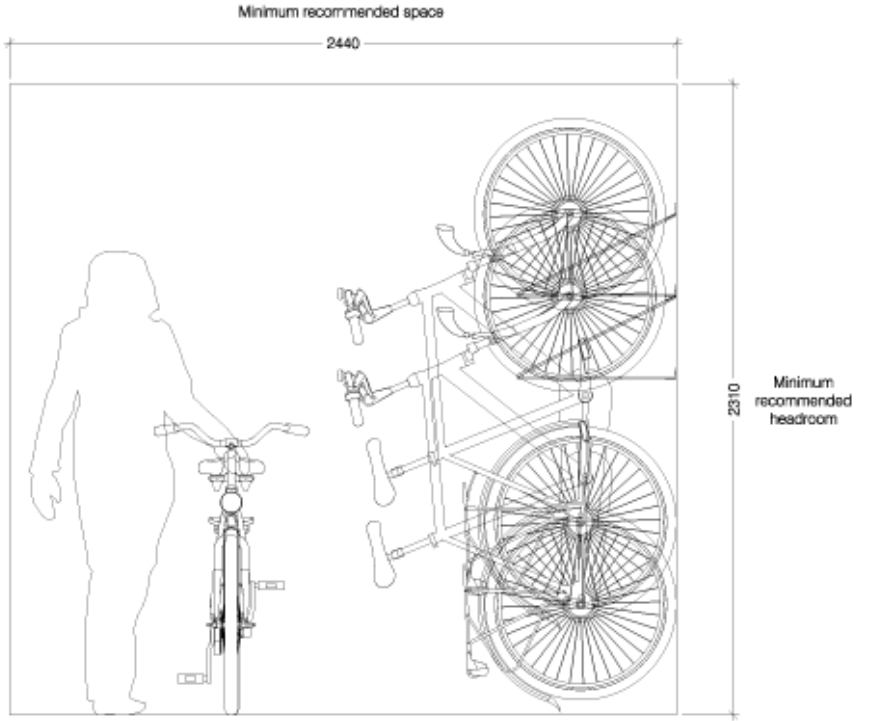
- Cyclehoop Vertical Wall Rack
- Coach Screws x 2
- Rawl plugs x 2
- Black Plastic Caps x 2

Tools required:

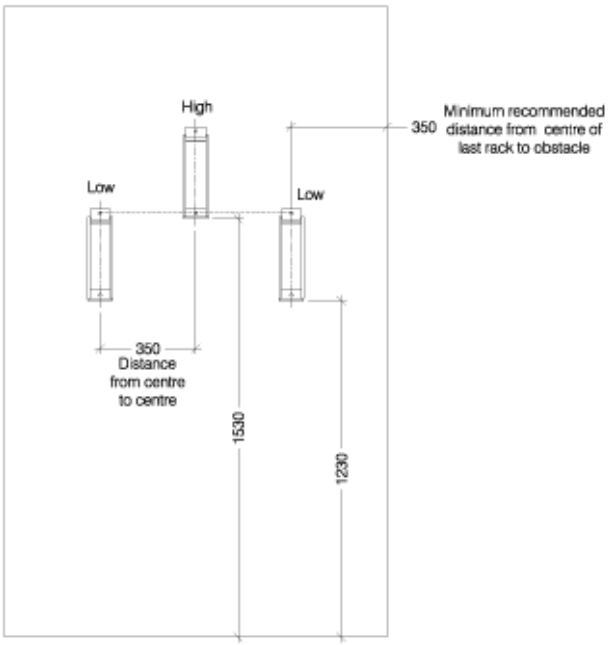
- Electric drill
- Pencil
- Adjustable Spanner
- Hammer

Installation options for Vertical Bike Racks

HIGH - LOW CONFIGURATION

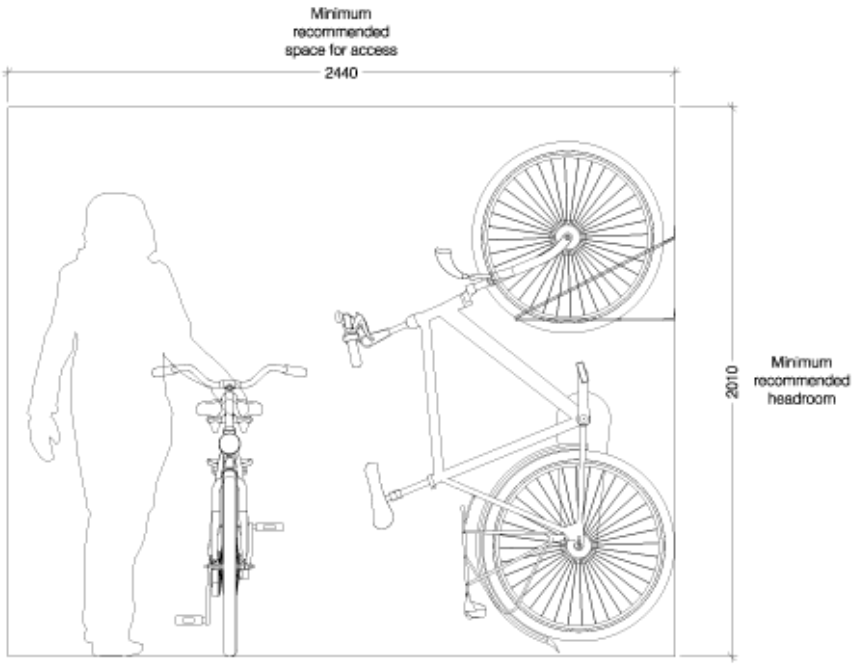


SIDE VIEW

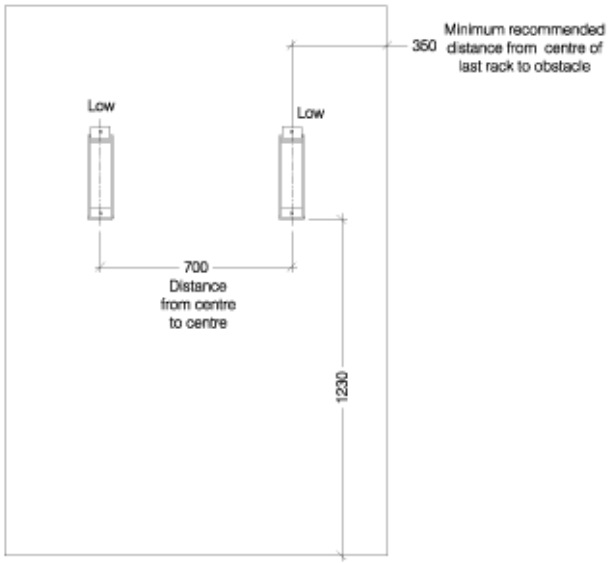


FRONT VIEW

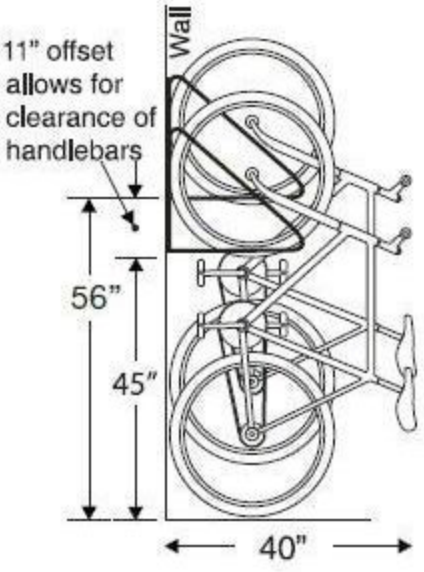
LOW - LOW CONFIGURATION



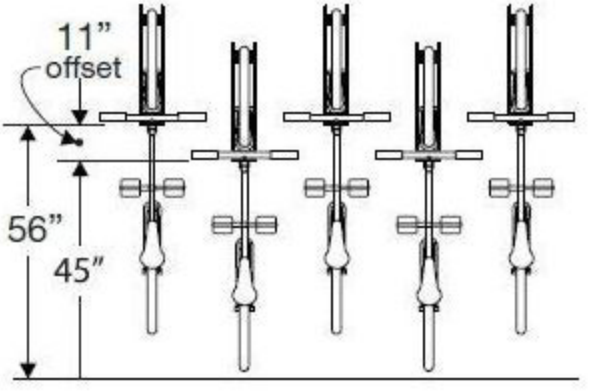
SIDE VIEW



FRONT VIEW



Typical mounting height allows bike to be placed in rack with tire just touching or slightly above the floor. Larger than standard frame sizes or kid's bikes would require custom placement of rack to accomodate bike.



Bike Space Converter

Semi-Vertical Bike Rack

Number of Spaces	Distance Required
2	950
3	1300
4	1650
5	2000
6	2350
7	2700
8	3050
9	3400
10	3750
11	4100
12	4450
13	4800
14	5150
15	5500
16	5850
17	6200
18	6550
19	6900
20	7250
21	7600
22	7950
23	8300
24	8650
25	9000
26	9350
27	9700
28	10050
29	10400
30	10750
31	11100

X Type Bike Rack

Number of Spaces	Distance Required
2	800
3	1000
4	1200
5	1400
6	1600
7	1800
8	2000
9	2200
10	2400
11	2600
12	2800
13	3000
14	3200
15	3400
16	3600
17	3800
18	4000
19	4200
20	4400
21	4600
22	4800
23	5000
24	5200
25	5400
26	5600
27	5800
28	6000
29	6200
30	6400
31	6600

Vertical Rack (HL)

Number of Spaces	Distance Required
1	700
2	1050
3	1400
4	1750
5	2100
6	2450
7	2800
8	3150
9	3500
10	3850
11	4200
12	4550
13	4900
14	5250
15	5600
16	5950
17	6300
18	6650
19	7000
20	7350
21	7700
22	8050
23	8400
24	8750
25	9100
26	9450
27	9800
28	10150
29	10500
30	10850

Vertical Rack (LL)

Number of Spaces	Distance Required
1	700
2	1400
3	2100
4	2800
5	3500
6	4200
7	4900
8	5600
9	6300
10	7000
11	7700
12	8400
13	9100
14	9800
15	10500
16	11200
17	11900
18	12600
19	13300
20	14000
21	14700
22	15400
23	16100
24	16800
25	17500
26	18200
27	18900
28	19600
29	20300
30	21000

Sheffield Stand

Number of Spaces	Distance Required
2	800
4	1600
6	2400
8	3200
10	4000
12	4800
14	5600
16	6400
18	7200
20	8000
22	8800
24	9600
26	10400
28	11200
30	12000
32	12800
34	13600
36	14400
38	15200
40	16000
42	16800
44	17600
46	18400
48	19200
50	20000
52	20800
54	21600
56	22400
58	23200
60	24000

Sheffield Stand (45°)

Number of Spaces	Distance Required
2	1416
4	2548
6	3680
8	4812
10	5944
12	7076
14	8208
16	9340
18	10472
20	11604
22	12736
24	13868
26	15000
28	16132
30	17264
32	18396
34	19528
36	20660
38	21792
40	22924
42	24056
44	25188
46	26320
48	27452
50	28584
52	29716
54	30848
56	31980
58	33112
60	34244

Single-sided Dutch Two Tier Rack

Number of Spaces	Distance Required
6	1600
8	2000
10	2400
12	2800
14	3200
16	3600
18	4000
20	4400
22	4800
24	5200
26	5600
28	6000
30	6400
32	6800
34	7200
36	7600
38	8000
40	8400
42	8800
44	9200
46	9600
48	10000
50	10400
52	10800
54	11200
56	11600
58	12000
60	12400
62	12800
64	13200

Toast Rack

Number of Spaces	Distance Required
4	1632
6	2414
8	3196
10	3978
12	4760
14	5542
16	6324
18	7106
20	7888
22	8670
24	9452
26	10234
28	11016
30	11798
32	12580
34	13362
36	14144
38	14926
40	15709
42	16490
44	17272
46	18054
48	18836
50	9618
52	20400
54	21182
56	21964
58	22746
60	3528
62	24310

All dimensions are in millimeters*

Appendix 4 British Gypsum Approved Systems - Separating Wall Details

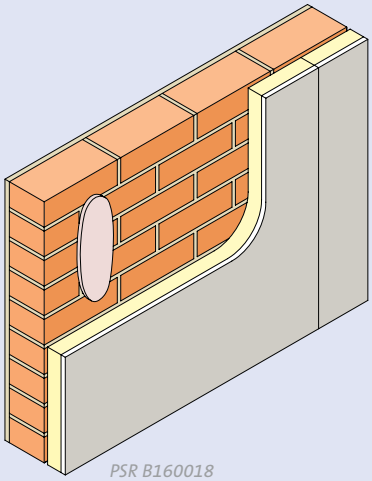
UNIT E3U BOUNDS GREEN INDUSTRIAL ESTATE LONDON N11 2UD TEL/FAX +44 (0)20 3232 4000
EMAIL info@vivendiarchitects.com
Registered in England & Wales No. 6864628 VAT Registration No. 832 2718 40

35 Masonry walls and DriLyner SI

PRE-COMPLETION TESTING - CONVERSIONS

BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr)

SOUND
53 dB
R_W + Ctr



PSR B160018

- Improvement when lining to one side of a core masonry element (mass per unit area circa 200kg/m²) with plaster the other side
- 52mm Gyproc TriLine R_W = 13 dB and R_W + Ctr = 9 dB

NB Sound insulation performance are for imperforate partitions, walls and ceilings incorporating boards with all joints taped and filled, or skimmed according to British Gypsum's recommendations. The quoted performances are achieved only if British Gypsum components are used throughout, and the company's fixing recommendations are strictly observed. Any variation in the specifications should be checked with British Gypsum.

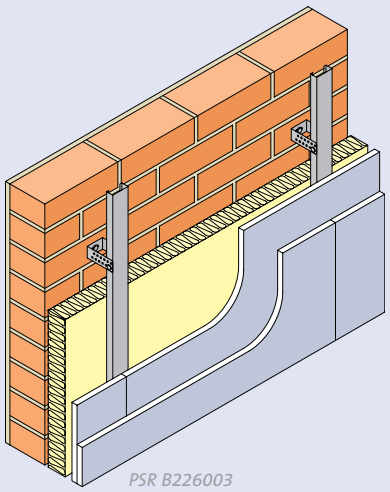
Refer to flanking details pages 160 - 162

36 Masonry walls and GypLyner UNIVERSAL lining

PRE-COMPLETION TESTING - CONVERSIONS

BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr)

SOUND
55 dB
R_W + Ctr



PSR B226003

- Improvement when lining to one side of a core masonry element (mass per unit area circa 200kg/m²) with plaster the other side
- **GypLyner UNIVERSAL**, minimum 35mm cavity, with 2 x 12.5mm Gyproc SoundBloc, 25mm Isover APR 1200 R_W = 13 dB and R_W + Ctr = 11 dB

NB Sound insulation performance are for imperforate partitions, walls and ceilings incorporating boards with all joints taped and filled, or skimmed according to British Gypsum's recommendations. The quoted performances are achieved only if British Gypsum components are used throughout, and the company's fixing recommendations are strictly observed. Any variation in the specifications should be checked with British Gypsum.

Refer to flanking details pages 160 - 162

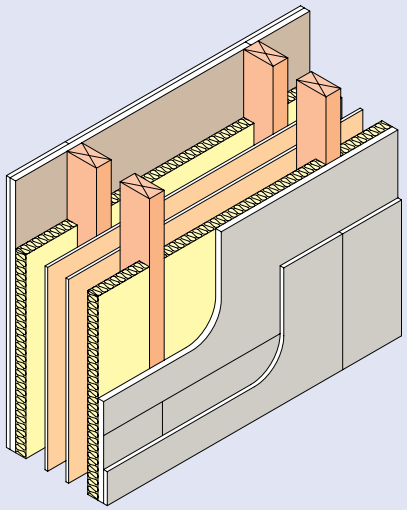
41 Framed walls with absorbent material (wall type 4.1)

(Loadbearing)

PRE-COMPLETION TESTING - NEW-BUILD GUIDANCE CONSTRUCTION

SOUND Guidance Construction

GREEN GUIDE A+



- Overall construction nominal width 250mm
- Cavity width minimum 200mm
- Studs at 600mm centres
- Plywood sheathing may be used in the cavity as required for structural purposes
- Lined with a double layer of 12.5mm Gyproc WallBoard TEN,
  or
  Double layer of 12.5mm Gyproc SoundBloc
- 25mm Isover APR 1200 positioned between the studs in each timber frame

Refer to flanking details pages 163 - 166

Appendix 5 British Gypsum Approved Systems - Separating Floor Details

UNIT E3U BOUNDS GREEN INDUSTRIAL ESTATE LONDON N11 2UD TEL/FAX +44 (0)20 3232 4000
EMAIL info@vivendiarchitects.com
Registered in England & Wales No. 6864628 VAT Registration No. 832 2718 40

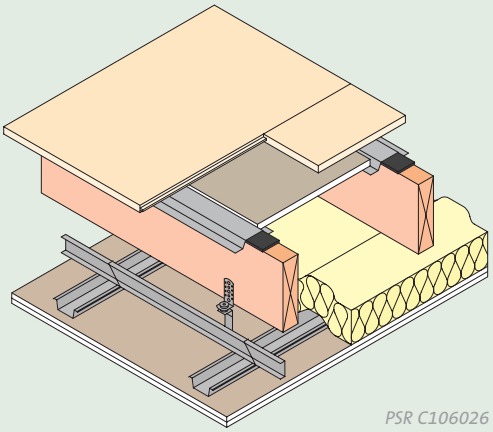
British Gypsum Approved Systems - conversions

63 Timber joist with GypFloor SILENT and CasoLine MF incorporating acoustic hangers

PRE-COMPLETION TESTING - CONVERSIONS

BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr and 64 dB L_{nTw})[1]

SOUND	FIRE
55 dB R_w + Ctr 51 dB L_{nw}	60 mins *BS*



PSR C106026

- **GypFloor SILENT** comprising 21mm chipboard with 19mm Gyproc Plank on Gypframe SIF Floor Channels
- Timber joists at 450mm or 600mm centres
- 100mm Isover APR 1200 in the cavity
- **CasoLine MF** ceiling lining, incorporating Gypframe Acoustic Hangers, suspended beneath joists to give a 277mm cavity lined with a double layer of 15mm Gyproc SoundBloc

[1] Can also be used in new-build D_{nTw} + Ctr 45 dB and L_{nTw} 62 dB.

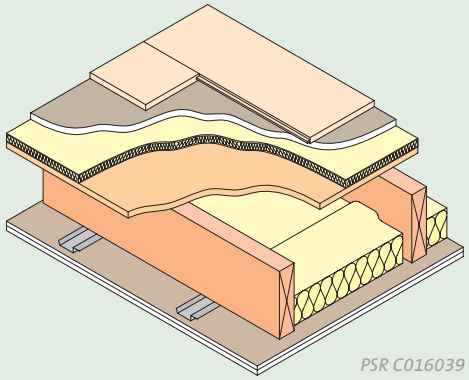
Refer to flanking details pages 185 - 186

64 Timber joist with Gypframe RB1 Resilient Bar ceiling and platform floor

PRE-COMPLETION TESTING - CONVERSIONS

BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr and 64 dB L_{nTw})

SOUND	FIRE
53 dB R_w + Ctr 54 dB L_{nw}	60 mins *BS*



PSR C016039

- Walking surface of 18mm t&g chipboard, bonded to 19mm Gyproc Plank
- Resilient layer of 25mm Isover Sound Deadening Floor Slab laid over 15mm OSB board to top of joists
- Timber joists at 450mm centres or 600mm centres
- 100mm Isover APR 1200 in the floor cavity
- Gypframe RB1 Resilient Bars at 450mm centres to underside of joists lined with an inner layer of 19mm Gyproc Plank and outer layer of 15mm Gyproc WallBoard

Refer to flanking details pages 185 - 186

Appendix 6 The Rooflight Company – The Conservation Rooflight

UNIT E3U BOUNDS GREEN INDUSTRIAL ESTATE LONDON N11 2UD TEL/FAX +44 (0)20 3232 4000
EMAIL info@vivendiarchitects.com
Registered in England & Wales No. 6864628 VAT Registration No. 832 2718 40

A Specifier's Guide to the Rooflight Company

the Rooflight Company

Pitched Roof Windows

The Conservation Rooflight®

The Studio Conservation Rooflight

neo™

The Studio neo™ Rooflight

Bespoke Design Service

Flat Rooflights

The Lantern Rooflight

The Pyramid Rooflight

Bespoke Design Service

The Conservation Plateau Rooflight

The neo™ Plateau Rooflight

The Walk On Rooflight

neo™

The only Rooflight Company to offer

concealed jamb motors for a completely uncluttered view

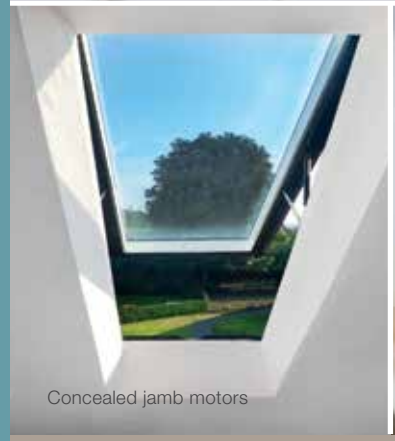
Why specify **neo™**?

Architects specify our neo™ Rooflight range because:

- We are the pitch roof experts; the first to perfect the look of a pane of a glass inside and out, including concealed jamb motors which no one else offers
- With 14 standard sizes and a made to measure service, we will always have a size to fit your project and we can create almost unlimited arrays with our different linking options
- neo™ has the feel of a bespoke product for standard pricing; every detail of the design is there for a reason.

For more technical information visit
www.therooflightcompany.co.uk/neo
or call **01993 833108**

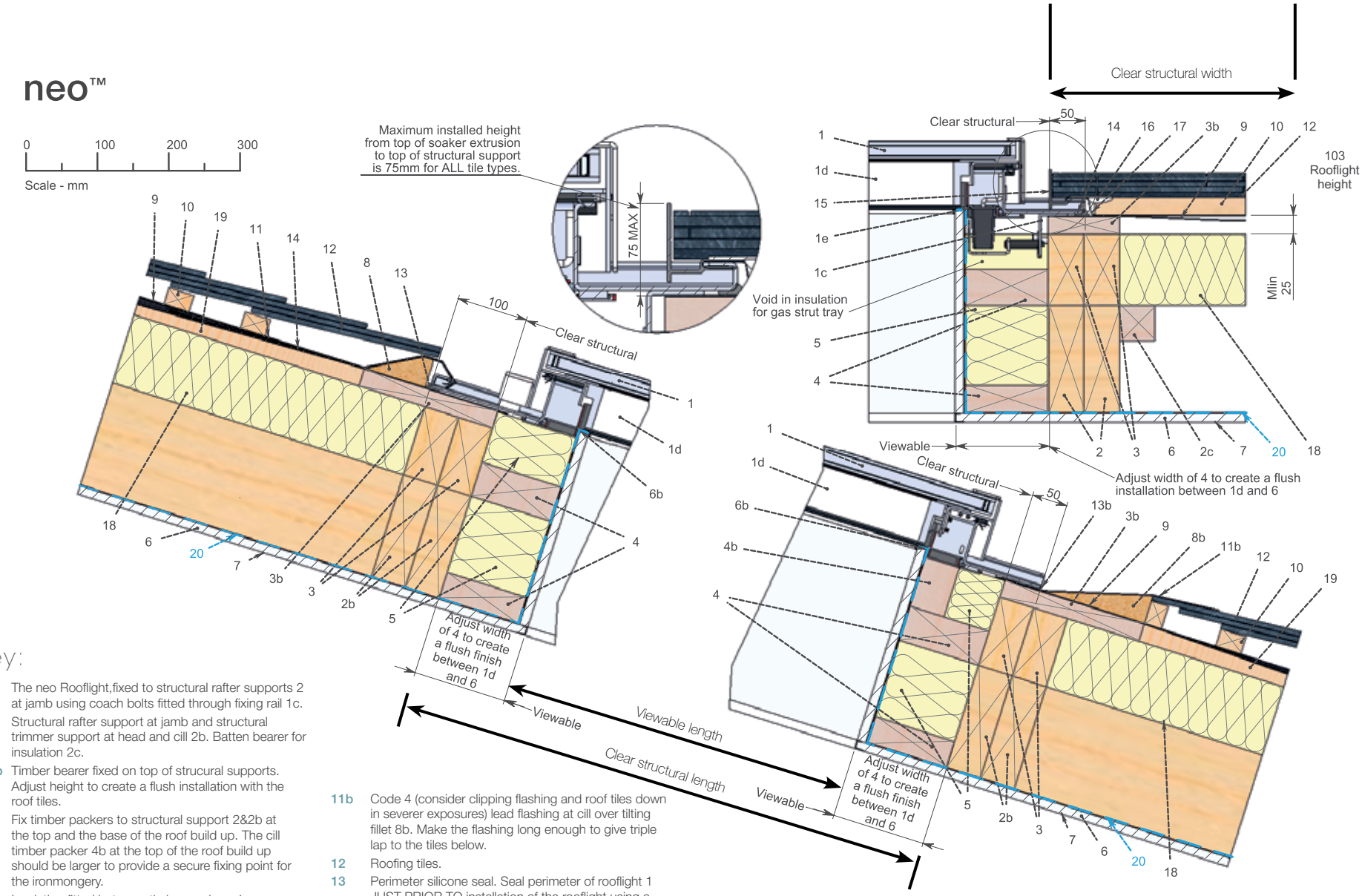
Suitable for pitched roofs between 20° and 60°



Concealed jamb motors

Concealed cill motor

neo™



Key:

1 The neo Rooflight,fixed to structural rafter supports 2 at jamb using coach bolts fitted through fixing rail 1c.

2 Structural rafter support at jamb and structural trimmer support at head and cill 2b. Batten bearer for insulation 2c.

3&3b Timber bearer fixed on top of strucural supports. Adjust height to create a flush installation with the roof tiles.

4 Fix timber packers to structural support 2&2b at the top and the base of the roof build up. The cill timber packer 4b at the top of the roof build up should be larger to provide a secure fixing point for the ironmongery.

5 Insulation fitted between timber packers 4.

6 Plasterboard lining with plasterboard stop 6b.

7 Plaster skim

8 Head hardwood tilting fillet.

8b Cill hardwood tilting fillet - to provide minimum 5 degree fall for shedding rain water.

9 Line of breathable membrane. Roof membrane must be allowed to 'sag' between rafters.

10 Softwood battens.

11 Code 3 (consider using code 4 and clipping down roof tiles in severer exposures) lead flashing at head. Carry flashing up the roof and lap UNDER general roofing membrane 9 and UNDER head membrane 15.

11b Code 4 (consider clipping flashing and roof tiles down in severer exposures) lead flashing at cill over tilting fillet 8b. Make the flashing long enough to give triple lap to the tiles below.

12 Roofing tiles.

13 Perimeter silicone seal. Seal perimeter of rooflight 1 JUST PRIOR TO installation of the rooflight using a thick continuous bead of low modulus neutral cure silicone sealant. Ensure sealant to cill 13b is located in a position where it will be covered by the cill flange of the rooflight.

14 Roofing membrane to rooflight head. Dress UNDER general roofing membrane 9, UNDER lead flashing 11 and OVER general roofing membrane 9 to ensure suitable lap.

15 Jamb flashing assembly - uPVC soaker up stand. Maximum installed height from top of soaker to top of structural support is 75mm. Trim soaker to accommodate thinner tile types. Refer to the flashing kit installation guide for more information.

16 Jamb weathering foam which is bent over and compressed under tiles as they are fixed down. Additional fixing holes or a mortar bed may be required under some tiles where only one batten fixing is possible.

17 Jamb flashing aprons, part of the jamb flashing assembly (supplied as part of the Flashing Kit). They pass UNDER the battens but OVER the general roofing membrane. The battens are tacked in position at the rooflight jambs only until the Flashing Kit is installed and the jamb aprons are slid under them. Then they are fixed home.

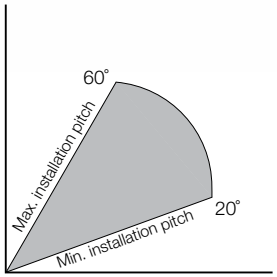
18 Insulation fitted on top of structural supports.

19 Counter batten.

20 Vapour barrier (blue)

Please Note: These sectional details are provided as an installation suggestion. Due to the differing nature of installations we strongly advise you to consult your rooflight installer to verify fitness for purpose. This drawing does not constitute a structural proposal. Sufficiency of structural supports to be checked by rooflight purchaser's structural consultant.

Pitch Guide



Structural dimensions
(W) 645mm x (L) 805mm

Viewable dimensions
(W) 373mm x (L) 539mm
neo-S2

Structural dimensions
(W) 645mm x (L) 1108mm

Viewable dimensions
(W) 379mm x (L) 842mm
neo-S3

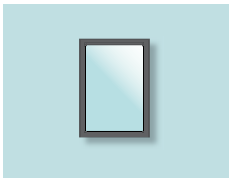
Structural dimensions
(W) 727mm x (L) 1027mm

Viewable dimensions
(W) 461mm x (L) 761mm
neo-S4

Structural dimensions
(W) 727mm x (L) 1422mm

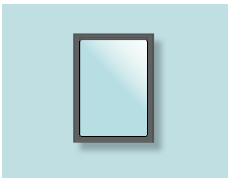
Viewable dimensions
(W) 461mm x (L) 1156mm
neo-S5

Structural dimensions
(W) 797mm x (L) 1108mm



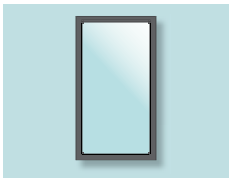
Viewable dimensions
(W) 531mm x (L) 842mm
neo-S6

Structural dimensions
(W) 882mm x (L) 1222mm



Viewable dimensions
(W) 616mm x (L) 956mm
neo-S7

Structural dimensions
(W) 882 x (L) 1717mm

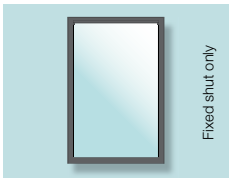


Viewable dimensions
(W) 616mm x (L) 1451mm
neo-S8

Structural dimensions
(W) 1101mm x (L) 1413mm

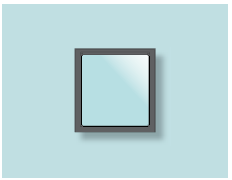
Viewable dimensions
(W) 835mm x (L) 1147mm
neo-S9

Structural dimensions
(W) 1207mm x (L) 1802mm



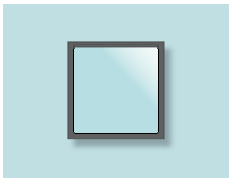
Viewable dimensions
(W) 941mm x (L)1536mm
neo-S10

Structural dimensions
(W) 882mm x (L) 882mm



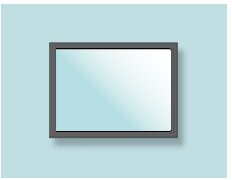
Viewable dimensions
(W) 616mm x (L) 616mm
neo-S14

Structural dimensions
(W) 1207mm x (L) 1207mm



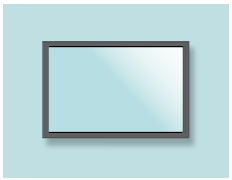
Viewable dimensions
(W) 941mm x (L) 941mm
neo-S15

Structural dimensions
(W) 1222mm x (L) 882mm



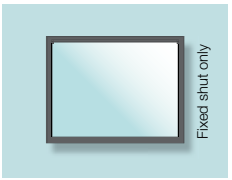
Viewable dimensions
(W) 956mm x (L) 616mm
neo-S11

Structural dimensions
(W) 1717mm x (L) 882mm



Viewable dimensions
(W) 1451mm x (L) 616mm
neo-S12

Structural dimensions
(W) 1802mm x (L)1207mm



Viewable dimensions
(W) 1536mm x (L) 941mm
neo-S13

Please see sections opposite for viewable and structural dimensions.

The Conservation Rooflight®

Why specify the Conservation Rooflight®?

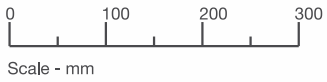
The Conservation Rooflight® has been continually specified by architects for over 25 years. We know architects specify this range because:

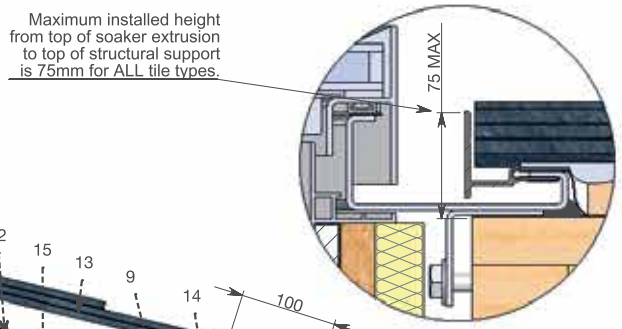
- Our founder, and architect, Peter King designed it. The Conservation Rooflight® is the original and still the most authentic design available
- With 15 standard sizes and a made to measure service, we will always have a size to fit your project. This means you can preserve the integrity of any historic building and avoid cutting existing rafters, keeping the Planning and Conservation Officers happy. You can also create practically unlimited arrays
- The linings on the inside go right up to the glass, giving a clean internal finish.

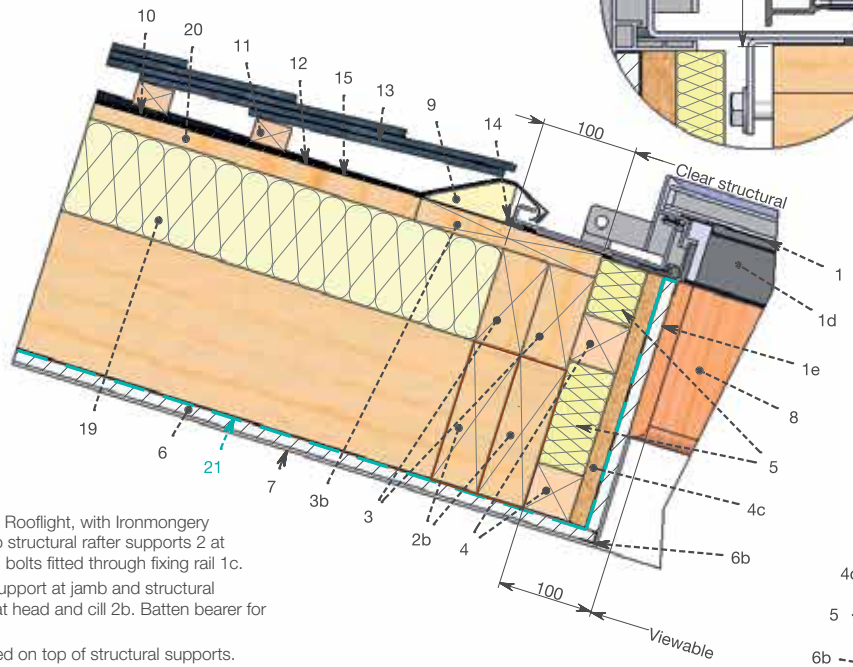
For more technical information visit
www.therooflightcompany.co.uk/conservation
or call **01993 833108**

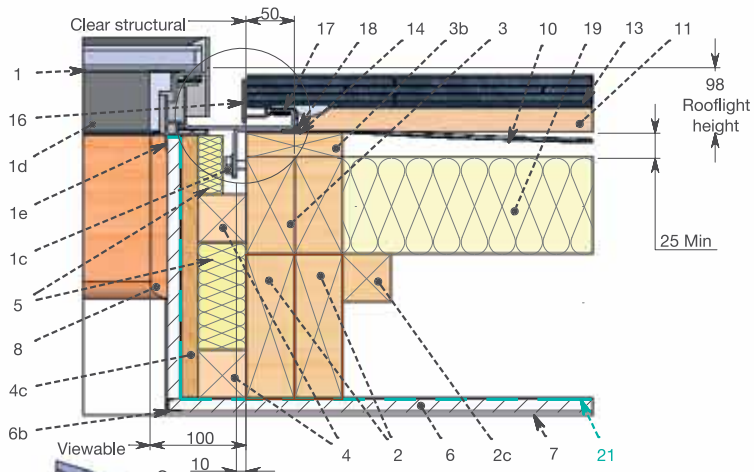
Suitable for pitched roofs between 17.5° and 65°

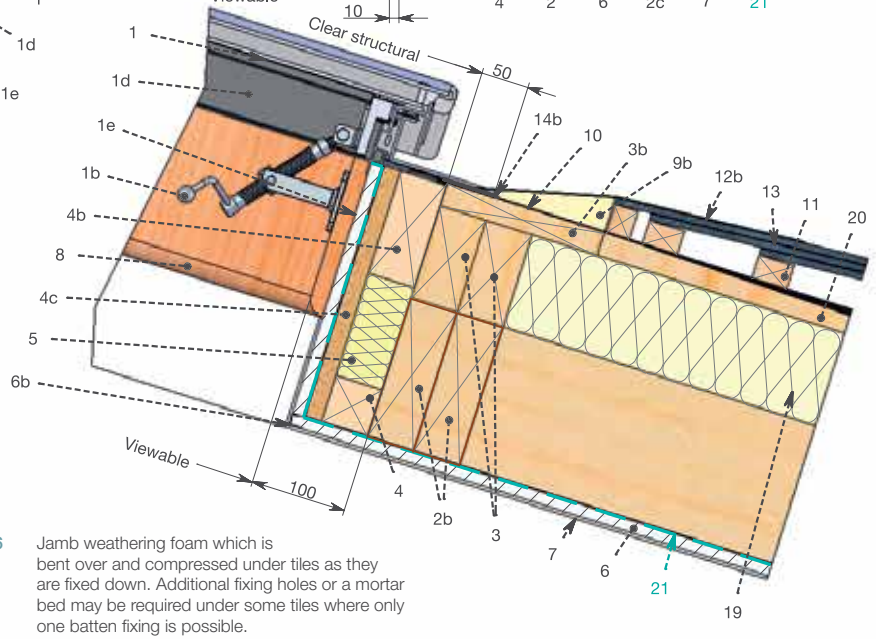
The Conservation Rooflight®











Key:

1 The Conservation Rooflight, with Ironmongery Option 1b fixed to structural rafter supports 2 at jamb using coach bolts fitted through fixing rail 1c.

2 Structural rafter support at jamb and structural trimmer support at head and cill 2b. Batten bearer for insulation 2c.

3&3b Timber bearer fixed on top of structural supports. Adjust height to create a flush installation with the roof tiles.

4 Fix timber packers to structural support 2&2b at the top and the base of the roof build up. The cill timber packer 4b at the top of the roof build up should be larger to provide a secure fixing point for the ironmongery. Fix 18mm ply packer to the timber packers.

5 Insulation fitted between timber packers 4.

6 Plasterboard lining with plasterboard stop 6b to project the corner. Plasterboard fitted behind the thermoliner 1e.

7 Plaster skim

8 Timber reveal to align with rooflight linings 1d to provide 'frameless' internal appearance. Rooflight linings 1d MUST BE PAINTED with a timber finishing paint once the rooflight is installed to ensure longevity of this component. If the linings 1d have been factory painted, they do not require an additional paint finish. Please refer to label attached to Roof Window frame.

9 Head hardwood tilting fillet.

9b Cill hardwood tilting fillet - to provide minimum 5 degree fall for shedding rain water.

10 Line of breathable membrane. Roof membrane must be allowed to 'sag' between rafters.

11 Softwood battens.

12 Code 3 (consider using code 4 and clipping down roof tiles in severer exposures) lead flashing at head. Carry flashing up the roof and lap UNDER general roofing membrane 10 and UNDER head membrane 15.

12b Code 4 (consider clipping flashing and roof tiles down in severer exposures) lead flashing at cill over tilting fillet 9b. Make the flashing long enough to give triple lap to the tiles below.

13 Roofing tiles.

14 Perimeter silicone seal. Seal perimeter of rooflight 1 JUST PRIOR TO installation of the rooflight using a thick continuous bead of low modulus neutral cure silicone sealant. Ensure sealant to cill 14b is located in a position where it will be covered by the cill flange of the rooflight.

15 Roofing membrane to rooflight head. Dress UNDER general roofing membrane.

16 Jamb weathering foam which is bent over and compressed under tiles as they are fixed down. Additional fixing holes or a mortar bed may be required under some tiles where only one batten fixing is possible.

17 Jamb weathering foam which is bent over and compressed under tiles as they are fixed down. Additional fixing holes or a mortar bed may be required under some tiles where only one batten fixing is possible.

18 Jamb flashing aprons, part of the jamb flashing assembly (supplied as part of the Flashing Kit). They pass UNDER the battens but OVER the general roofing membrane. The battens are tacked in position at the rooflight jambs only until the Flashing Kit is installed and the jamb aprons are slid under them. Then they are fixed home.

19 Insulation fitted on top of structural supports.

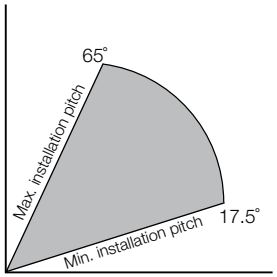
20 Counter batten.

21 Vapour barrier (Blue)

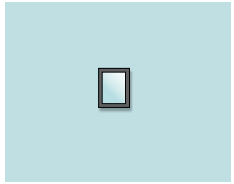
Please Note: These sectional details are provided as an installation suggestion. Due to the differing nature of installations we strongly advise you to consult your rooflight installer to verify fitness for purpose. This drawing does not constitute a structural proposal. Sufficiency of structural supports to be checked by rooflight purchaser's structural consultant.

The Conservation Rooflight®
Sizes

Pitch Guide

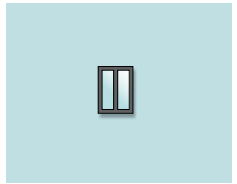


Structural dimensions
(W) 412mm x (L) 520mm



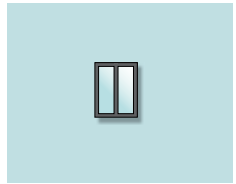
Viewable dimensions
(W) 212mm x (L) 320mm
CR6

Structural dimensions
(W) 463mm x (L) 622mm



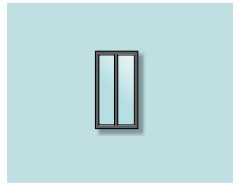
Viewable dimensions
(W) 263mm x (L) 422mm
CR7

Structural dimensions
(W) 565mm x (L) 725mm



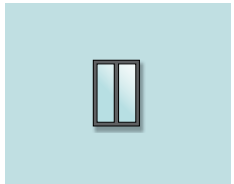
Viewable dimensions
(W) 365mm x (L) 525mm
CR1

Structural dimensions
(W) 565mm x (L) 1028mm



Viewable dimensions
(W) 365mm x (L) 828mm
CR3

Structural dimensions
(W) 615mm x (L) 875mm

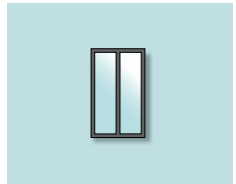


Viewable dimensions
(W) 415mm x (L) 675mm
CR8

Structural dimensions
(W) 717mm x (L) 1028mm

Viewable dimensions
(W) 517mm x (L) 828mm
CR9

Structural dimensions
(W) 717mm x (L) 1180mm



Viewable dimensions
(W) 517mm x (L) 980mm
CR10

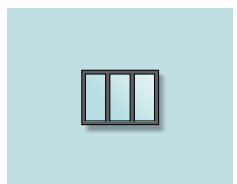
Structural dimensions
(W) 717mm x (L) 1333mm

Viewable dimensions
(W) 517mm x (L) 1133mm
CR14/2

Structural dimensions
(W) 717mm x (L) 1635mm

Viewable dimensions
(W) 517mm x (L) 1435mm
CR15/2

Structural dimensions
(W) 1021mm x (L) 725mm

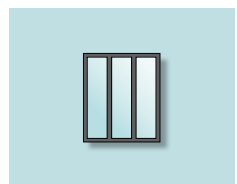


Viewable dimensions
(W) 821mm x (L) 525mm
CR1/3

Structural dimensions
(W) 869mm x (L) 1028mm

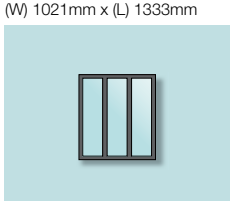
Viewable dimensions
(W) 669mm x (L) 828mm
CR11

Structural dimensions
(W) 1021mm x (L) 1180mm



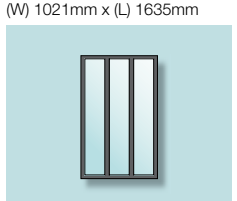
Viewable dimensions
(W) 821mm x (L) 980mm
CR13

Structural dimensions
(W) 1021mm x (L) 1333mm



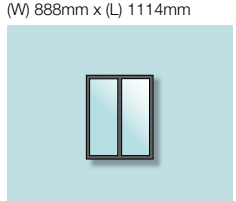
Viewable dimensions
(W) 821mm x (L) 1133mm
CR14

Structural dimensions
(W) 1021mm x (L) 1635mm



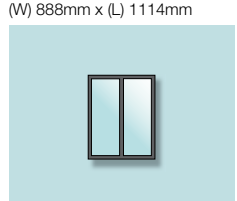
Viewable dimensions
(W) 821mm x (L) 1435mm
CR15

Structural dimensions
(W) 888mm x (L) 1114mm



Viewable dimensions
(W) 537mm x (L) 848mm
E1LG

Structural dimensions
(W) 888mm x (L) 1114mm



Viewable dimensions
(W) 537mm x (L) 848mm
E1RG

Please see sections opposite for viewable and structural dimensions.

Blinds

Available as both roller and pleated styles, offering an attractive and practical solution to light control, all blinds incorporate easy manual operation with motorised upgrades available in the pleated blind ranges. Blinds are available for the Conservation Rooflight® and neo™.

Roller Blinds


A manual blackout roller blind.


neo™ Rooflight with a manual blackout roller blind.

Pleated Blinds


A manual single pleat blind.


neo™ Rooflight with a manual single pleat blind.

Colour Options

We have over eighty different colour options available for our roller and pleated blinds. More information can be found on our website, within the product pages. Material swatches can also be sent to you via post. Call 01993 833108 to speak to an advisor.

You can also buy blinds via our online shop. Visit www.therooflightcompany.co.uk/shop/blinds