



0938 - **Flat 1, 27 Howitt Road, NW3** - design and access statement

London, 13 July 2019

Design and access statement

Single storey rear extension with biodiverse green roof,
internal refurbishment to ground floor apartment
at

Flat 1, 27 Howitt Road, London NW3 4LT

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1. Introduction

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for a change to an existing single storey part width rear extension with a biodiverse green roof.

2. The Site and Surroundings: Location

The property is located on Howitt Road in Belsize Park. The properties have all mansard roofs and two levels. The front gardens are very small and the rear gardens border adjacent rear gardens of properties located on Gilling Court

The closest tube stations are Belsize Park to the north, Finchley Road to the west and Kentish Town to the east. Several bus routes run along nearby Haverstock Hill Road.



3. Conservation area / Listing status

The property is not listed, but lies within the Belsize Park conservation area.

4. Design Principles and Concepts

4.1. Design in context

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are composed of interventions which have already been successfully applied for and carried out in the area and as such should not impact the building's setting or appearance in an adverse way.

4.2. Layout

The proposed layout changes on the ground floor level are minimal, as there already is a similarity sized single storey part width rear extension.

4.3. Scale & appearance

The proposed external changes are in our opinion in line with other changes approved and successfully implemented in the near vicinity of our property. The flat roof is proposed to house a biodiverse green roof.

4.4. Amenity

This property as existing does have a reasonably sized rear garden, which is not much reduced by this proposal. This proposal does not cause any adverse effects on the amenity of neighbouring properties.

4.5. Sustainability and Materials

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

The proposed extensions will be constructed in facing materials which colour and scale match the existing building. This will be achieved by using a facing brickwork to match the existing rear property, a new roof covering with a colour to blend in with the existing setting, and glazing to blend in with the existing property as far as possible. The new roof will be constructed using a timber frame, glass and a biodiverse roof.

The front, rear and side glazing on the top level will be openable with double glazed units in white timber frames.

4.6. Flooding and surface water

The proposal site is a ground floor flat on the east side of Howitt Road. The proposal site has a low risk of tidal flooding from the River Thames and is within Zone 1 as indicated on the Environment Agencies flood risk map. There is no known history of tidal flooding at the property.

5. Access & Site access

This property's main entrance door is fronting Howitt Road. Our property is accessed via a threshold from the street and is located on the ground floor level. The access door currently has a small threshold and there are several steps to it. The existing clear entrance width is less than 900mm. The buildings entrance is of historic value and is not proposed to be changed.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.



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6. Site photographs



Entrance door to No 27



Front elevation



Existing single storey part width rear extension



View of the back elevation from the rear garden