

DESIGN & ACCESS STATEMENT FOR GROUND FLOOR FLAT 28a, HOWITT ROAD, LONDON NW3 4LL

DESIGN STATEMENT

BACKGROUND

28a, Howitt Road is a 3-storey terraced Victorian house. The frontage of the house is 7.2 metres and the plot size is 187 sq.m. The property is situated on the north side of Howitt Road, not far from Haverstock Hill which is located in Belsize Park.

The original property was constructed as a house and this has been converted some time in the past into two self-contained flats. No.28a is the ground floor flat. The top flat has dormers to the front and rear making the roof space usable.

Most properties in this road have been converted in the past into flats of various sizes and designs.

The area has good transport links via Belsize tube station which is a few hundred yards away to the city. There are many buses running up and down Haverstock Hill.

The area is very popular with young professionals working in the city.

THIS PROPOSAL

This proposal is to upgrade the ground floor flat internally to a high standard and to extend the property to the rear in order to create a much more desirable two-bedroom flat, making the flat suitable for a young professional couple or similar. The rear extension will not, of course, affect the aesthetic appearance of the property from the street.

Two large lanterns are proposed over the single storey roof at the rear and these will provide a generous amount of light to the rear accommodation. They will be similar to types of roof lanterns used in some Victorian properties.

The internal space in the flat will be redesigned to give more adequate facilities in keeping with this area and the type of people who will be accommodated here.

ACCESS

THE CURRENT SITUATION

Currently the property is divided into two flats. This conversion was carried out a long time ago before disabled people were taken into consideration.

PROPOSED

The internal layout of the property will be made suitable for disabled access, including toilet accommodation and door widths. However, these Victorian properties are, we consider, not suitable for ramping from the pavement and it is not proposed to change the Victorian aspect of the front entrance.

The current proposal will, therefore, not have any affect on the existing access.