

Flat 3 , 25 Howitt Road
London
NW3 4LT

Proposal for rear dormer window and additional roof light to front elevation

Design and Access Statement



DESIGN AND ACCESS STATEMENT

PROPOSAL FOR DORMER WINDOW & 1 NEW ROOF LIGHT

Flat 3, 25 Howitt Road is the second and third floor apartment within a three-storey sub-divided Edwardian terraced house. The owners of the three apartments share the freehold of the house. No. 25 Howitt Rd is in a conservation area, but the building is not listed. The proposal is to do a new dormer, with a small balcony, which will mirror the rear façade of the neighbouring property.

Howitt Road is located in BoC, running roughly South-West from A502 Haverstock Hill, opposite Belsize Park tube station. No. 25 is found on the South-East side of Howitt Road; facing North-West.

The area of land on which the building of 25 Howitt Road sits measures 157m² (0.0157h.). Flat 3 is at second floor and third levels only.

The front elevations of Howitt Road are of the same design but with variations that have been made through various ownership. Number 25 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 25 are marked with black painted iron railings to either side, and to the pavement with a neat privet hedge.

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 properties, have mansards to the rear section of the roof.

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

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There is a record of a planning application having been approved for a basement of 25 Howitt Road in the BoC online records. There are a lot of recent comparable roof space extensions to adjacent houses; on the same side Howitt Road (see aerial views above).

No change of use is required; Flat 3, 25 Howitt Road Terrace remains a single residential unit.

The brief has been to create more usable space in the master bedroom 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.

This application seeks to increase the mass roof space of the house, by extending it to match adjacent extensions at number 27. In so doing the mass and scale of number 25 will be consistent with the mass and scale of the adjacent house on Howitt Road.

No external changes are proposed to any part of number 25 below second floor level.

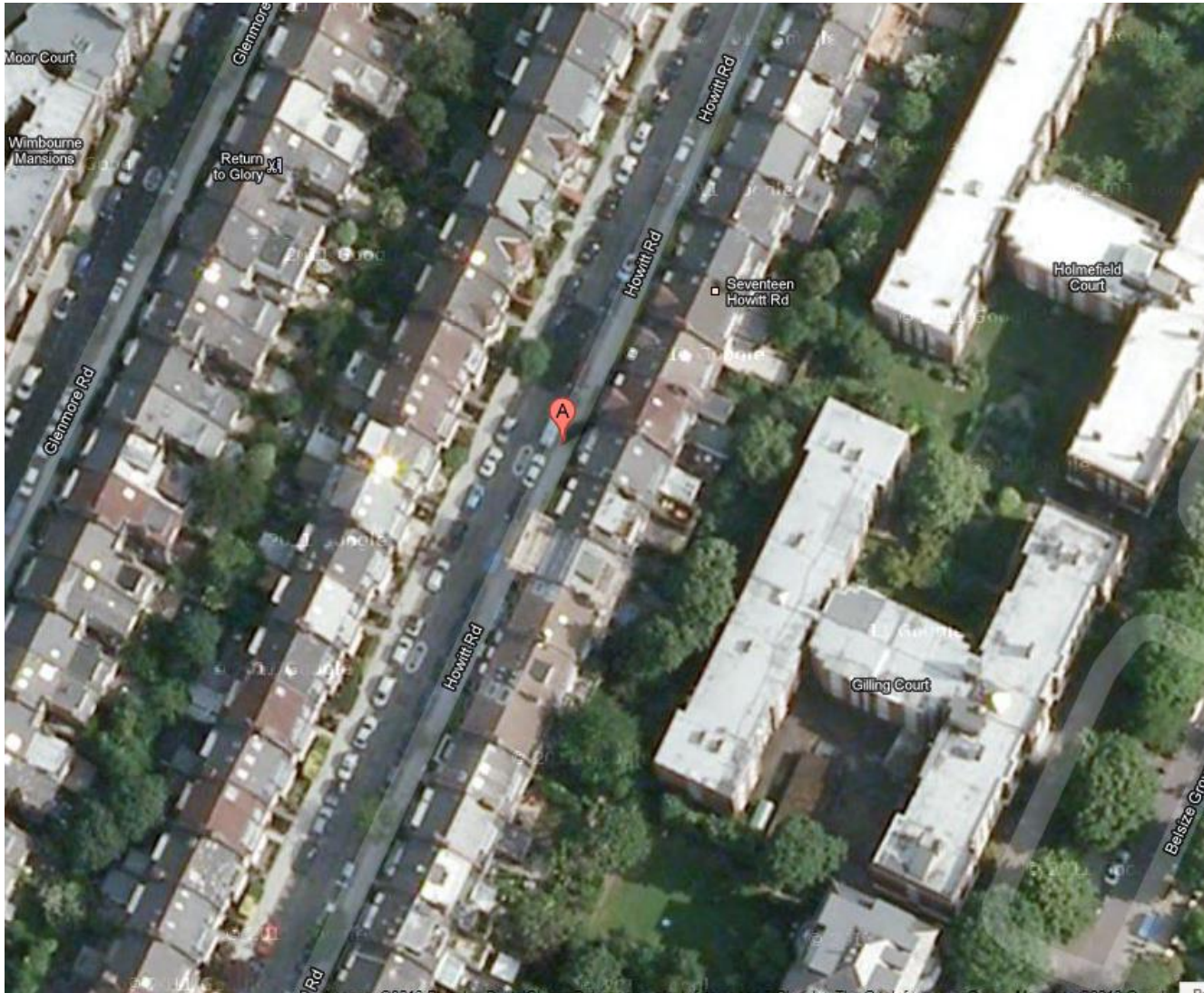
The roof lights proposed are to be Velux style windows with anthracite grey frames, to match the slate colour of the roof. The roof of the proposed rear-facing dormer, which will be invisible from the front gardens, will be finished in anthracite grey GRP. The glazed doors will be white-painted wood,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

25 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 3. There is no change to the main entrance/access into the building or the flat.

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

LOCATION



FRONT VIEW OF 25 HOWITT ROAD & NEIGHBOURS

A new roof light is to be placed between the two existing roof lights.



Example 1: New roof light is to be positioned like Neighbour at no. 27.



Example 2: Neighbour 2 has two additional roof lights.



REAR VIEW OF HOUSE & NEIGHBOURS



Rear view of 25 Howitt Road



Example 1 of neighbour's dormer window



Example 2 of neighbour's dormer window



Example 3 of neighbour's dormer window