

529-2

54 HOWITT ROAD
LONDON NW3 4LJ

PLANNING DESIGN & ACCESS STATEMENT AND PHOTOGRAPHS

DESCRIPTION OF THE PROPERTY

A terraced single family dwelling house

PURPOSE OF APPLICATION

Extension of existing cellar to develop single basement below footprint of house to provide accommodation for applicants' growing children

PLANNING HISTORY

Application for roofspace development and dormer to rear roofslope Feb 2010. Refused

DRAWINGS, DOCUMENTS & ENCLOSURES

Application Form

Ownership Certificate A *and* Agricultural Certificate

Planning Design & Access Statement (this document) including photographs

Elliott Wood Partnership Structural Report

529 2 LOC Location Plan

529 2 001 Existing Plans

529 2 003 Existing elevations and section

529 2 004 Existing Section

529 2 011 Proposed plans

529 2 013 Proposed elevations and section

529 2 014 Proposed section

TREES

There are no trees on the site, or on adjoining land, that could be affected by the works

ACCESS

There is no alteration to vehicle or pedestrian access from the street.

BASEMENT DEVELOPMENT

With reference to Camden Development Proposed Submission DP 27

A single basement below the footprint of the existing house is an efficient use of land having minimal effect on amenity of neighbours.

Submission of detailed amenity impact studies is not warranted for this scale of development.

A structural engineers appraisal and report, by Elliott Wood Partnership, on design and construction of the proposed basement, and maintaining the stability of the building and neighbouring properties, is submitted with this application

The site is not within a flood risk area. There is no recorded surface water or sewer surcharge flooding in Howitt Road

The basement construction and tanking system are designed to minimise effect on groundwater levels and flow. The scale of this development does not warrant submission of a detailed SUDS proposal.

Small lightwells as proposed at front and rear of the basement to provide a level of natural light and ventilation (see design commentary below) have been designed to maintain the architectural character and detail of the existing building and the terrace as a whole.

DESIGN

The majority of the works will be underground and therefore not visible. In terms of interior accommodation the intention is to create rooms with an adequate level of natural light and ventilation, and a high level of thermal insulation, to minimise energy in use.

Front Garden and Lightwell

A small lightwell within the front garden will provide daylight and ventilation to the Laundry/utility room at the front of the basement.

Walls to the lightwell will be reinforced concrete construction with painted render finishes, matching the painted stucco on the front elevation.

A 3-part painted joinery sash window will match detailing and simplified geometry of the bay windows above.

A painted metal grille designed for pedestrian loading will cover the lightwell, set flush with the front garden paving so the full extent of the garden will remain accessible, in particular for location of and access to refuse and recycling bins and boxes.

The front garden paving, front wall and piers to the street, path and steps to both ground floor and basement doors will all remain or be reinstated to match existing.

The elevations above ground will remain unaltered.

Rear Garden and Lightwell

A small lightwell within the rear garden will provide daylight and ventilation to the Family room.

Walls to the lightwell will be reinforced concrete construction with painted render finishes, matching the painted stucco on the front elevation.

A 4-part painted metal framed sliding folding doors system will align with the existing French doors to the ground floor above.

A painted metal grille designed for pedestrian loading will cover the lightwell, set flush with the garden paving so the full extent of the garden will remain accessible. The rear lightwell extends over less than 15% of the rear garden, in an area currently paved. The extent of soft landscape and planting within the back garden will remain unchanged

Boundary fencing in the rear garden will remain unaltered.

The elevations above ground will remain unaltered.

PHOTOGRAPHS





