

# Design + Access Statement

39C Howitt Road, London NW3 4LU

26<sup>th</sup> November 2015

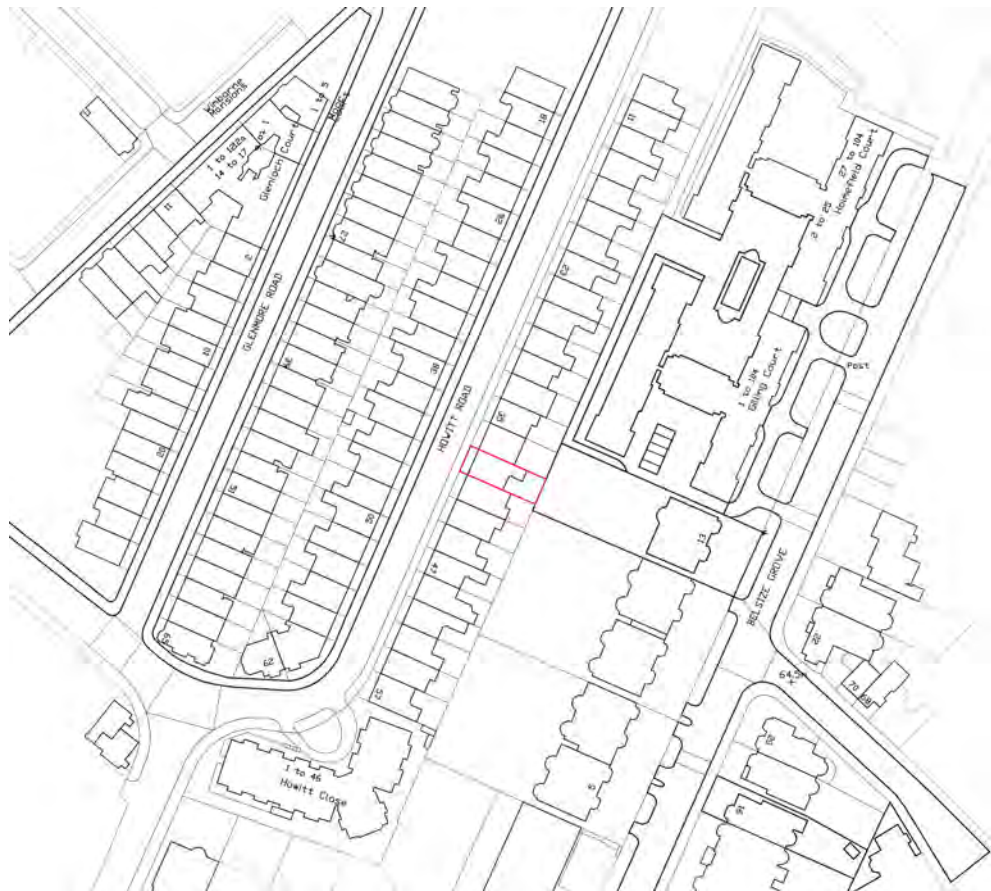
## 1. Introduction

The existing building at 39 Howitt Road is a 3-storey dwelling with gardens front and rear. It sits in the Borough of Camden (BoC). It is not in a conservation area and is not a Listed Building. This application applies to Flat C of 39 Howitt Road. The leasehold of Flat C includes the 2<sup>nd</sup> floor and roof space and the stair that joins 1<sup>st</sup> and 2<sup>nd</sup> floors.

The proposal is to add bedroom accommodation to the attic space of the roof, including a dormer, and connect it to the second floor flat with a new staircase.

## 2. Description of the site and context

Howitt Road is located in BoC, running roughly South-West from A502 Haverstock Hill, opposite Belsize Park tube station. The site is not in a conservation area and is not a Listed Building. Number 39 is found on the South-East side of Howitt Road; facing North-West.



site location plan with site marked in red

The area of land on which the building of 39 Howitt Road sits measures 166m<sup>2</sup> (0.0166 h.). Flat C is at second floor and roof levels only.

The front elevations of Howitt Road are of the same design but with variations that have been made through various ownership. Number 39 has a red brick elevation with white painted stucco panels and detailing. Each house is set back from the pavement to give front gardens to each property, about 2.3m deep. The boundaries at the front of number 39 are marked with black painted iron railings to either side, and to the pavement with a neat privet hedge.



aerial images, from North and South, with 39 Howitt Road site marked in red





39 Howitt Road delineated in red as seen from the road

The rear elevations of the houses on Howitt Road were originally identical but have all been altered and extended to varying degrees. Many houses, including neighbouring numbers 33, 41, 43, 45 and 47, have mansards to the rear section of the roof. The neighbouring house, number 41, also has a planning application currently under consideration by BoC for a new basement extension.

The property is accessed directly from Howitt Road. The building shares structural party walls on the sides and party fences to the rear.

### 3. Design proposal and planning policy context

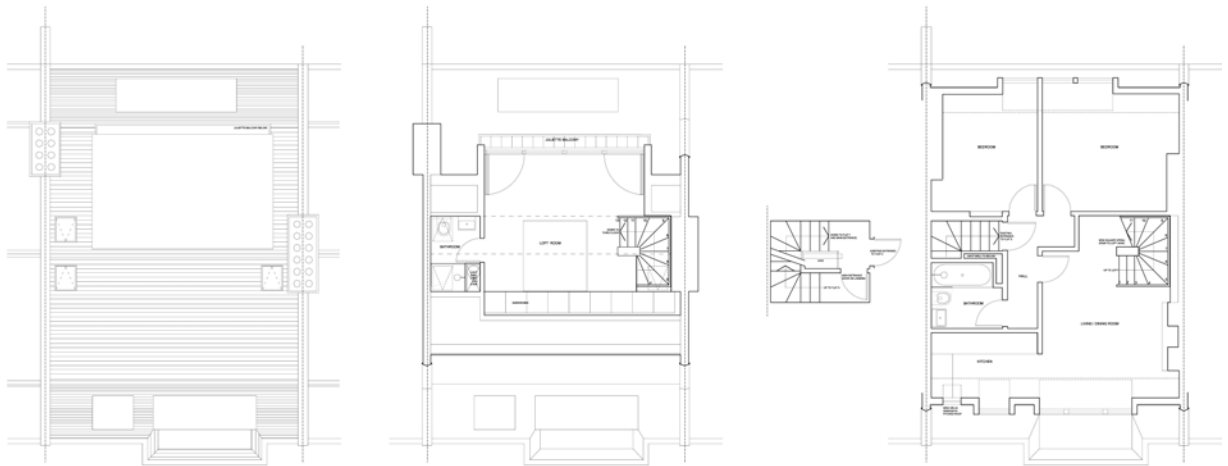
#### 3.1 Planning History

There is no record of any planning applications having been made for 39 Howitt Road in the BoC online records. But there are a lot of recent comparable roof space extensions to adjacent houses; on the same side Howitt Road (see aerial views above)

#### 3.2 Proposed Use

No change of use is required; 39C Howitt Road Terrace remains a single residential unit.

#### 3.3 Layouts



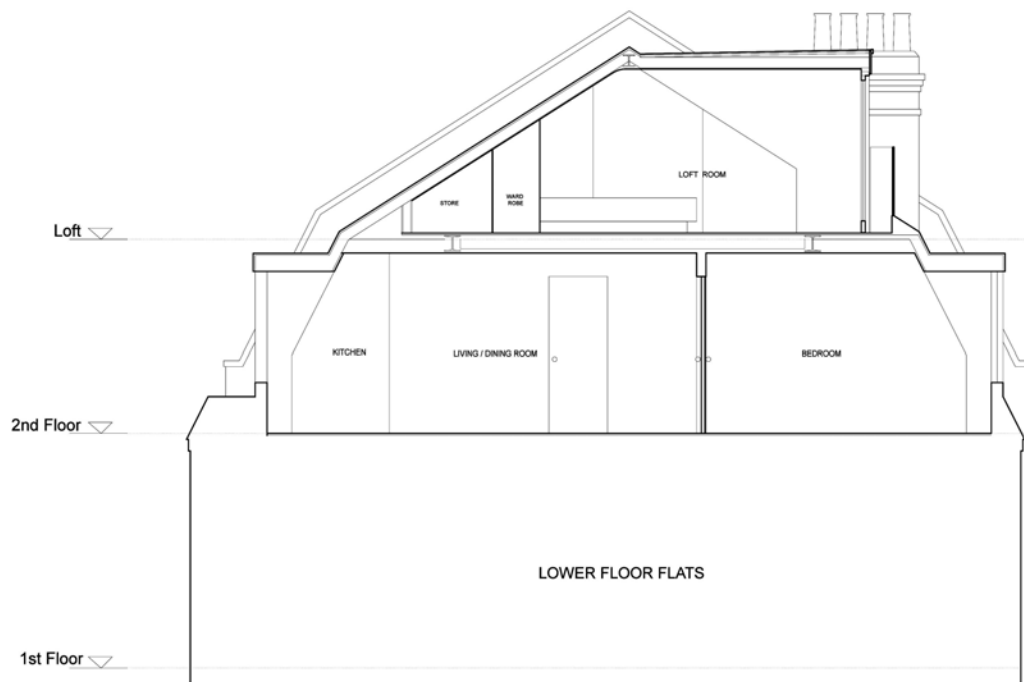
proposed plans of 39C Howitt Road

The brief has been to create a home for a young family; to provide sensitive frontages; to front and rear, consistent with its neighbours on Howitt Road, while maintaining amenity for the occupants. The addition of the accommodation at roof level helps to fulfill that objective by providing a much-needed extra bedroom.

The proposed extension will not exceed the roof extensions found on adjacent properties.

#### 3.4 Scale and massing

This application seeks to increase the mass roof space of the house, by extending it to match adjacent extensions at numbers 33, 43, 45 and 47. In so doing the mass and scale of number 39 will be consistent with the mass and scale of the other adjacent houses on Howitt Road.



proposed section through 39C Howitt Road



proposed elevations of 39C Howitt Road

### 3.5 Appearance

No external changes are proposed to any part of number 39 below second floor level.

The roof lights proposed are to be velux style windows with anthracite grey frames, to match the slate colour of the roof. The roof of the proposed rear-facing dormer, which will be invisible from the gardens, will be finished in anthracite grey GRP. The glazed doors will be white-painted wood, like the other dormer extensions nearby.

### **3.6 Amount**

The internal floor area of the existing flat at second floor level measures approximately 56.4 sq m. The roof space, with head height of over 1.5m, measures approximately 14.2 sq m.

The proposed extension to the roof space will add approximately 8.4 sq m.

The resultant proposed total internal floor area of the flat will be approximately 79 sq m.

### **3.7 Access and Transport**

39C Howitt Road is very well-connected by public transport: it is located 100m from the bus routes on Haverstock Hill and Belsize Park tube station.

The building can be accessed from Howitt Road via the original entrance steps and a common staircase reaches Flat C. There is no change to the main entrance/access into the building or the flat. We propose to move the entrance door to Flat C to the first floor landing.

We intend to comply fully with all current regulation and good practice. The project will comply with lifetime homes requirements as far as is practicable, although Flat C is at second floor level and the stair that reaches it is not suitable for access by non-ambulant people (please see below).

### **3.8 Refuse and recycling**

No change is sought to the existing refuse and recycling arrangements; whereby bags are taken to the kerbside for collection on designated days.

### **3.9 Lifetime Homes**

1. Parking:

There is no parking on site and none is proposed

2. Approach to dwellings from parking:

Approach from the pavement is via the front garden gate and up the single step at the entrance.

3. Approach to all entrances:

as above

4. Entrances:

- a) Be illuminated – The front entrance is lit to facilitate access to the building.
- b) Level access - There is a step up to the front door from pavement level. Once at the entrance door the common hallway, to the common staircase, is level and accessible. Flat C is at second floor level and the common staircase that reaches it is not suitable for access by non-ambulant people. There is no lift.
- c) Clear openings – All doors will a compliant opening width.

d) Adequate weather protection – The front entrance door has a portico above it that provides weather protection

5. Stairs:

The existing common staircase that reaches Flat C is not suitable for access by non-ambulant people

6. Internal doorways and hallways:

New door openings will be fully compliant

7. Entrance level living space:

It is not possible to provide entrance level living space as Flat C is at second floor level

8. Potential for an entrance level bed-space and

9. Entrance level WC and shower drainage and

10. WC and bathroom walls and

11. Potential for fitting of hoist:

It is not possible to provide entrance bedroom and bathroom spaces as Flat C is at second floor level

12. Glazing and windows handle height:

All new glazing will be compliant to lifetime homes ensuring that a wide range of people can use and approach the windows. The proposed new glazed opening at roof level is protected by a 1100mm high balustrade

13. Service controls:

All service controls will be within the specified height band from the finished floor and at least 300mm away from any internal corner as per detailed in BS8300:2009