Flat 5

19 Maresfield Gardens

London

NW3 5SN

Design and Access Statement

Replacement of existing roof lanterns

12 May 2022

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Contents

1.0 Introduction

This planning application is for the replacement of two existing roof lanterns with a single new roof lantern.

19 Maresfield Gardens is a five storey house that has been converted into five flats. Flat 5 occupies the top two floors. The purpose of this application is to replace two rooflights on the roof terrace at the top of the building which are in poor condition and a mixture of timber, UPVC and aluminium with a single simpler unified glass rooflight.

Site Address:	Flat 5, 19 Maresfield Gardens London NW3 5SN
Planning Authority:	London Borough of Camden
UPRN:	5116540
Ward:	Frognal & Fitzjohns
Listing Status:	Not Statutorily Listed. Building that makes a positive contribution to the Conservation Area.
Application Type:	Full Detailed Planning Application
Development Type:	Residential Minor Alterations
Proposal Description:	Replacement of two existing roof lanterns with a single glazed roof lantern
Conservation Area:	Fitzjohns Netherhall
Flood Zone Risk:	Environment Agency Flood Risk Assessment: Surface Water: Low Risk, Rivers and the Sea: Very Low Risk.

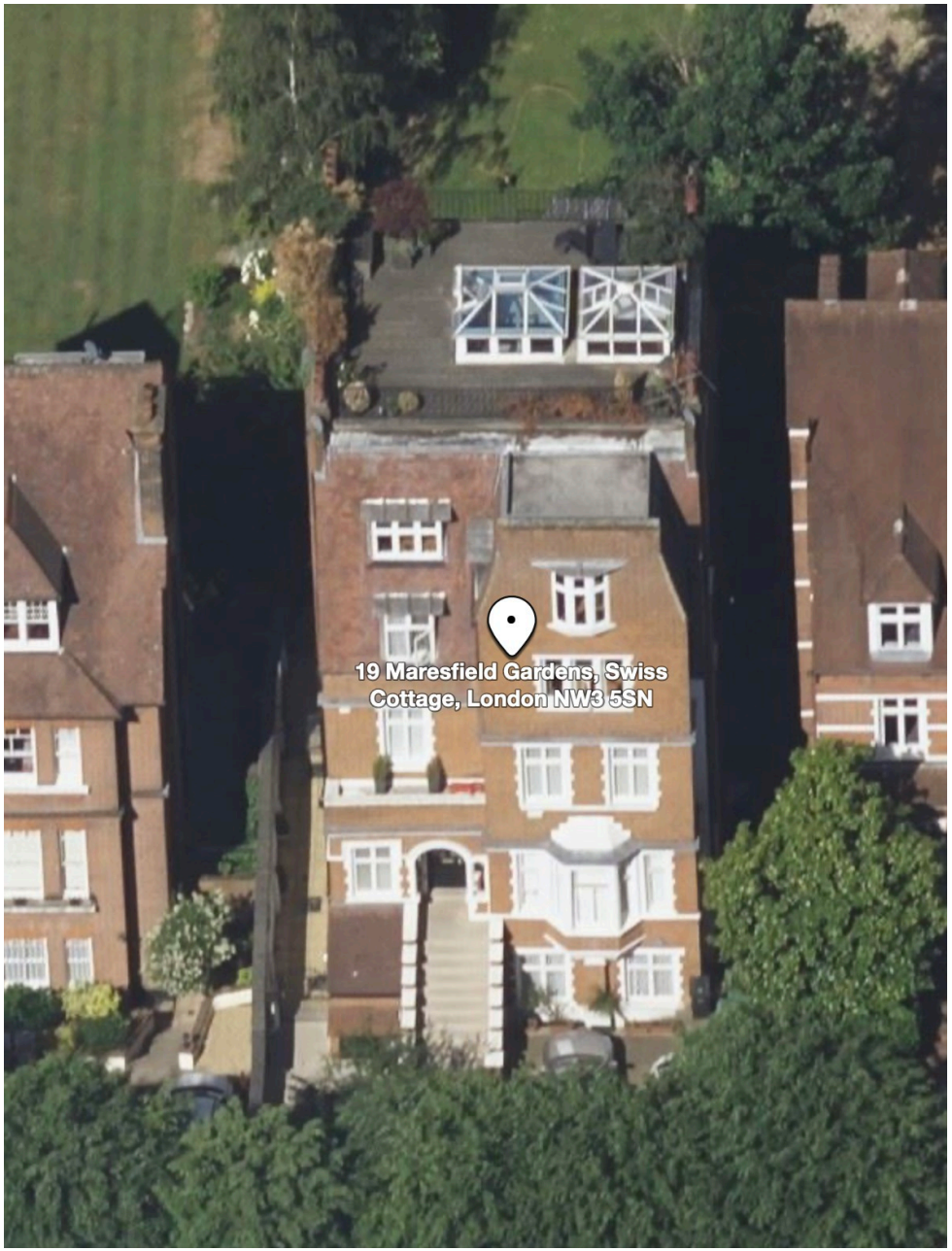
2.0 Site and Surrounding Area

19 Maresfield Gardens is a detached red brick house built over five stories in the 1880's and subsequently converted into flats. The site is situated in the London Borough of Camden. It lies within the Pimlico Conservation Area. The property is not listed, but is described an Unlisted Building of Merit; which means that it is considered to be of particular value to the Conservation Area and demolition or unsympathetic alteration will be resisted.

At main roof level there are two lantern rooflights; one of which provides access out onto the roof terrace. The roof terrace, railings and lantern rooflights were consented in 1997 (PW9702618R2).

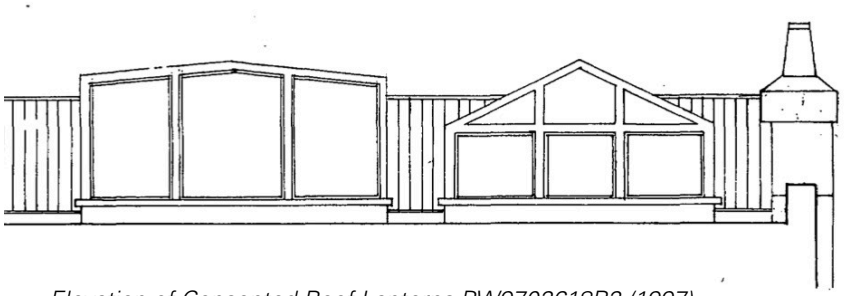
Subsequently in 2009 there was an application to replace the ad hoc roof lantern and access arrangements with two broadly matching rooflights.

This application is to replace these two lantern rooflights with a single rooflight in a simpler fully glazed style.

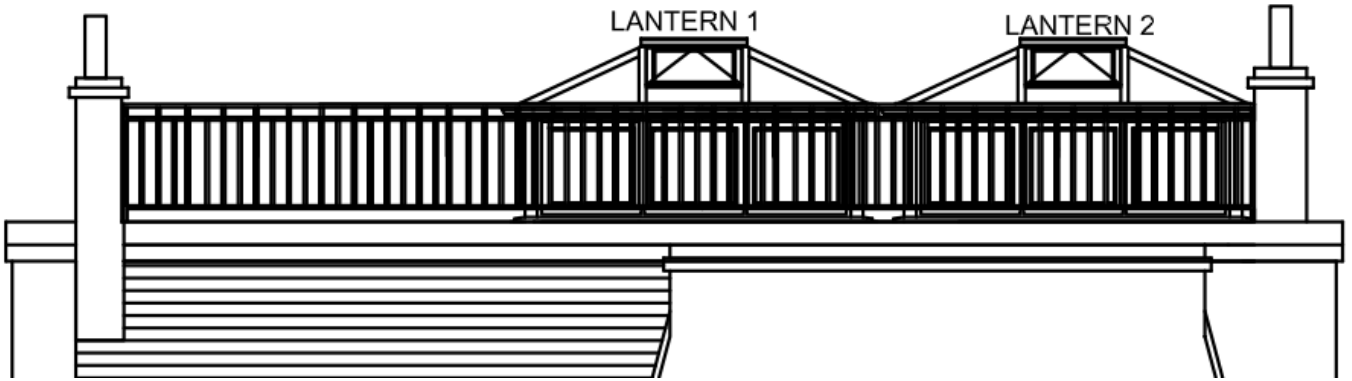


3.0 Planning History

Reference	Description	Date Registered	Decision
2009/2215/P	Replacement of existing UPVC roof lanterns with hardwood roof lanterns to residential flat (Class C3)	15/6/2009	Permitted
PW9702618R2	Retention of a rooflight and erection of a roof access hatch on the existing flat roof, and replacement of perimeter railings in association with the use of the roof as a terrace. as shown on drawing no(s) 400- SA.1 PA.1C	21/11/1997	Permitted



Elevation of Consented Roof Lanterns PW9702618R2 (1997)



Elevation of Consented Roof Lanterns 2009/2215/P (2009)

4.0 Elements of the Design

The design of the proposed rooflight is an aluminium and structural glass box, with a sliding section that provides access onto the terrace. The new roof lantern as proposed will help improve the layout of the downstairs and maximise the availability of natural light to these areas as well as making access to the roof easier.

The layout of the scheme is simple in design and is located on the site where maintenance of the building will be straightforward. The basic form of the house/flat remains the same with the addition of the substantially glazed roof lantern. The proposal will be sited in the same position on the property of the existing lanterns. The floor levels will not change.

4.1 Scale

The scale of the proposal has been designed to be in keeping with the existing building, on a domestic scale. The proposal will sit well in proportion to the main building whilst not detracting from its main features. The existing roof lanterns are 1280mm above the roof terrace level, and the new proposed lantern will be slightly lower, at 1250mm. The existing roof lanterns are not visible from the street level either in direct or long views, and this will remain the same in the proposed.

4.2 Appearance

The intention is that the new roof lantern will match the existing building as closely as possible. It will be manufactured from structural glazing with an internal aluminium frame designed to complement the existing building. The overall appearance of the lantern will preserve the appearance of the property whilst at the same time providing an attractive and much needed addition to the property.

An example of a roof access lantern by Glazing Vision, of the type proposed

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5.0 Planning Policy:

We have set out below the relevant guidance on rear extensions from the Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan and add how this proposal complies with this guidance.

Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan

6.3 Building Design

l) This guidance does not promote stylistic imitation and recognises the well-established conservation principle that buildings should be 'of their age', including design for superior environmental performance (as a response to climate change).

The roof lantern is contemporary in design with minimal external detailing. It improves on the thermal performance of the existing design by incorporating a higher specification of double glazed unit and a thermally broken frame.

m) In addition to complementing the townscape and landscape characteristics of the area, new development may respond to the area's character through the creative adaptation of recurring architectural devices, including modulation of elevations, use of bay or oriel windows, open porches, gables or dormers.

n) Materials should be durable, with a high standard of finish and constructional detail. Use of local, traditional materials is encouraged, including brick and tile with timber windows and detailing. Imitation materials, such as plastic for detailing where traditionally timber would be used, should be avoided. Use of materials with low embodied energy or recycled materials is also encouraged.

o) Exceptional, innovative and creative design solutions will be supported, where they complement the townscape and landscape character of the area.

The proposed roof lantern is very high quality and will provide unobtrusive access onto the roof terrace. The existing lanterns are not original, and the replacement of the existing lanterns will not affect the townscape detrimentally.

6.4 Alterations and Extensions

p) Extensions to existing buildings should be subservient in height, scale, massing and set-back. Extensions should complement the existing landscape and townscape character of the area (see earlier requirements in 6.1, 6.2 and 6.3).

The proposed roof lantern does not add any area to the plan, is modest in scale, and is set back from the front roofline by 4m and the rear roofline by 2.7m. The proposed roof lantern is marginally lower than the existing.

q) Extensions should minimise the impact on, or destruction of, features of interest in existing buildings. Extensions may draw on materials and general characteristics of existing buildings, including roof forms.

Long view along Maresfield Road from the South. The railings and roof terrace are visible, but the roof lanterns are not visible from the street.

Dormers and roof lights should be on rear roof slopes and not front roof frontages. It is recognised that light-weight modern materials can minimise impacts on existing buildings and their features.

r) Alterations to buildings should minimise impacts on historic fabric and avoid destruction of features of interest, including roof forms. This includes retention of original windows, chimneys and decorative features. As far as possible, alterations should be reversible (this means contouring around existing fabric, rather than cutting into it). Natural materials, such as brick and stone, should not be painted or rendered.

The existing roof lanterns date from 2009 and are a modern addition, not part of the original design or fabric. There will be no loss of original fabric by this alteration. The house has a flat asphalt roof at main roof level covered with decking, and the proposed form of the lantern will enhance this. the materials and appearance will be lightweight and transparent.

View of the existing roof terrace and rooflights, which appear to be a mix of materials including timber, UPVC and aluminium.

Appendix 1: Flood Map for Planning

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
206 MARE	**526432/184764**	**4 May 2022 17:59**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

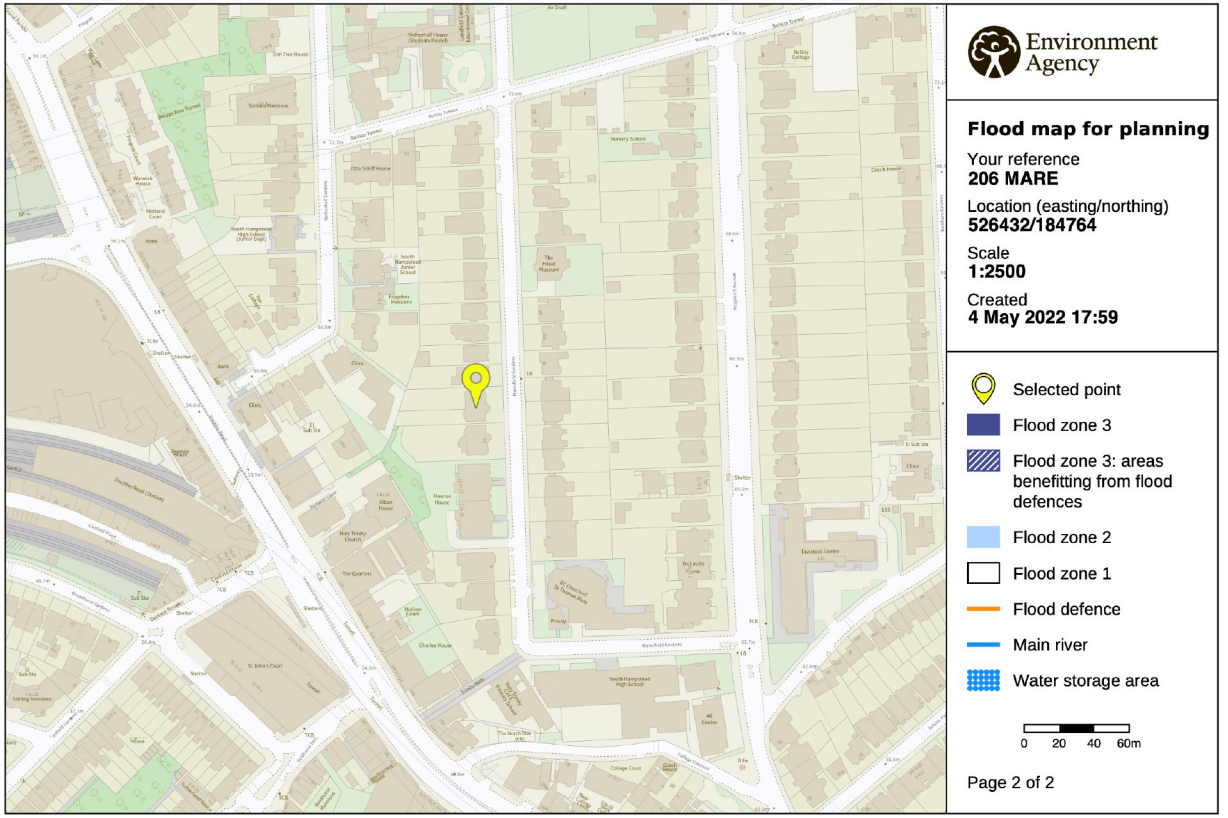
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Appendix 2: Trade Literature for Lantern Rooflight

Technical Data Sheet

GLAZING VISION

Free Standing Skybox Rooflight

700-TDS-UK-001 – v1.3 – 23 Mar 2021

Name: Free Standing Skybox

Type: Electrically operated sliding rooflight

Description:

The Free Standing Skybox is a thermally efficient opening product designed to allow access from a stairwell to a roof terrace or similar. The product is available in either left or right hand opening formats - the sliding section (door) is made up of two glass panes mounted into a frame that slides over the fixed panes giving a large aperture ideal for placement at the top of a staircase of almost any configuration.

A variety of optional extras including a rain sensor, thermostat, remote control and Building Management System connectivity are available. Proximity detection (safety sensors that immediately stop the product moving when an infrared light beam is broken) is included on every product as standard. A solenoid security bolt is also fitted as standard ensuring that the product remains secure in all situations.

This product is robust and long-lasting, boasting excellent thermal performance, air tightness and reliable operation.

Intended Use: Sliding rooflight to be used for regular access, to provide natural daylight, day-to-day ventilation and weather resistance.

External Weathered Upstand Dimensions:

Min Span:	1300 mm	Max Span:	3500 mm
Min Width:	1500 mm	Max Width:	4000 mm
Min Height:	850 mm	Max Height:	1500 mm
Min Area:	1.95 m^2	Max Area:	8.40 m^2
Min Upstand Pitch:	0°	Max Upstand Pitch:	0°

Note that the minimum and maximum span, width and height are dependent on various factors, your technical sales advisor will be happy to advise on these. Further information on upstand requirements and product dimensions can be found on our website or by contacting your technical sales advisor.

Glazing: A wide variety of glazing specifications are available for this product. Your technical sales advisor will be happy to answer any questions regarding specific glass specifications or glazing performance requirements. Otherwise, quotes include suitable and cost effective glazing proposals.

Standard Colours: Qualicoat approved RAL 7015 slate grey outer, RAL 9010 pure white inner.

Control, Power and Drive: The product is operated using a supplied wall mounted switch connected to a control box mounted inside the product framework via a flying lead.

Also supplied is an externally housed Power Supply Unit requiring connection to an electrical mains supply. It is recommended that the PSU is housed somewhere accessible.

The unit is driven by two leadscrew mechanisms that are synchronised using motor encoder feedback and, in the event of power failure, can be manually overridden.

Performance and Weathertightness: The product comprises thermally broken aluminium sections consisting of polyamide thermal breaks and closed cell PIR insulation thermally isolating the inner and outer frame sections. Structural integrity is assured through the use of finite element analysis (FEA) and testing.

U-values are calculated for each product and will be supplied in our quote. Further information and specific performance details can be obtained from your technical sales advisor.

The product is sealed to the upstand using silicone and fixed in place with structural fixings which are concealed by a clip-on cover leaving a sleek external finish. Sealing between the base frame and the door frame is achieved using a combination of silicone bubble seals and PU seals with PE sliding surfaces.

The product has been thoroughly tested and has achieved the following classification results:
Size: 3500 mm span x 2400 mm width x 1500 mm height Pitch: 0°

Test	Standard	Classification/Declared Value	
Air permeability	EN 12207	Class 2	±300 Pa
Watertightness	EN 12208	Class 7A	300 Pa
Wind resistance	EN 12210	Class 2C	+2400 Pa, -1200 Pa Serviceability +3200 Pa, -1250 Pa Safety

Security: When closed, the door of the product is locked in place with a solenoid bolt. The framework is designed such that the door cannot be lifted from its tracks.

Optional Extras: The following optional extras are available for this standard product at additional cost:

Easy Clean Coating: A coating applied to the external face of the glass that facilitates water run-off. Helps the glass stay cleaner for longer and makes cleaning easier.

Special Colour(s): This product has separate inner and outer colours as standard. Each can be swapped for a special colour.

Remote Control: Allows the product to be opened and closed from a short range.

Rain Sensor: Automatically closes the product when moisture is detected.

Rain Sensor Isolator: An internally mounted wall switch that allows the rain sensor to be turned off so that it does not automatically close the product when moisture is detected.

Thermostat: Automatically operates the product to regulate the temperature within the building.

Keypad or Key Switch: Offers secure access either via an externally mounted four-digit numerical pass code keypad or a key switch.

Battery Backup: Allows full operation of the product for a limited period in the event of a power failure.

BMS Connectivity: Allows the product to be operated by contact closure of a third-party Building Management System.

Upstand Top Trim: Cover designed to mask the top of upstands which may be visible through glass when viewed from above. Includes detail to recess standard plasterboard.

A suite of sales drawings is available.
Bespoke options may be available upon request but may incur additional design fees – contact your technical sales advisor for more information.

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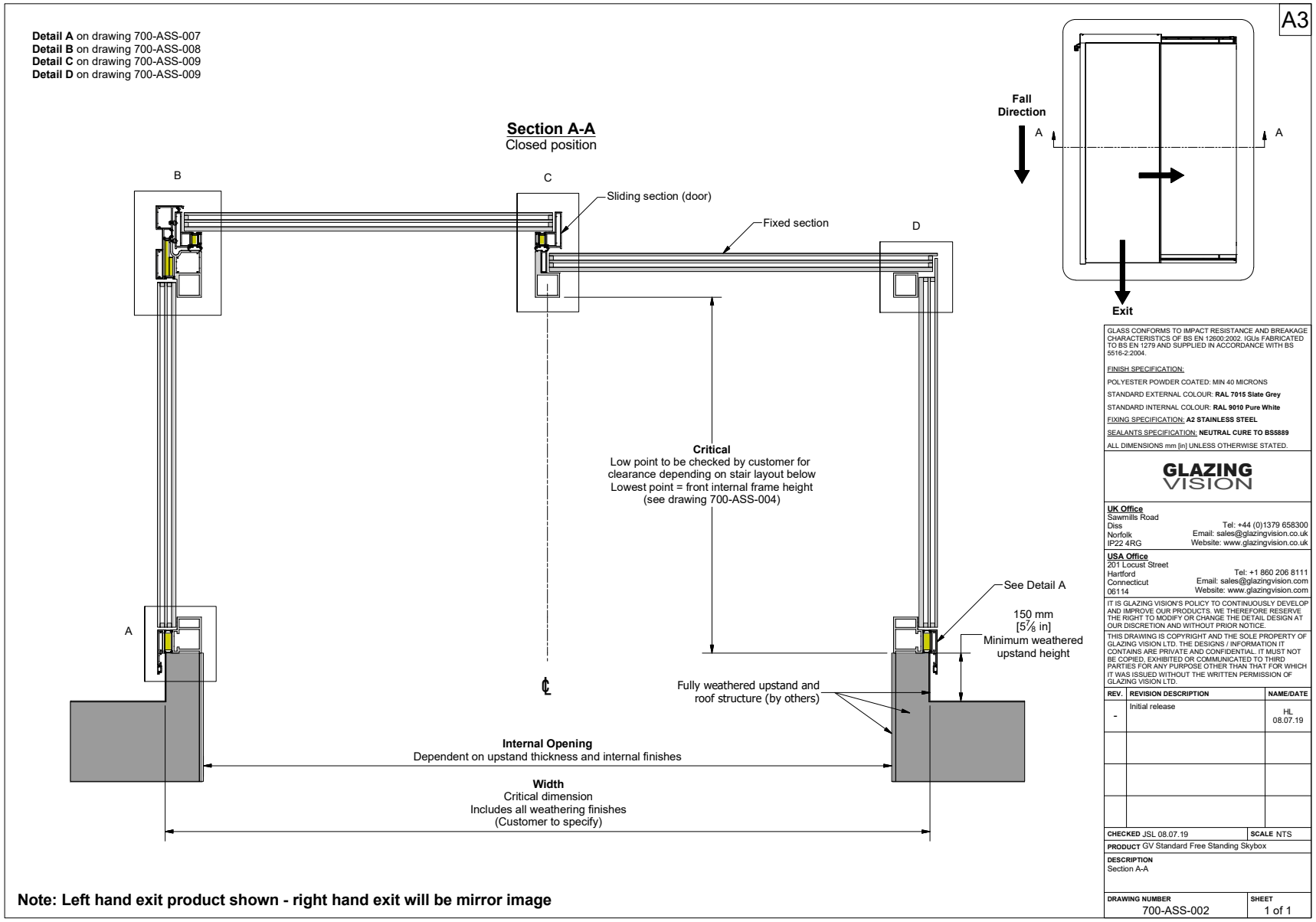
Appendix 3: Product Type Detail Drawings for Rooflight



Note: Left hand exit product shown - right hand exit will be mirror image

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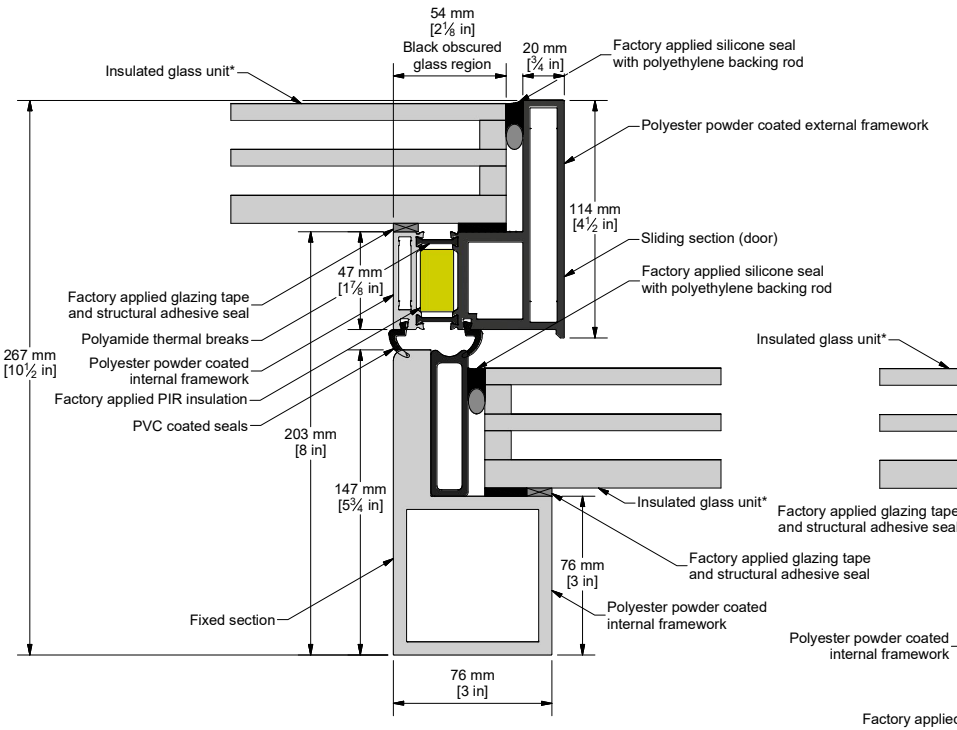
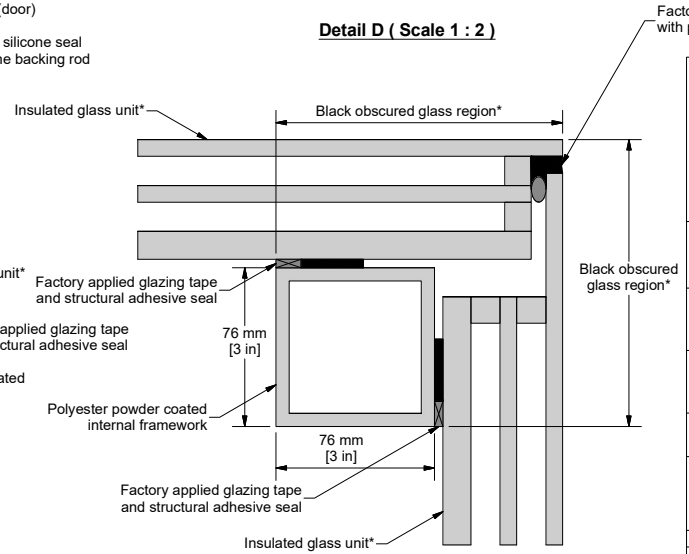
Detail C (Scale 1 : 2)



Detail D (Scale 1 : 2)



***Varies dependent on glass specification**
Triple glazed unit shown, but a double glazed option is also available.
Check your quote/order confirmation for specific information on what's been specified in your product.

GLASS CONFORMS TO IMPACT RESISTANCE AND BREAKAGE CHARACTERISTICS OF BS EN 12600:2002. IGUs FABRICATED TO BS EN 1279 AND SUPPLIED IN ACCORDANCE WITH BS 5516-2:2004.

FINISH SPECIFICATION:

POLYESTER POWDER COATED: MIN 40 MICRONS

STANDARD EXTERNAL COLOUR: **RAL 7015 Slate Grey**

STANDARD INTERNAL COLOUR: **RAL 9010 Pure White**

FIXING SPECIFICATION: **A2 STAINLESS STEEL**

SEALANTS SPECIFICATION: **NEUTRAL CURE TO BS5889**

ALL DIMENSIONS mm [in] UNLESS OTHERWISE STATED.

GLAZING VISION

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REV.	REVISION DESCRIPTION	NAME/DATE
-	Initial release	HL 08.07.19

CHECKED JSL 08.07.19 | **SCALE** NTS

PRODUCT GV Standard Free Standing Skybox

DESCRIPTION
Detail C and Detail D

DRAWING NUMBER 700-ASS-009 | **SHEET** 1 of 1