

Flat 1, 40 Southwood Avenue  
**Design & Access Statement**

15/05/2026

The application is for the installation of two conservation style windows to the existing front and side roof planes. The proposed windows will be Velux or Roofmaker conservation windows or similar (Image 1).

The new windows are located and scaled similarly to existing roof windows in the neighbouring properties either side, 42 and 38 (image 2), both of which are the same house typology as the application site. In total, 16 of the neighbouring 19 houses on the same side of the road have roof-windows to the front, side or both roofs.

The side roof plane is not visible from the street generally, and the front roof plane is concealed except when looking from directly opposite (image 1).

1. Front Elevation: One roof window to be installed within the front roof slope providing natural daylight and ventilation to the existing bathroom. The window will sit flush with the existing surrounding roof tiles. The outer pane will not project more than 150mm beyond the plane of the roof slope.

2. Side Elevation: One roof windows to be installed within the side roof plane, providing natural daylight and ventilation to the existing hallway and stairwell. The windows will sit flush with the existing surrounding roof tiles. The outer panes will not project more than 150mm beyond the plane of the roof slope.

**Technical Specifications:**

- Roof windows to be installed with proprietary flashings to ensure weather tight integration with existing roof covering
- All units will not project more than 150mm from the external roof plane
- Ridge height will remain unaltered; windows positioned below the existing ridge line

Installation to comply with Part L Building Regulations (thermal efficiency)

Justification: The proposed roof windows will provide improved natural light and ventilation to existing habitable spaces without materially affecting the external appearance of the property or causing overlooking to neighbouring properties. The windows bring the property in line with neighbouring houses visually.

