



# **DESIGN AND ACCESS STATEMENT FOR 6 HOWITT ROAD, NW3 4LL**

January 2021

## Site and context



6 Howitt Road is located in the London Borough of Camden near Haverstock Hill. The property lies within the Belsize Conservation Area but is not a listed building and it is located within Flood Zone 1 (very low risk of flood).

The property is walking distance from Belsize Park underground station (Northern Line) and Hampstead Heath Station (Overground) is nearby. Buses are running in Haverstock Hill. Amenities, shops and restaurants are surrounding Belsize Park station.

## Existing building

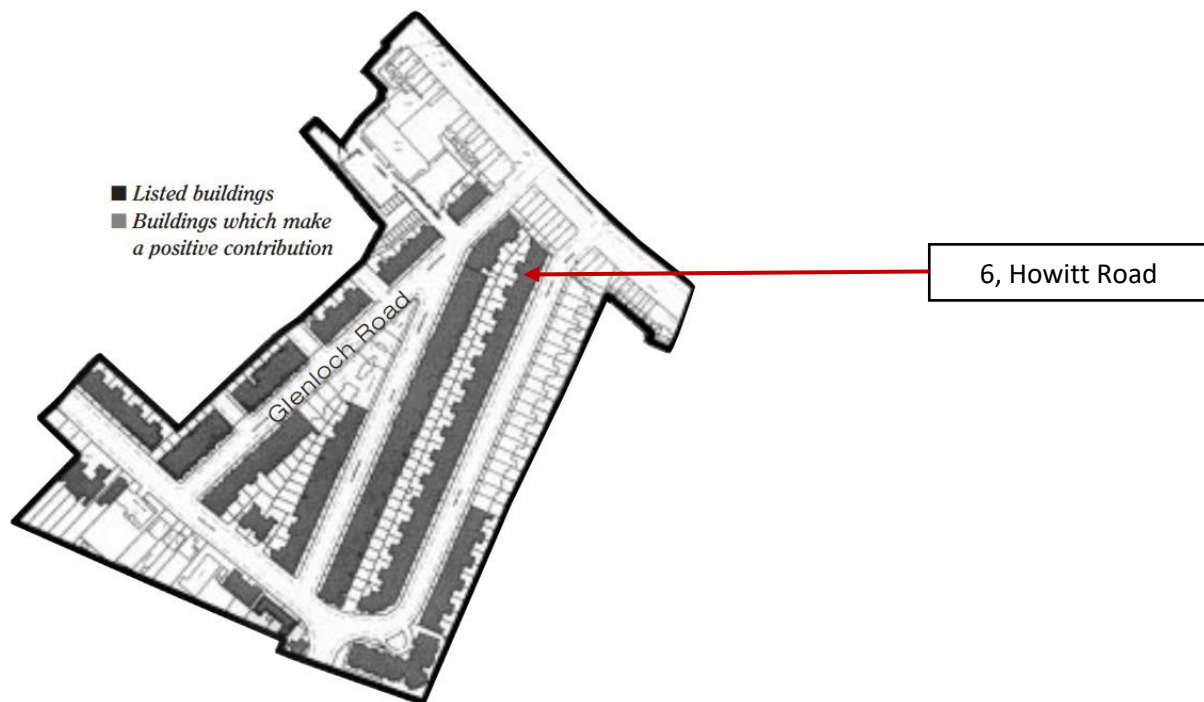
The building is a two-storey terraced house with an existing basement and existing attic. The front elevation has a two-storey red brick bay and the ground floor is built in red bricks to match the bay. The first floor consists of white painted stucco and on the upper floor there are 2 dormers. The front façade has white painted timber sash windows and decorative elements on every floor (for example a decorated fascia). As the other houses in Howitt Road, number 6 has a slate roof.

The property has a private rear garden area and a small front patio. The entrance is characterized by a porch and by a timber door with stained glass. At the front there are external stairs that leads to the external vault at basement level. These are not visible from the road.

The surrounding houses have similar character, style and size to number 6.



## Conservation area



Howitt Road has been part of Belsize Conservation Area since 1988. The Conservation Area appraisal includes Howitt Road in sub area 4: Glenloch Area and number 6 Howitt Road is considered a *building which make a positive contribution* (refer to the map above). In Glenloch Area there is a change of character in the houses compare to the surrounding roads, here the houses *are much smaller scale and tighter grain*. The similar characters of the elevations *give strong rhythm and consistency to the terrace except where this is interrupted by inappropriate alteration and the terraces are of similar design but show variations*.

## Description of Development

The proposal is for the installation of 7 conservation rooflights on the roof to create a habitable space in the loft. Conservation rooflights sit flush with the roof finish and they are more discrete compare to normal rooflights. The roof finish will be maintained as per the existing. These roof windows are essential to provide natural light and ventilation to the new loft space and one of them will provide light to the stairs.

The council approved planning permission for new rooflights for other properties in Howitt Road, for example number 50 Howitt Road.



50, Howitt Road

In addition, the existing vault at basement level will be included in the internal space of the cellar and it will become part of the laundry room. Currently, the vault is not used as it is an external space. Including it in the basement will make the laundry room a better size and shape and the installation of a timber glazed door will give natural light, ventilation and external access to the existing room. The existing stairs leading to the basement will be retained and the main access to the house will not be modified.

### **Conclusion**

The proposal has been designed in a sensitive way considering the character of the Conservation Area. Therefore, the proposed works are sympathetic with the existing house and the proposal does not have any impact on the neighbouring houses. Also, the materials used for the proposed works will be in keeping with the existing.