

DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

PROPOSAL FOR DORMER WINDOW AND REPLACEMENT WINDOWS

At 21 Southwood Lawn Road, London N6 5SD

September 2022

1. INTRODUCTION

- 1.1. This report has been prepared to support a Planning Application the addition of a rear dormer window, removal of a window on the side elevation and replacement of existing windows with matching double glazed windows.

2. SITE DESCRIPTION

- 2.1. 21 Southwood Lawn Road is a 3 storey Edwardian semi-detached dwelling house on the south side of Southwood Lawn Road. It is located in the Highgate Conservation Area. It is not listed.
- 2.2. The front elevation of the property is constructed from red stock brickwork with a painted pebble dash rendered bay. The side and rear elevations are faced in painted pebble dash render. Windows are painted timber, a mixture of double glazed on the side and rear elevations and single glazed to the front elevation.
- 2.3. The roof is clay tiled with a pitched front dormer over the front bay, and a side pitched dormer window added by the current owners in 1994, and velux windows on the rear elevation.
- 2.4. The rear elevations of adjacent properties generally have added dormers with a variety of styles. The three houses to the left (looking at the rear of the property) have 2 flat dormers and one hipped dormer. To the right one has Velux windows, one a flat dormer and one a hipped dormer. Materials also vary.

3. PLANNING HISTORY

- 3.1. HGY/1994/1289 Approved
Erection of 1 No. dormer window to side elevation and installation of velux windows on the roof at rear.

4. RELEVANT PLANNING APPROVALS AND LISTED BUILDING CONSENTS FOR ADJACENT PROPERTIES

- 4.1. HGY/2017/3045 17 Southwood Lawn Road - Approved
The erection of a single storey rear extension and associated raised patio; the erection of side and rear dormers and the insertion of 2no. rooflights to the front elevation; the replacement of existing single glazed timber framed windows with

double glazed timber framed windows to match existing; the insertion of a new window to the side elevation and the demolition of a non-original front porch. Adjacent property in which permission was granted in 2020 for a similar glazed infill extension at the rear of the property.

- 4.2. HGY/2015/0117 25 Southwood Lawn Road - Approved
Erection of an extension to the rear at ground floor level, and side and rear dormer windows along with 2no. rooflights to form a new loft conversion.
- 4.3. HGY/2013/2149 16 Southwood Lawn Road - Approved
Erection of single storey rear extension, formation of rear dormer, insertion of rooflight to front flank elevation and replacement of front side door with window.

5. PROPOSALS

- 5.1. Alterations are proposed to improve the internal arrangement and usability of the top floor loft extension, and generally to improve the thermal performance of the property.
- 5.2. The rear dormer would replace two large Velux style rooflights. This is in part to improve the usable area in the loft and also to reduce current overheating as a result of solar gains through the Velux windows.
- 5.3. The proposed dormer incorporates set back windows which results in an overhang to provide significantly better shading of the glazing than the existing rooflights which face directly to the sun to the south. The existing loft currently suffers from overheating in summer months and the additional shading will considerably alleviate that problem through passive means.
- 5.4. A glass balustrade is to be incorporated to allow for the installation of full height windows whilst maintaining the views.
- 5.5. The dormer is to be formed in powder coated zinc cladding, similar in colouring to traditional lead dormers. The crisper detailing of the zinc cladding is felt to be more appropriate to the proposed design with the overhang detail.
- 5.6. At ground floor level the side window adjacent to the kitchen door is to be removed to provide space for new joinery in the kitchen.
- 5.7. Windows on the front elevation bay windows and first floor above the portico are in poor condition and are to be replaced with new timber frames to match the existing, incorporating slimline double glazing. Windows surrounding the entry door will be internally secondary glazed.
- 5.8. No external changes are proposed to the side and rear existing double glazed windows.

6. ACCESS

- 6.1. Access to the property and within it remain unchanged.

7. SCALE

- 7.1. The scale of the dormer is appropriate to the building and consistent with adjacent properties.

8. IMPACT

- 8.1. In massing terms the proposed dormer is consistent with neighbouring properties. The choice of a flat roofed dormer has been made to be compatible with the flat roofed dormer immediately adjacent.
- 8.2. Since there is some variety in design and materials in the neighbouring dormers, the choice of zinc cladding was felt to be appropriate to the property and the proposed design.
- 8.3. The dormer window has minimal impact on the amenity of neighbouring properties. Views from the window are similar to those from the previous rooflights and there is no increase in overlooking compared to the original windows on the first floor. Furthermore, the deep recessed window limits views to either side.
- 8.4. The proposals for alterations to existing windows on the front elevation will have minimal impact. The frame designs will match the existing and the use of slimline double glazing will have a similar appearance to the existing single glazing.

9. PLANNING POLICY

- 9.1. The relevant planning policies which have been adhered to are:
- Highgate Neighbourhood plan Adoption Version 2017 – Policies DH2 and DH5
 - Highgate Conservation Area Character Appraisal and Management Plan

10. SUMMARY

- 10.1. The proposed alterations will improve the usability of the property, and improve its thermal efficiency. The proposals have minimal impact on neighbouring properties and the character of the conservation area.