

## **Design & Access Statement**

<b>Development Name</b>	<b>Address</b>	<b>Applicant</b>
Globe Wharf	205 Rotherhithe Street London SE16 5XX	Pete and Amanda Hibbs of Flat 113 Globe Wharf

### **Planning & Listed Building Consent application for Flat 113 Globe Wharf**

Application date: March 2020

#### **The Modern Development**

The conversion into residential accommodation by Berkeley Homes in the late 1990s required significant development. A number of original features have been maintained including the exterior, some interior walls, iron support pillars, wooden roof A-frames, purlins and some other timberwork. The building otherwise has been materially developed with the addition of a new aluminium roof, new windows and doors, new internal brick (structural) and partition walls, stairs and lifts as well as the usual internal changes needed for residential living. The conversion included the installation of c.35 conventional Velux roof lights servicing a number of the top floor flats and stairwells.

#### **Background and Justification**

Preservation of the original window openings has been an important step in retaining the character of the original warehouse building, however this has preserved that exterior windows reduce in size from each floor to the one above as can be seen in images 2 & 5 above. The impact is particularly significant on the fifth (top) floor where windows are around half the size of those on the first floor. However the fifth floor flats benefit from high ceilings and a significant amount of exposed brick and wooden timbers as they sit immediately below the pitch roofs.

Consequently, and particularly for flats on the fifth floor, living spaces are darker on the upper floors. This results in electric lighting being routinely required, the living environment being less attractive and it being more difficult to appreciate the building's unique features. The contrast can be seen clearly between flats on the fifth floor and those on the first floor which benefit from large external windows.

*Images 1 and 2 - Globe Wharf Internal showing difference in natural light between 5<sup>th</sup> and 1<sup>st</sup> floors*



*Image 1 (left) shows the living room of a flat on the 5<sup>th</sup> floor and Image 2 (right) shows the living room of a flat on the 1<sup>st</sup> floor. The warehouse features are enhanced by the additional light afforded by larger windows installed to flats on lower floors of the building.*

The problem of natural light is particularly pronounced in the kitchen and living rooms, which are long (c. 15m) but narrow (c.4-5m) and have just a single, small window to provide all natural light for most of the flat. Bedrooms are provided with internal (courtyard facing) windows / doors, which provide sufficient illumination for these rooms but have no impact on the living or kitchen areas.

Berkeley Homes evidently recognised this issue with the installation of many traditional Velux windows in Globe Wharf's roof, as can be seen in the image below. However, these were installed almost exclusively on riverside flats and the developer stopped short of providing these for all top floor flats. There are around 42 skylights currently installed across the whole roof (see image 3 below).

*Image 3 - Globe Wharf plan view showing locations of existing roof lights*



*Image 3 above shows a plan view of the Globe Wharf roof. Roof areas highlighted in red show where roof light windows are currently installed.*

### **Overview of proposed work to Flat 113 Globe Wharf**

Flat 113 Globe Wharf is situated on the 5<sup>th</sup> floor of Globe Wharf, on the Rotherhithe Street side of the building and adjacent to the south edge of the west courtyard.

*Images 4 and 5 - Plan view of Globe Wharf showing the location of Flat 113*



The flat has one small window in the south wall facing on the road. This is the only source of natural light for the living room, dining area and kitchen (area c. 14m long x 4m wide), approximately half the flat.

The roof immediately above Flat 113 is internal facing and below the level of Globe Wharf's parapet wall. It is not overlooked by any neighbouring developments. Furthermore, the pitch of this part of the roof is towards the east, rendering it mostly unsuitable for any potential future extension of the photovoltaic array that was installed on the west facing, western courtyard roof during 2014 (Planning ref: 13/AP/3889).

The proposal is to install three conservation-style roof lights in the roof above Flat 113 Globe Wharf (in locations highlighted on the image below) providing additional light to the living room and kitchen.

*Image 6 - View of roof above 113 Globe Wharf    Image 7 – Location of proposed roof lights*



The work will involve removal of the requisite surface area of the aluminium roof, insulation and internal plaster board to enable installation of the roof lights. No original building features (brick work/visible timber A-frames and purlins, etc.) will be affected by this process. The plan is to tastefully bring significantly more natural light to the premises to help enhance these

features and to save energy via reduced use of both electric light and air conditioning (the latter due to improved ventilation). The potential impact on the available light can be seen in Images 8 & 9, which show the living area of a top floor flat before and after the installation of roof lights, as granted under Planning Applications 13/AP/4497 in 2013 and 11/AP/4040 and 11/AP/4049 in 2011.

*Images 8 and 9 - Before and after installation of roof lights in a top floor flat in Globe Wharf*



*The image on the left shows the living room of Flat 120 on the 5<sup>th</sup> floor and the image on the right shows the living room of a comparable flat on the 5<sup>th</sup> floor with roof lights. The additional light enhances the warehouse features and reduces the requirement for electric lighting.*

## **Proposed Work to Flat 113 Globe Wharf – Detail**

### *Living Room / Dining Room*

The insertion of one roof light region, comprising a cluster of two conservation-style windows located above and below a transverse oak beam above the dining room area. By installing two such windows (in landscape orientation) the existing timber work and structural strength of the roof is maintained. Both windows in the cluster are anticipated to be Velux UK04 type or similar (i.e. 0.98m tall by 1.34m wide) and will be east facing.

*Image 10 – Existing ceiling over dining area, showing proposed location of roof light region*



### *Kitchen*

The insertion of one conservation style roof light of Velux MK08 style or similar (i.e. 0.78m wide by 1.40m high), which may require relocation or replacement of existing track-lighting in the centre of the ceiling. A light-well will be constructed between the roof light installed and the current plasterboard ceiling.

*Image 11 - Light levels in kitchen (during daytime) without artificial light*

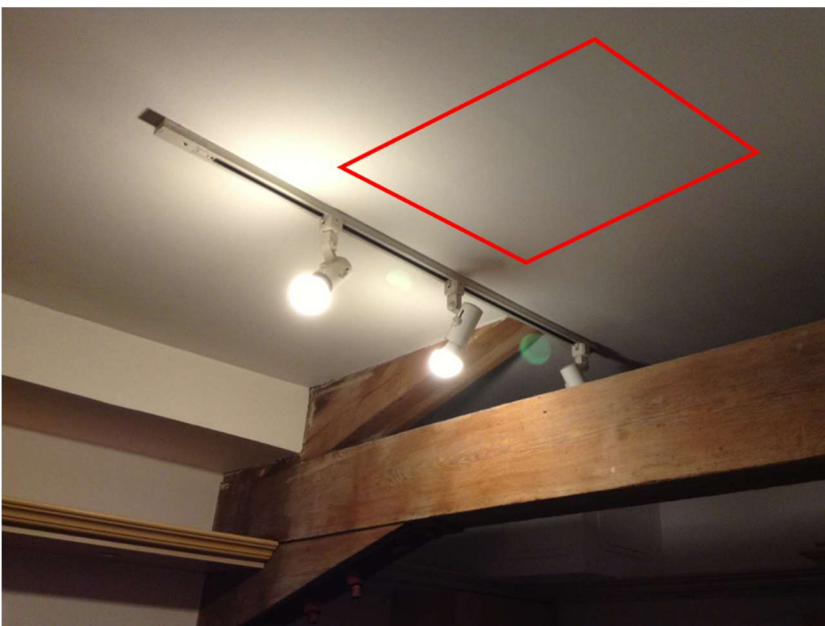


*Image 12 - With artificial light*



A light-well is proposed to be constructed, opening to a roof light installed above the kitchen, which may require relocation or replacement of the existing track-lighting.

*Image 13 - Existing ceiling over kitchen, showing the proposed location of a light well*



All roof lights installed will have a grey exterior and wood finish interior. The standard installation method will require flashing into the apex of the roof, which will be done using sympathetically coloured aluminium sheeting.

The image below shows the type of conservation roof light proposed. See <https://velux-uk.foleon.com/2020uk/online/conservation/> for further information.

*Image 14 – Conservation roof light as proposed for installation under this application*



Access to the roof is obtained by a fixed ladder to a large roof light located at the south-west corner of the roof (adjacent to the solar array). Safety wires are installed across the roof for extra security when working on the roof. Most works however are expected to take place from within flat 113 itself.

Given the nature of the proposed work access to the building and local transportation will be unchanged by the proposed installations.

## Appendix

*Miscellaneous photographs of Globe Wharf roof and view of roof from 5<sup>th</sup> floor walkway*



*Interior views of existing roof light windows in Globe Wharf*

