



63 HARMOOD STREET, LONDON NW1 8DT

PROPOSED MANSARD LOFT EXTENSION

DESIGN AND ACCESS STATEMENT

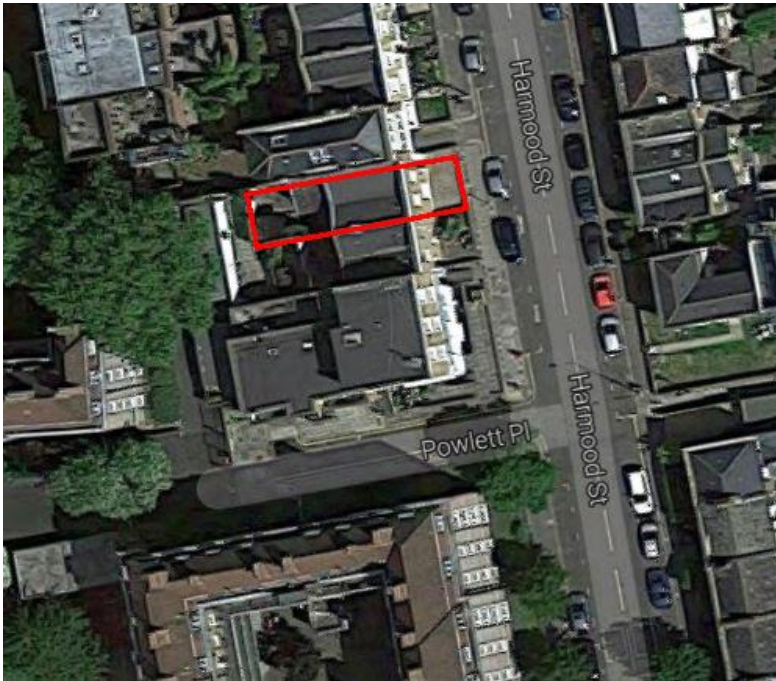
March 2019

SITE CONTEXT

The site is located to the west side of Harmood Street and it is part of Harmood Street conservation area.

The site is a terraced plot accessed from the front and the rear side. There is a public pedestrian underpass path adjacent to the northern boundary line.

There are no properties facing directly to the rear of the plot. Adjoining number 61 overlooks the rear patio.



Red line boundary line to 63 Harmood St



Frontage showing pedestrian underpass path adjacent to property

THE HOUSE

This two storey terraced house features brick facades with Georgian geometry and grey slate tiles to main butterfly and rear pitched roofs. There is an existing split-level rear outrigger mirrored by the adjoining property at number 61.

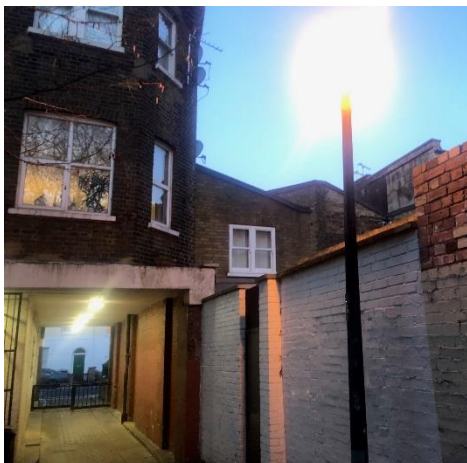
To the rear of the property single storey rear and side extensions have been recently added on buff brickwork with zinc flat roofs.

Internally, the kitchen is located to the rear of the house downstairs while the dining and living rooms are facing the front. The main bedroom is accommodated on the first floor to the front of the property sharing the façade with the bathroom while the second bedroom sits on the split level outrigger.

The rear patio is separated from the public path by a brick/timber fence.



Public path showing partial brick wall and rear context view



CONTEXT & PLANNING BACKGROUND

The immediate adjoining architectural context does not match that of the terraced houses. There is a one-storey gap between them. This arrangement doesn't create an architectural rhythm to the streetscape.



As a two-phase project, a single storey rear & side extensions were approved on 19.10.2016
REF:20164848/P

The second phase of the project is the current proposal to close the gap between these 2-storey houses with a double mansard loft extension.

PROPOSED WORK

1. Double mansard loft extension.

DESIGN

The original front façade of the house will not be modified, the mansard loft will be slightly set back in order to look subservient to the original house.

The proposed roof slopes will be clad in natural slate. The dormers will be clad in lead and the windows will be white-painted timber sash to suit the conservation area character.

The proposed dormer windows will align with the windows on the first floor, creating order and symmetry as a repetition between floors.

Internally, the loft will accommodate a bedroom with an en-suite to the front of the house over the existing bathroom on first level.



Illustration showing potential infill of urban streetscape gap.

CONTEXTUAL CGI'S

