

DESIGN AND ACCESS STATEMENT & CONSERVATION AREA ASSESSMENT

FOR

A Full Planning Application Conversion of Existing Flats (21a and 21b) to Class E offices including a loft conversion to provide an enlarged rear dormer, conservation style rear skylights and associated internal alterations

AT

21A and 21B SWAIN'S LANE N6 6QX

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- 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)
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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 existing 2-flats on first and second floors to provide offices over first 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 in terms of alterations 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. It is noted there would be a loss of two dwellings to provide the offices, however the offices are required for the local business operations.

2. Site Description / Use

The site is located at 21 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 relates to the existing 2-bedroom residential units at first (21a) and second and third floor/store levels, flat 21B. The existing upper (21B) 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 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 and the conversion of the existing flats to offices.

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.

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.

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."

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

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.

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

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.

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 building to be modernised to adopt to current requirements and provide much needed office accommodation.

The Local Plan 2017 Policy E1 is supportive of promoting local business opportunities and development, the policy is produced in full below



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 approximately 100m2 of Class E office space and provide employment opportunities.

4. 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 an enlarged dormer and office space. The property would be a mixed use comprising commercial on the ground floor and offices above.

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 offices has been designed with great consideration to utilise space and to make eminent use of natural day- lighting to the office areas without having any overlooking issues and being mindful of the surrounding area.

The office 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 office 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.

5. Scale & Appearance

The use of the building as offices has no direct impact on the appearance of the property.

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 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.

6. 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 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.

7. 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 offices along with a sink waste disposal system for a more environmentally friendly waste management system to further reduce the amount of food waste.

8. Noise and Pollution

The offices will operate from 0800-1800 Monday to Friday and 0900-1300 on Saturdays to maintain a balance of residential amenity with the existing unit.

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.

Summary

Local planning documents have been addressed and are as follows:

- Camden Local Plan, 2017
- Policy H3 Protecting Existing Housing:
- Policy A1 Managing the Impact of Developments

- Policy D1 Design
- Policy D2 Heritage
- Policy E1 Economic Development
- Camden Planning Guidance Amenity, CPG 6 March 2018
- Camden Planning Guidance Sustainability CPG3, March 2018
- NPPF (National Planning Policy Framework, '7. Requiring good design '
- Holly Lodge Estate Conservation Area Appraisal and Management Strategy (December 2012)
- Sustainable Design and Construction SPD 2013
- The London Plan, 2020

In-line with the council's policies as set out in the Local Plan (2017), the proposal aims to maximise the business floorspace within the site by offering good quality, sustainable accommodation suitable for long-term working providing local office space reducing the need to travel in a sustainable location. It is acknowledged there would be a loss of two residential units.

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

The office 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

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 office spaces within the premises in-line with your guidance,

Appendix 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).



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

Tel 020 7974 4444

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

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

flavid T. Joyce

David Joyce Director of Regeneration and Planning



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

Tel 020 7974 4444 Fax 020 7974 1680 Textlink 020 7974 6866

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

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

12 August 2011

Dear Sir/Madam

Mr Miro Machnacz

4 Assam Street

London E1 7QS

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

Lane

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).
- 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/councilcontacts/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



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

F

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 kerkens? M. st. sc., Mappi



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

illy 10

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

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



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

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+Re quirements+%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: <u>http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent</u>

Yours faithfully

Daniel Pope Chief Planning Officer

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

Appendix 2 TFL Cycle Stand Specifications



Cycle Stand Specifications The TfL offer includes three different types of stand:

Vertical Parking	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	Dimensions:	Height: 300mm Min 250mm controc /high low	configuration)	Length: 600mm Capacity: One bicycle per stand	Installation Fixed to solid wall (bolts not included)	Installation on partition walls require a supporting frame or board
Toast Racks	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.	Technical Specification	Material: Mild steel	Dimensions:	Height: 750mm Width: 750mm	Centres: 800mm between stands	Rack size: Available in 3, 4 & 5 stands Capacity: Parks 6, 8 & 10 bicycles	Installation Surface fixed with suitable bolts (bolts not	included)
Sheffield Stand	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.	Technical Specification	Material: Mild steel	Dimensions:	Height: 750mm (1050mm ground embedded)	Width: 750mm	Capacity: Accommodates 2 bicycles per stand	Installation Ground embedded (300mm deep)	Surface fixed with suitable bolts (not included)

Sheffield Stand	Toast Racks	Vertical Parking
Finish	Finish	Finish
Galvanised steel	Galvanised steel	Powder coated steel (black)
Advantages Submerged or bolt down fixing.	Advantages Easy to set up on site.	Advantages Fully assembled
Fully assembled	Tubes are 3mm thick to provide excellent resistance to cutting or bending	Easy to install and offering space saving parking.
Tubes are 3mm thick to provide excellent resistance to cutting or bending.		
Sheffield stand – What is included?	Toast Rack Flatpack – What is included?	Vertical parking – What is included?
One stand measuring 80cm x 80cm	 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) 	One stand measuring 30cm x 60cm

Cycle Parking Specifications: Business Engagement Team

June 2012

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

Appendix 3 Cyclehoop - Vertical Bike Rack

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.

cyclehoop

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









Single-sided

Bike Space Converter

cyclehoop

Semi-V Bike	/ertical Rack	X Tı Bike	ype Rack	Vertical Rack (HL)		Vertical Rack (LL)			Sheffield Stand			Sheffield	Stand (45°)		Dutc Tier	h Two Rack	Toast	Rack		
Number of Spaces	Distance Required	Number of Spaces	Distance Required	Number of Spaces	Distance Required		Number of Spaces	Distance Required		Number of Spaces	Distance Required		Number of Spaces	Distance Required		Number of Spaces	Distance Required		Number of Spaces	Distance Required
2	950	2	800	1	700		1	700		2	800		2	1416		6	1600		4	1632
3	1300	3	1000	2	1050		2	1400		4	1600		4	2548		8	2000		6	2414
4	1650	4	1200	3	1400		3	2100		6	2400		6	3680		10	2400		8	3196
5	2000	5	1400	4	1750		4	2800		8	3200		8	4812		12	2800		10	3978
6	2350	6	1600	5	2100		5	3500		10	4000		10	5944		14	3200		12	4760
7	2700	7	1800	6	2450		6	4200		12	4800		12	7076		16	3600		14	5542
8	3050	8	2000	7	2800		7	4900		14	5600		14	8208		18	4000		16	6324
9	3400	9	2200	8	3150		8	5600		16	6400		16	9340		20	4400		18	7106
10	3750	10	2400	9	3500		9	6300		18	7200		18	10472	ļ	22	4800		20	7888
11	4100	11	2600	10	3850		10	7000		20	8000		20	11604	ļ	24	5200		22	8670
12	4450	12	2800	11	4200		11	7700		22	8800		22	12736		26	5600		24	9452
13	4800	13	3000	12	4550		12	8400		24	9600		24	13868	ļ	28	6000		26	10234
14	5150	14	3200	13	4900		13	9100		26	10400		26	15000		30	6400		28	11016
15	5500	15	3400	14	5250		14	9800		28	11200		28	16132		32	6800		30	11798
16	5850	16	3600	15	5600		15	10500		30	12000		30	17264		34	7200		32	12580
17	6200	17	3800	16	5950		16	11200		32	12800		32	18396	ļ	36	7600		34	13362
18	6550	18	4000	17	6300		17	11900		34	13600		34	19528	ļ	38	8000		36	14144
19	6900	19	4200	18	6650		18	12600		36	14400		36	20660	ļ	40	8400		38	14926
20	7250	20	4400	19	7000		19	13300		38	15200		38	21792		42	8800		40	15709
21	7600	21	4600	20	7350		20	14000		40	16000		40	22924		44	9200		42	16490
22	7950	22	4800	21	7700		21	14700		42	16800		42	24056	ļ	46	9600		44	17272
23	8300	23	5000	22	8050		22	15400		44	17600		44	25188		48	10000		46	18054
24	8650	24	5200	23	8400		23	16100		46	18400		46	26320		50	10400		48	18836
25	9000	25	5400	24	8750		24	16800		48	19200		48	27452		52	10800		50	9618
26	9350	26	5600	25	9100		25	17500		50	20000		50	28584		54	11200		52	20400
27	9700	27	5800	26	9450		26	18200		52	20800		52	29716		56	11600		54	21182
28	10050	28	6000	27	9800		27	18900		54	21600		54	30848		58	12000		56	21964
29	10400	29	6200	28	10150		28	19600		56	22400		56	31980	ļ	60	12400		58	22746
30	10750	30	6400	29	10500		29	20300		58	23200		58	33112	ļ	62	12800		60	3528
31	11100	31	6600	30	10850		30	21000		60	24000		60	34244		64	13200		62	24310

All dimensions are in millimeters*



Appendix 4 British Gypsum Approved Systems - Separating Wall Details

PRE-COMPLETION TESTING - CONVERSIONS BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr) SOUND 53 dB R_w + Ctr PSR B160018 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



Masonry walls and GypLyner UNIVERSAL lining

PRE-COMPLETION TESTING - CONVERSIONS BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr)





Masonry walls and

DriLyner sı

- 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



- 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 $R_{W} = 13 \text{ dB} \text{ and } R_{W} + \text{Ctr} = 11 \text{ dB}$



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







- 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

Separating walls - Guidance constructions - new-build and conversions





Appendix 5 British Gypsum Approved Systems - Separating Floor Details

British Gypsum Approved Systems - conversions



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





- **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



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})





- 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

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



Refer to flanking details pages 185 - 186



VIVENDIARCHITECTS LTD

Appendix 6 The Rooflight Company – The Conservation Rooflight



A Specifier's Guide to the Rooflight Company the Rooflight Company





Why specify **neo**™?

- We are the pitch roof experts; the first to perfect the

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



6



N55Plus



- 5 Insulation fitted between timber packers 4.
- 6 Plasterboard lining with plasterboard stop 6b.
- 7 Plaster skim

1

2

4

- 8 Head hardwood tilting fillet.
- 8b Cill hardwood tilting fillet - to provide minimum 5 degree fall for shedding rain water.
- Line of breathable membrane. Roof membrane must 9 be allowed to 'sag' between rafters.
- 10 Softwood battens.
- Code 3 (consider using code 4 and clipping down roof 11 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.
- 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.
- Roofing membrane to rooflight head. Dress UNDER 14 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.
- Vapour barrier (blue) 20

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



www.therooflightcompany.co.uk/nec





The Conservation Rooflight®

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

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N55Plus



The Conservation Rooflight®



- 6 Plasterboard lining with plasterboard stop 6b to project the corner. Plasterboard fitted behind the thermoliner 1e.
- 7 Plaster skim
- Timber reveal to align with rooflight linings 1d to 8 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.

- 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.
- Roofing tiles. 13
- 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.
- Roofing membrane to rooflight head. Dress UNDER 15 general roofing membrane.

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

19

- 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







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 neoTM.

Roller Blinds



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