Design & Access Statement for enlargement of existing rear second floor dormer window and fitting of roof light on rear roof.

13 Southwood Avenue, Highgate, London N6 5RY

Proposal

The proposal is to enlarge the existing flat-roof dormer on the rear top floor of the property and to remove the existing small inset balcony.

To fit a roof light (suitable for a conservation area) on the rear roof to allow natural light into the internal stairwell for the top floor

With Relation to the Roof Works

The proposed enlargement of the existing dormer window to the rear does not have any impact on the existing street frontage but will provide the roof space with additional daylight and useable space. It is proposed to be of the same design as the dormer that exists already on the rear.

The proposal includes for the inclusion of a new conservation roof light to introduce more light into the existing top floor stairway.

The existing ridge line and chimney of the building remain unchanged. The proposal does not include any changes to the party walls.

Use

There is presently a large habitable room on the second floor used as a bedroom/study.

Removing the inset balcony, (which was not an original feature but was only created when the property was altered in in 2000) will enlarge the internal floor space of the top floor by 2 square meters. The space will be divided back into two bedrooms, which was the internal configuration of the top floor before the alterations in 2000.

Appearance

The appearance of the rear partial width dormer will not change (apart from being deeper but not wider). Looking at the enlarged dormer from the rear garden of No 13 Southwood Avenue, it will look visually almost identical in appearance to the existing dormer. There will be a slight slope on the flat roof to allow rainwater to run off more easily.

All proposed materials have been chosen to create an attractive addition to the existing rear elevation. The main cladding material for the new dormer will match the existing dormer consisting of lead lining and timber. The new casement windows to the dormer consist of painted timber.

The inclusion of a new rooflight on the rear elevation is insignificant in terms of appearance and will not be visible from the street, but will considerably increase the amount of daylight to the existing stairwell. The roof light proposed to use is a Conservation Area Rooflight. Previously,the property had a roof light over the internal stairwell (prior to the alterations in 2000). The roof light is just being re-instated.

Guttering and facia will be similar to existing dormer

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Other Matters

The current dormer window/balcony cannot be seen from Highgate Avenue or from Cholmeley Park. The enlarged dormer will not be visible from those streets.

The current dormer window and inset balcony looks over the rear garden of 13 Southwood Avenue. It does not overlook any neighbouring gardens. The enlarged dormer will not impact any neighbouring properties.

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The photograph below shows the existing dormer window on the second floor of my property



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The photographs below show the existing inset balcony which is to be removed.

