

58 Howitt Road, London, NW3 4LJ

Design and Access Statement – 26.01.15

The Building

58 Howitt Road is a four storey Edwardian terrace house within the Belsize Conservation Area (sub area four; Glenlock Area)

Proposal.

The proposal seeks to remove an existing rear extension and replace it with an extension that has an increased footprint but is lower in height.

The proposed extension works in conjunction with internal alterations to create internal and external spaces that are conducive with modern living.

The scale of the proposed extension is such that it is subservient to the main building. The rear garden ground level steps down as it moves away from the rear of the building. By using the lowest level of the rear garden as the internal finished floor level of the extension, the proposed building is “lowered” and the extension roof height can be reduced.

Materials

The extension walls are to be built from brick to match the existing rear elevation of the building. The proposed extension roof is to be sedum. Sedum is an attractive alternative to many roofing materials and increases biodiversity and reduces water run-off into the drainage system. The up-stand surrounding the sedum roof is to be clad in zinc. Zinc is a traditional roofing material and one used elsewhere in the Belsize Conservation Area.

Amenity

The proposal takes care to minimise the loss of rear garden (external amenity space) and results in a total loss of garden area of 23%.

The height of the proposed extension is lower than the height of the existing, and is similar in height to the fence between the rear gardens of No's 56 & 58 Howitt Road. Because the proposed extension is low, it does not cause loss of amenity for any neighbouring properties.

Conservation Area

The proposed rear extension is designed to be as unobtrusive as possible. This is achieved by lowering the roof, lowering the internal floor level, and the use of bricks to match the existing. By replacing an existing felt flat roof with a sedum roof, views of the proposed extension roof will be of a garden. Because of these features, and the design of the proposal being sympathetic to and working with the existing building, the proposal enhances the character of the main building, and the conservation area.

Access

Access to the basement was originally via a door at the front of the house located at the bottom of an existing flight of stairs. The original door has at some time been removed and the opening bricked up leaving a small window. The proposal seeks to reinstate the original door opening. Other than the basement door, no changes are being made to the access of the building.