

Rear dormer at 41 Howitt Road, NW3 4LU, Camden

September 2022

Introduction

41 Howitt Road is an existing terraced house located in the Belsize Conservation Area.



Scale 1:1250

Site Photographs

Existing property.



(above) Aerial photograph of site (bing.com / maps.google.com)



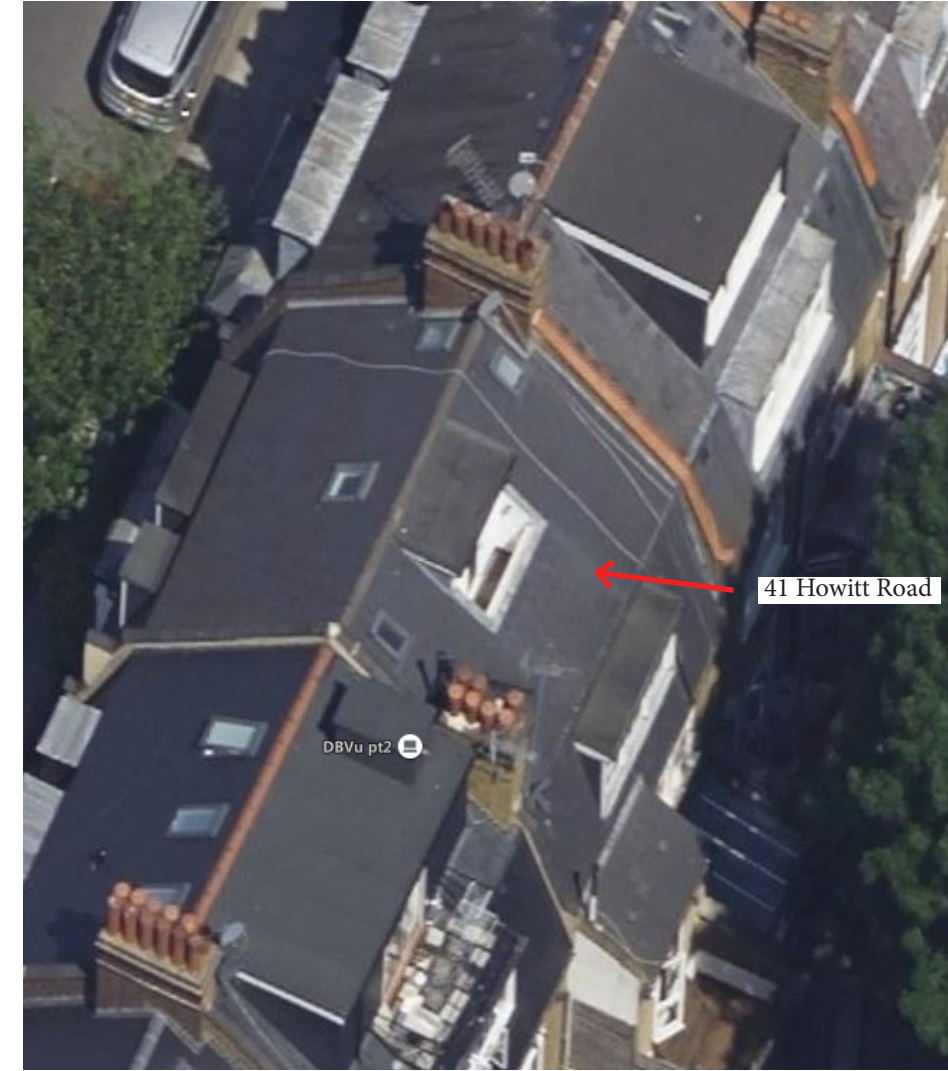
(above) Entrance to existing property

Precedents

Existing properties on Howitt Road with rear dormer windows.



(above) Aerial photograph of Howitt Road.



(above) Rear dormer of existing property

Proposal

Design

Background :

41 Howitt Road is a 3-storey terraced Victorian property on the South side of Howitt Road in Belsize Park. Constructed as a house it has been converted into three self-contained flats at some point in the past. The property has a mansard roof and the top floor flat is enclosed by the lower, steeper roof slope. A bedroom has already been created in the loft space, accessible by a staircase and benefitting from a rear dormer window and a small roof terrace. Previous alterations have also provided velux windows at the front and rear roof slopes allowing natural light into the bedroom and stairwell. The adjacent properties have all been converted into flats with dormer windows of various designs constructed on the rear roof slopes for the top flats and roof terraces added where possible.

Proposal:

The current proposal is to upgrade the flat internally to a high standard by creating a large bedroom with en-suite shower room at loft level. A new, larger dormer window will be constructed on the rear upper roof slope. Because of the design of the mansard roof it will be very difficult to see these alterations from ground level.

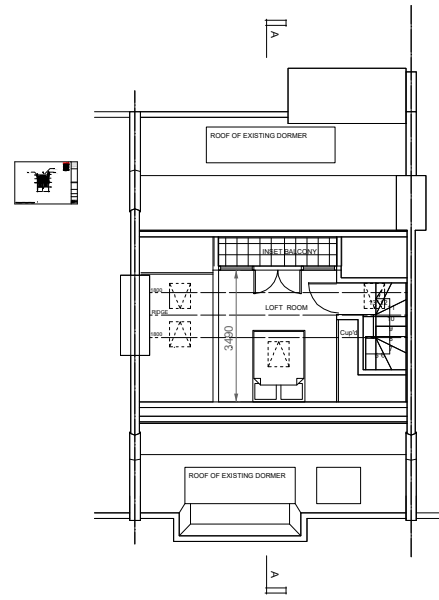
Access

Current Situation:

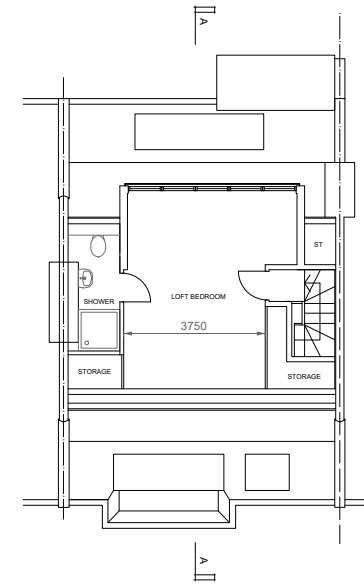
The property was constructed, and then converted into flats long before the requirements of disabled people were taken into consideration. The top floor flat is inaccessible for disabled people as the only access is via two flights of the original staircase.

Proposal:

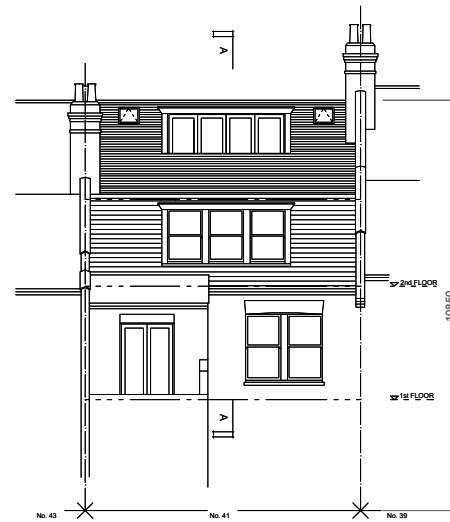
The proposed alterations do not have any effect on the existing access.



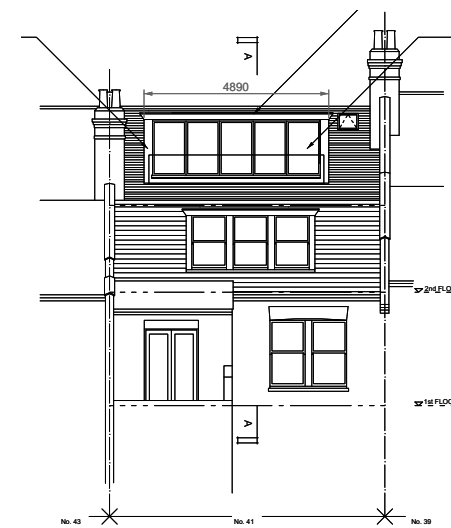
(above) Existing loft plan



(above) Proposed loft plan



(above) Existing rear elevation



(above) Proposed rear elevation