

Non Material Amendment for Planning Application 131337 – Land to the Rear of 52 Russell St

Summary

Two amendments have been sought; the removal of condition 18 pertaining to the code for sustainable homes and the addition of Conservation type “Velux” windows.

Amendment 1 – Removal of Condition 18

Condition 18 is self-explanatory where its removal is sought as the sustainable homes requirements have been subsumed into Building Regulations to be complied with.

Amendment 2 – Additional sky lights into rear and hips of roof

In order to give more light into the rear bedrooms and stair wells for each dwelling (the rear of the dwellings face north) 3 conservation sky lights have been added to each dwelling. For the rear bedroom which is the principal bedroom we have added two 550 x 780 sky lights plus one over the stair well to give more natural light.

The reason for this is simply for natural light since we are vaulting the first floor to give a light and airy feel. The skylights themselves are unobtrusive and for the rear elevation are not seen by and building. The Listed Building of 48 / 50 Russell Street will be able to see the conservation skylight on the east elevation but the pitch of the roof is 22.5 degrees so privacy still remains. If anything, like the “Tax Windows” on the East and West elevations it will just show a little more interest.

The sky lights themselves will be Conservation type, with a bar in the middle and flush with the slates. They will be chosen from Key Lite or Velux. Both look the same (Velux’s patent expired so Key Lite have copied) and all are 550x780 dimensions.

Please see associated supporting documents uploaded onto the planning portal

BR-07-N-01 Elevations.pdf	Please excuse the pink roof – it will be grey slate as prior
BR-06-N-01 Proposed Roof.pdf	Roof Plan view with sky lights and sections marked
BR S 1 SECTION 1.pdf	Section drawing 1
BR S 1 SECTION 3 A3.pdf	Section drawing 3

I have used the word sky light above, but in reality it will either be a Conservation Velux Windows or Key Lite Conservation window. They can be viewed in their respective catalogs below

Key Lite

https://www.keyliteroofwindows.com/wp-content/uploads/2017/10/2930_Keylite-Data-Sht-Conservation-Roof-Windows.pdf

Velux (pdf 1 page of Conservation Window)

<https://velcdn.azureedge.net/~media/marketing/uk/2017%20prices/2017%20conservation%20prices%20and%20sizes%20pdf.pdf>