

Design & Access Statement

including Heritage Statement

66 North Road, London N6 4AA

Proposed extension of existing roof dormer

7 August 2024 Rev B

Introduction

The existing roof dormer was added to the rear, by the current owners, as part of the loft conversion in 2006 (ref HGY/2006/0257). The exposed situation, traditional painted timber windows, fascia and other exterior trims, combined with the difficulty of routine maintenance including cleaning, has led to its degradation and failure over the last 17 years. In use, this cramped loft has proved to be too hot in the summer and too cold in the winter. As part of its refurbishment, the owners wish to take the opportunity to extend the space and the longevity of the external finishes.



The poor condition of the existing dormer window and stair roof light

Proposals & Use

The proposals relevant to this application comprise:

- Extend the width of the existing dormer by approximately 1.1m.
- Increase the existing bedroom area by approximately 1.5 sq.m.
- Replacing the existing single casement painted timber windows with paired casements. This will allow for cleaning and maintenance from the inside and reduce the single casement's vulnerability to being caught by the wind in this exposed location.
- The dormer flat roof currently falls back towards the ridge with rainwater spilling onto the slate roof on either side. This has led to further degradation of the dormer and stair roof light. In order to control rainwater disposal off the dormer roof, it is proposed to reverse the fall away from the ridge to a gutter and downpipe.
- The original single glazed roof window over the stairs has suffered from the additional rainwater discharged from the dormer roof and is to be replaced by a double glazed Velux type window. An additional matching roof window is to be installed above it to provide daylight to the loft access stair.

Appearance

- The proposed dormer will be similar in appearance to the existing albeit a bit wider.
- The new and replacement casement windows will be of a traditional appearance.

Proposed materials and finishes:

1. The present degradation of the dormer detracts from its appearance particularly when viewed by the immediate neighbours. The longevity of the specified materials is important to maintain the appearance of the dormer window throughout its life.
2. Single ply membrane or high performance felt to the flat roof. Plastic rainwater goods and fascia coloured more sympathetically to the main roof finish.
3. Natural slate cladding to the dormer enclosure with lead flashings.
4. Windows: These are only viewed from a distance externally, so with a view to minimal maintenance, flush casement uPVC windows designed to look like traditional timber are proposed.
5. Dormer Cladding: Natural slate to match the new main roof.
6. Roof windows: Standard aluminium faced roof window by Velux or similar coloured dark grey to blend in with the roof finish.



Typical flush casement window in uPVC with timber-type joint details

Heritage Statement

66 North Road is in the Highgate Conservation Area. It is not nationally listed but was locally listed as part of 60-86 (evens) North Road in 1986.

LB Haringey conservation policies accept suitably proportioned dormer windows to the rear of dwellings. Of the 14 houses in the locally-listed group, six have rear dormers of varying sizes. The recent approval of a loft conversion of no.62 North Road which includes a rear dormer will make the seventh.

Summary

Of the six, soon to be seven, dormer windows in the group the majority are, or will be, larger. This includes numbers 62 & 76 which were approved in 2024 (ref HGY/2024/1061) and 2013 (ref HGY/2013/0315), respectively. The proposal represents an extension to an existing dormer which is not visible from a public highway. Any increased overlooking is marginal given the addition of modestly-sized window to the same room.

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