



**Addendum to Design and Access Statement  
Howitt Close, Howitt Road,  
London NW3 4LX**

**16/08/2022**

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This document is an Addendum to the Design and Access Statement submitted in the previous Full Planning submission reference 2021/3839/P.

The revised design shown here of the top floor extension has been through an extensive design process with the Local Authority Planning Department and includes two Pre-Applications and 1 No. Full Planning Application.

During the design development of this latest planning application, the design team participated in a number of design meetings with the Local Authority's Conservation officer David McKinstry and Case officer Kate Henry to discuss the proposals and to address the concerns they had with the previous design.

The Planning Team have now reviewed the design proposals contained here and have confirmed that it addresses their previous comments.

The proposal is to provide 7 new apartments in a new attic storey on the existing flat roof of Howitt Close, a 3 storey with part basement residential block constructed in the 1920's on Howitt Road.

The L shaped building is located on the bend at the Southern end of Howitt Road. The road slopes down from the North to the South and there is a long view of the building from the North of the front facades and main entrance which is partially screened by some matures trees to the front of the site. In addition, being located on the bend, there is a clear long view of the building from Glenilla Road to the West. Whilst this is essentially a flank wall with a secondary entrance, its location means it has a prominence to the streetscape.

In developing our proposals, the impact on the key views has been considered and before and after images are included within this document. We have also sought to respond to the character and qualities of the existing building described above as well as the context.

The design shown here has been developed after much discussion with Camden Planning Department. Two Pre-Applications and a Full Planning Application (Ref: 2021/3839/P) have been previously submitted and all comments raised by the Planning Department have been addressed in the final design.

Prior to making this Planning Application, the Design Team had a number of meetings and discussions with the Planning Department in which the scheme design was developed to address some concerns raised by the Officers. Those design workshops took place on 18th March, 21st April and 14th June between the Design Team and Kate Henry (Case Officer) and David McKinstry (Conservation Officer). The Officers have confirmed that the revised design shown here had addressed their previous concerns.



Roof extension image produced and included within a previously submitted Pre-Application.

## **Workshop meeting - 13th March 2022**

*During the planning meeting the following topics were discussed:*

- *Mansard roof design is not appropriate. The new extension should be formed with vertical external walls. The image to the left was highlighted by the Planning Officers as a starting point.*
- *A flat roof contemporary design was not ruled out by the planning officers.*
- *A flat roof design using traditional materials would be a possible alternative.*
- *The proposed windows at top floor should be reduced in size.*
- *The new extension should be quieter than the design previously submitted.*
- *The creation of a wall parapet as in an extension of the external walls was discussed during the meeting.*

*Further to the meeting on 21st April 2022 with the Local Authority, the images below were produced in order to test those options prior to the next meeting with the council.*



Potential design Options developed for discussion



*Brick options. Different parapet heights were tested as well as the introduction of RWP to match the existing in the host building.*



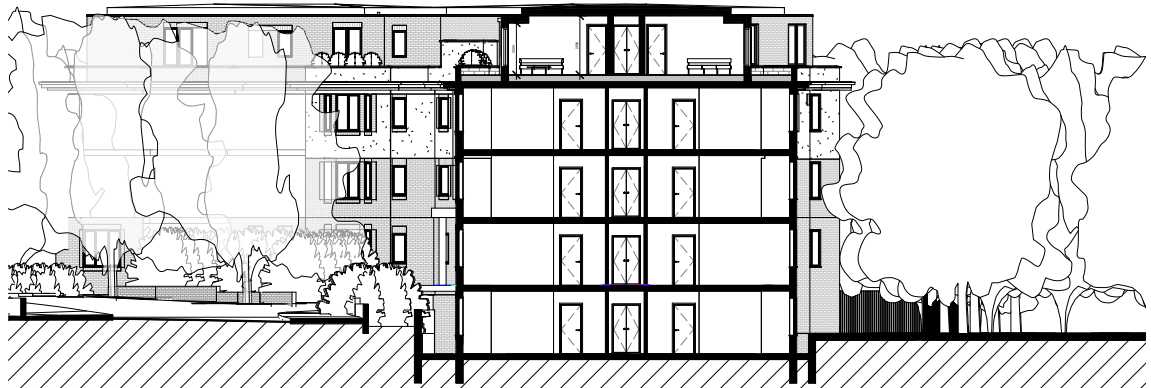
*Textured brick option*

### **Workshop meeting - 21st April 2022**

*During the second planning workshop the designs in the previous page were presented and the following points were discussed:*

- *The brick extension appears to be the most successful one.*
- *The brick design should not have any projections or recesses to make it a very simple extension. The council would like the new scheme to be a replica of something that has always been there.*
- *The articulated new parapet extending up helps to mitigate the visual impact from the street level.*
- *Sections through the building should be provided to test the head height of the new accommodation and to proof if any reduction in height can be achieved.*
- *The proposed roof extension should be as set back as possible without compromising any accommodation.*
- *The size of the proposed windows should be further reduced.*

*After the planning workshop, the images to the side and the section below were produced in order to move forward into the next meeting with the planners.*



*Section through the building shows a new floor structure above the existing roof and a minimum of 2.50m floor to ceiling height.*

*The section presents a reduced ceiling height of 2.20m along the external walls, where the windows are. The amount of space with that ceiling reduction is less than 25% of the total area as per London Plan's guidance.*





### **Workshop meeting - 14th June 2022**

*During the third workshop the designs in the previous page were presented and the following points were discussed:*

- The planners agreed the simplicity of the new brick extension worked well with the existing building. The lower parapet option with a stepped section (as shown in page 5) was preferred.*
- The design over the main entrance was thought to require further consideration. The conservation case officer suggested a more discrete massing.*
- The new extension should be as recessive as possible. The design should find a balance between being recessed and providing the required accommodation.*
- The presented images with the RWP seemed helpful and the planners liked these elements being introduced in the design as it helps to articulate the facade.*
- This building is very visible from many points of views. The planners would like to see images from the development taken from particular key locations where the new extension is more visible.*

*Further to the meeting with the Local Authority, the image to the side was produced. This image forms part of this document and it reflects the final design agreed with the planners.*



Proposed aerial view





New roof level extension in brick to match existing brown facing bricks

The corner has been designed to follow the existing chamfered profile of the existing building.

The proposed extension has been recessed in to reduce its impact on roof level.



Parapet wall introduced to proposed design to follow the existing roof line and reduce the visual impact of new extension





Existing street view from the north



Proposed street view from the north - The new storey at roof level will give the existing 1920's building a greater presence on the street as befits it's prominent location.

## Top Floor Extension at Rodney Court, Maida Vale



### Proposed Materials:



Facing Brown brick to match existing



Zinc Roofing

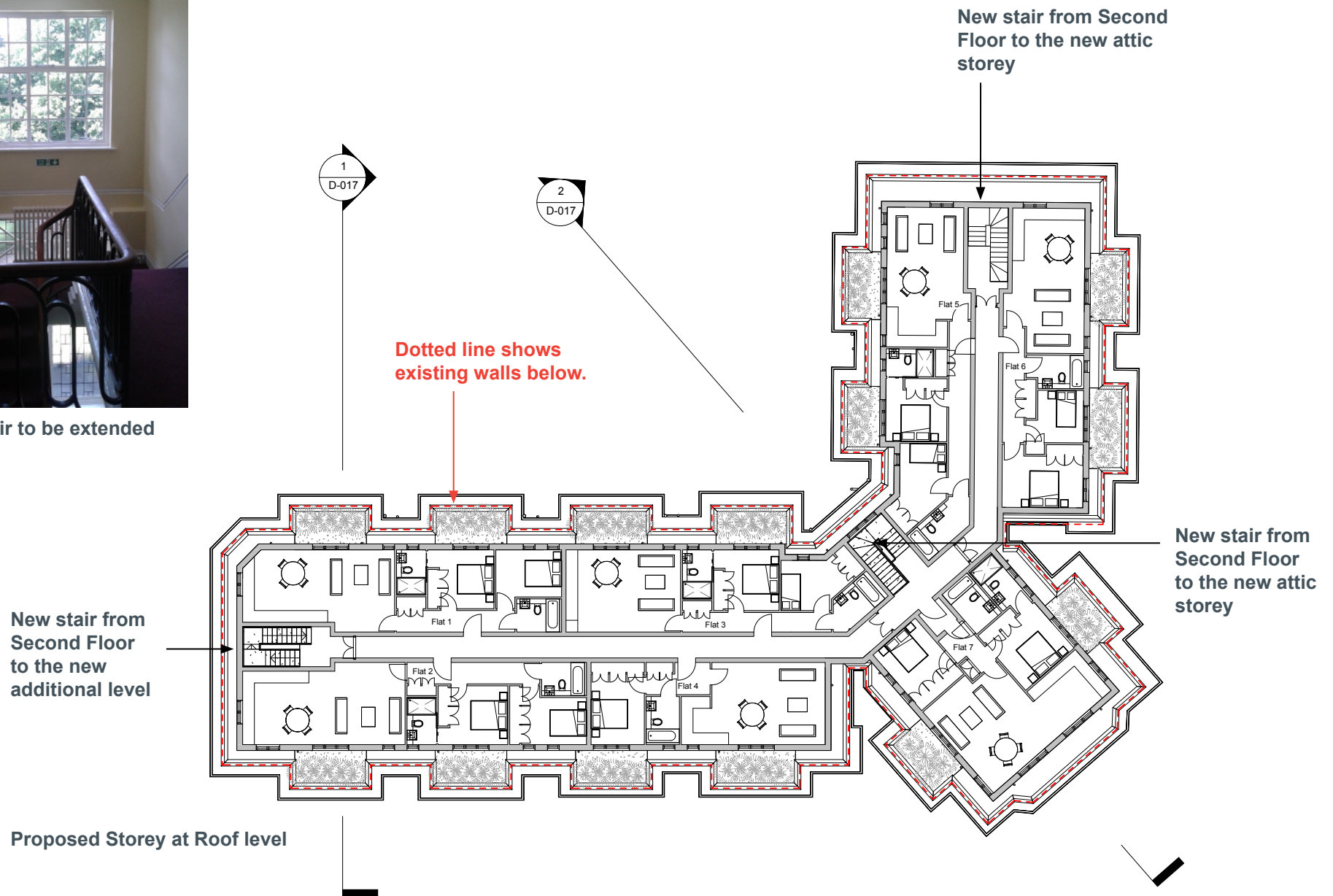


Proposed street view from Glenilla Road - The new storey at roof level will give the existing 1920's building a greater presence on the street as befits it's prominent location. The additional floor 'turns' the corner and abuts the flanking walls of the projecting bays of the main facades thereby maintaining hierarchy of Front and Side of the existing building.

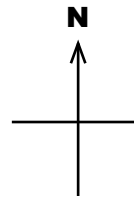
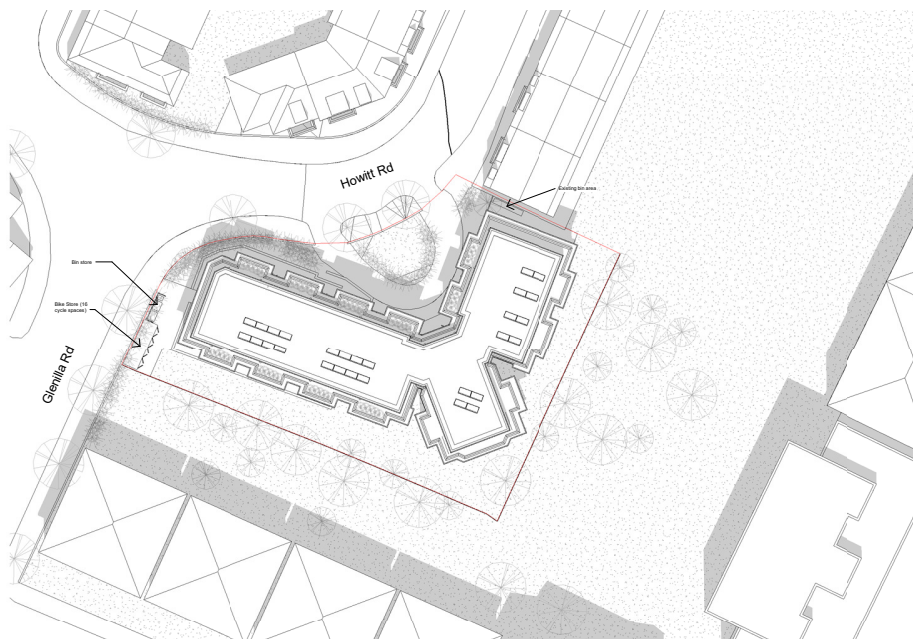




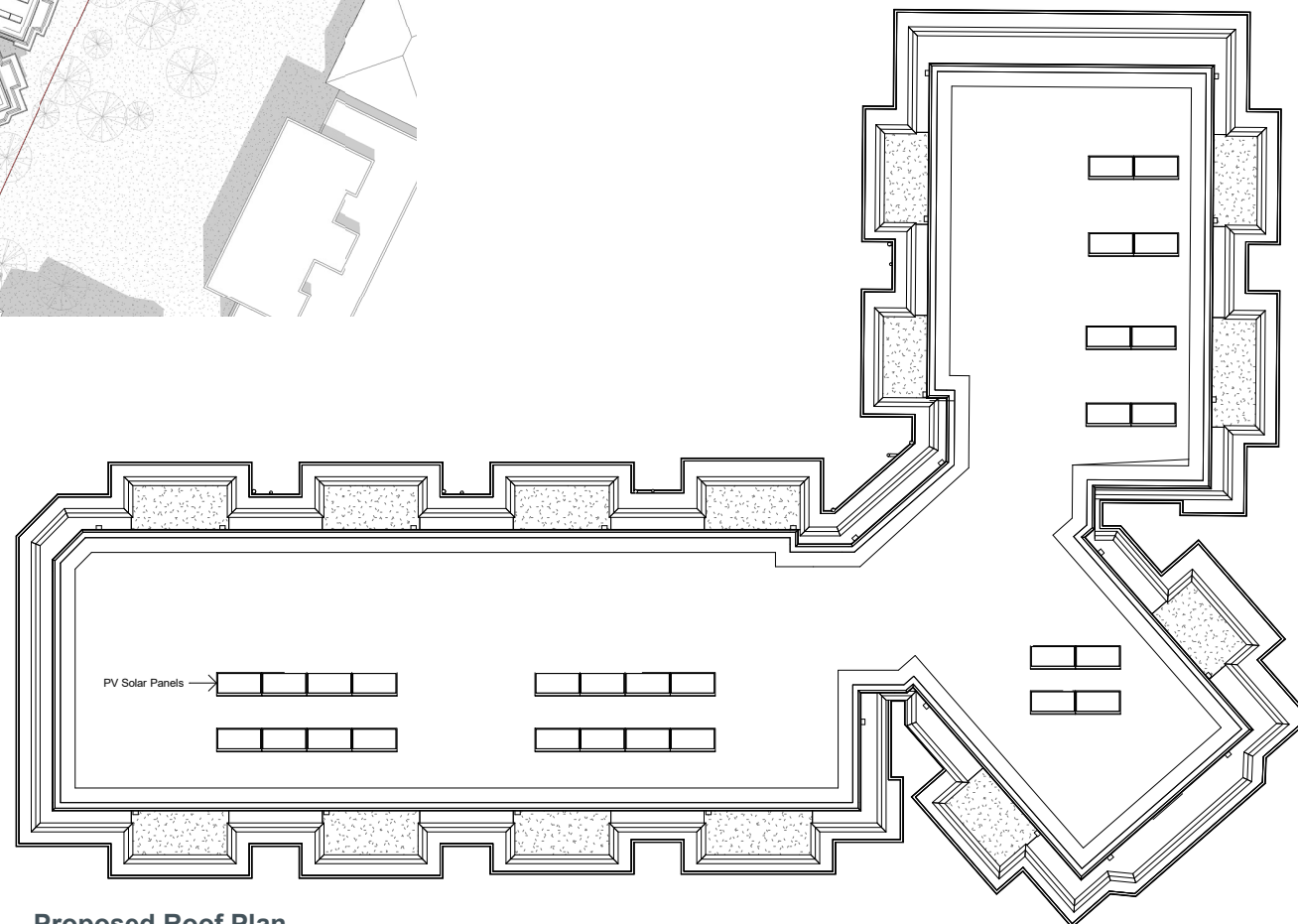
Existing Stair to be extended







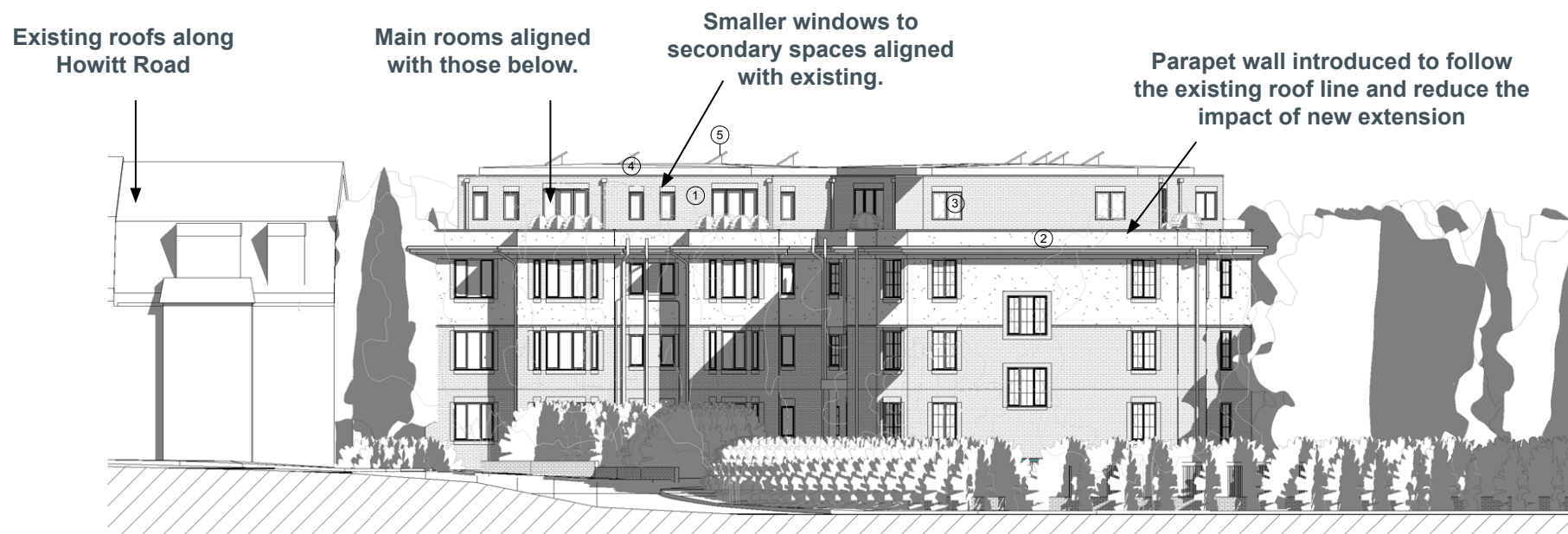
**Proposed Site Plan**



**Proposed Roof Plan**



**Proposed North-East Front Elevation**



**Proposed North-West Front Elevation**



**Proposed South-West Rear Elevation**

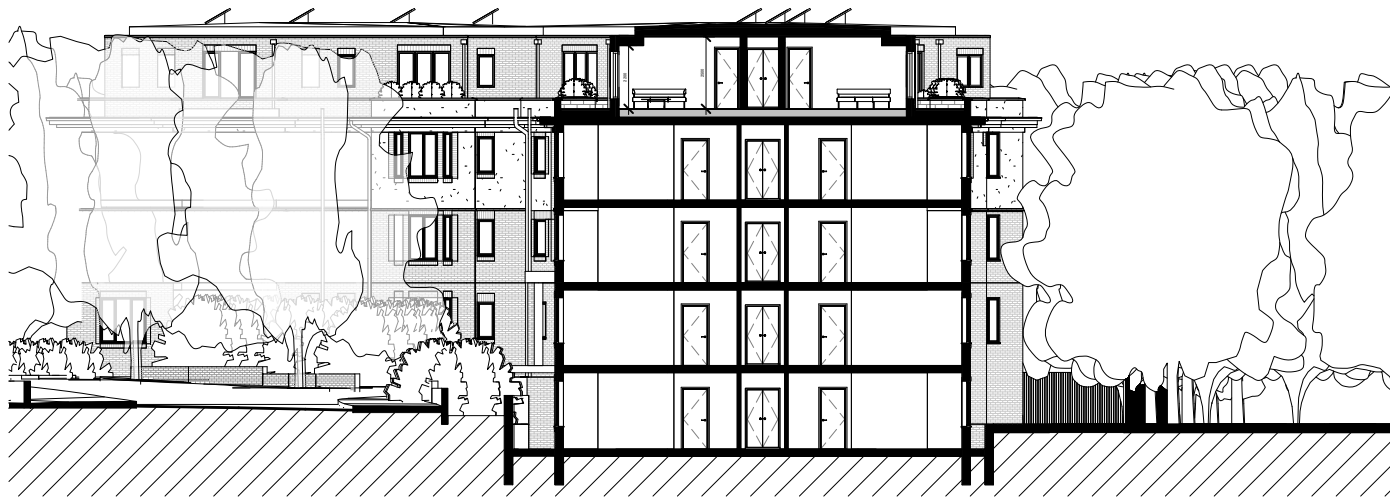


**Proposed South-East Rear Elevation**

**MATERIAL KEY**

- ① BROWN FACING BRICK TO MATCH EXISTING
- ② WHITE RENDER
- ③ PPC STEEL DOUBLE GLAZED WINDOW, STONE GREY ( SILVER) COLOUR.
- ④ ZINC ROOF FINISH
- ⑤ PV SOLAR PANELS





**Proposed Section AA**



**Proposed Section BB**

| GIA  |      |          |
|------|------|----------|
| Name | Area | Comments |

|                    |                   |      |
|--------------------|-------------------|------|
| Flat 1             | 66 m <sup>2</sup> | 2b3p |
| Flat 2             | 72 m <sup>2</sup> | 2b4p |
| Flat 3             | 64 m <sup>2</sup> | 2b3p |
| Flat 4             | 51 m <sup>2</sup> | 1b2p |
| Flat 5             | 70 m <sup>2</sup> | 2b4p |
| Flat 6             | 62 m <sup>2</sup> | 2b3p |
| Flat 7             | 72 m <sup>2</sup> | 2b4p |
| 456 m <sup>2</sup> |                   |      |



As described earlier in this Addendum, this revised design proposal has been developed after extensive discussion with Camden Council's Planning Department to agree a solution that would be supported by the Planning Department.

The scheme has been designed to be both secondary to the original building as well as having a quieter appearance compared with the previous design submitted.

It's use of brick and window pattern will compliment both the 1920's host building as well as the context.

The proposal will provide 7 new high quality residential apartments within an existing residential building located within a residential street.

The addition of a new attic storey to the original 1920's building will give it a greater presence more befitting its location whilst being comparable to the surrounding context.

As part of this proposal, the communal areas will be enhanced for all the residents.