Design and Access Statement

for

Proposed Clerestory Window Construction

for

Georgie Wolton

34 Belsize Lane
London
NW3 5AE

Steven Pollock Architects

08 July 2021

Design and Access Statement

1.0 Location

No. 34 Belsize Lane is located on the west side of Belsize Lane opposite the junction of Ornan Road to Belsize Lane. It is bounded on the north by the playground of St Christopher's School, on the west by the rear garden of No. 16 Lyndhurst Gardens and the southwest by the rear gardens of Nos. 1 and 2 Village Close. The remainder of the property is bounded by Belsize Lane.

No. 34 Belsize Lane is within the Fitzjohn / Netherhall Conservation Area.

2.0 The Property

No. 34 Belsize Lane is a single storey three-bedroom dwelling house set behind, and concealed by, surrounding Victorian brickwork garden walls. The living accommodation block runs roughly north-south with a bedroom wing at the northern end. At the southern end, the living block is linked to studio spaces by glazed conservatories.

The house divides the site, and together with the garden walls, creates enclosed garden / courtyard spaces which are planted with mature vegetation.

The external walls of the house are constructed in brickwork and feature full height silver-grey metal framed glazed windows and sliding doors. Above the brickwork walls an exposed steel beam trims the edges of the flat roof construction. The roofscape of the house includes mono-pitched silver-grey metal framed strip rooflights and pitched metal framed glazed roofs.

The property is included in Camden's Local List of non-designated heritage assets.

3.0 Planning History

In March 1975 planning permission was granted for the construction of a single storey dwelling house. (The subject of this planning application.)
Planning application reference number: 19451.

In November 1981, planning permission was granted for a single storey side extension to the single storey dwelling house.
Planning application reference number: 32849.

In September 1986, permission was granted for the removal of a tree in the front courtyard.
Planning application reference number: 8692179.

In May 2018, there was no objection to an application for works to a tree in a Conservation Area.
Planning application reference number: 2018/1916/T.

In May 2018, permission was granted for works to a tree covered by a tree preservation order.
Planning application reference number: 2018/1819/T.

In April 2020, there was no objection to an application for works to trees in a Conservation Area.
Planning application reference number: 2020/1324/T.

4.0 Proposal

The planning application is to seek permission to install a clerestory window and flat roof construction built over, and containing, the existing south facing mono-pitched metal framed strip rooflight which runs along, and behind, the northern wall facing St Christopher's School.

The existing rooflight provides an indirect source of daylight to the main entrance hall and bedroom wing access corridor. The proposal will retain and maintain this source of daylight.

The proposed construction is to deal with the issues listed below and to enable the Applicant to remain in residence while the work takes place. Building over and retaining the existing rooflights avoids opening the house exposing the internal finishes, and the occupants, to the elements. It avoids any internal work and the dust, debris and disruption that would cause.

4.1 Heat Loss

The existing rooflight construction is original, dating from the late 1970's. The construction of an insulated flat roof and installation of metal framed double-glazed sliding casement windows, complying with current Building Regulations U-values, to contain the existing rooflight will reduce heat losses resulting in lower energy usage and CO2 emissions and an improved internal environment.

In addition to the construction noted above, it is proposed to insulate and install a new roof covering over the existing flat roof of the bedroom wing. The roof will be insulated to comply with current Building Regulations requirements for new thermal elements. The existing roof covering will remain in place avoiding any disruption to the Applicant.

4.2 Rainwater Leaks

The existing rooflight suffers from a number of leaks. Currently the Applicant has covered the rooflight with polythene sheeting to provide some protection. In addition to the leaks, the existing rooflight has a low kerb / cill detail which, during heavy rainfall, has allowed rainwater to enter the house.

The proposed flat roof construction avoids the numerous flashing details that are associated with pitched rooflights reducing the number of potential weak points. The new sliding casements will be constructed on top of a weathered raised kerb to prevent rainwater ingress at cill level.

4.3 Leaves and Bird Droppings

The site contains and is bordered by several large mature trees and birds, especially pigeons, are regular visitors. Bird droppings and leaf-fall onto the mono-pitched rooflights requires constant maintenance. The new flat roof construction will remove this maintenance issue.

The new double-glazed casement sliding windows will have black anodised aluminium frames. The frames will be aligned with the glazing bars of the existing rooflight. The new roof covering will be a dark grey single ply membrane with black anodised aluminium edge trims. The new black finishes will provide a subtle distinction between the new addition and the existing construction.

The proposed clerestory window construction will not be visible from the street. The only visible manifestation of the proposal, when viewed from the playground of St. Christopher's School and the rear garden of No. 16 Lyndhurst Gardens, will be the black metal edge trim to the new flat roof. The new 'clerestory' windows will be concealed from view from the upper floors of Nos. 1 and 2 Village Close by the existing trees and planting.

5.0 Trees/ Planting

The existing trees and planting will not be affected by the proposal.

6.0 Sunlight/ daylight and Overlooking

There is no change to overlooking. There is no loss of sunlight to adjoining properties.

7.0 Access and Parking

There is no alteration to the access or parking arrangements.

8.0 Conclusion

The proposal has been designed in conjunction with Georgie Wolton, the Applicant, and architect of the existing house. The proposed flat roof construction and strip sliding casement windows have been designed to complement this Local Listed building while dealing with the issues noted above, a modest solution for a modest building.

The proposed clerestory window construction will not be visible from the street and will therefore have no impact on the Conservation Area.

8th July 2021

Steven Pollock