

**Proposed De-Conversion of 10 flats into 2 flats including
basement, rear & roof dormer extension**

23 Howitt Road, London, NW3

Design and Access Statement

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FDR

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1.0 EXISTING BUILDING

23 Howitt Road is a two storey mid- terraced Victorian converted house, located within the conservation area of Belsize Park. The property currently accommodates 10 self contained residential units including studios and 1 bed flats.



2.0 THE PROPOSED DEVELOPMENT

Planning Permission is sought for conversion of the property into 2 self-contained flats including dormer, rear & basement extensions.

3.0 THE PROPOSED DESIGN

The proposal includes the excavation to enlarge the existing basement to the current footprint of the house & a single storey rear extension, in order to create a self-contained maisonette residential unit, including the provision of front and rear light-wells with ground level bridge link to the garden.

The conversion of the first floor into a single flat involves only internal alterations.

The second and loft floor will be extended & internally altered via a dormer extension to provide a self contained maisonette.

Both the rear, dormer & basement extensions have been designed to comply with Camden planning guidance.

The works would preserve as well as enhance the character and appearance of the building as well as the Belsize Conservation Area in compliance with relevant LDF policies.

The proposed layout would provide high quality accommodation which would comply with Camden guidance on residential space standards.

4.0 ACCESS TO THE BUILDING

Entrance to the property will be through the front door which has a existing threshold step with an additional shallow step. The existing access to the building will not be changed.

Access to the ground and lower ground floor maisonette will be floor level with a hallway and stairs to the upper floor flats.

There are no specific arrangements for disabled access to the residential accommodation, as the nature of the existing building does not allow this.

5.0 LIFETIMES HOMES

The following is a lifetimes Homes Assessment of the proposed development at 23 Howitt Road based on the 16 point checklist. It is important to note that due to the constraints of converting an existing building it has not been possible to achieve many of the criteria set out even though every effort has been made to do so.

1. PARKING

There is no parking allocated to the units on site, as per existing

2. APPROACH TO DWELLINGS

As per existing. No change proposed

3. APPROACH TO ALL ENTRANCES

As per existing. For all current entrances

4. ENTRANCES

- a) Illuminated – the front entrance is already deemed well lit from street lights. The entrance to each unit will be lit in the communal circulation space. New lighting design is proposed at every level.
- b) Level access – The entrance to the units on each level are positioned where the apartments layout can be optimised with each dwelling entrance having a level threshold.
- c) Clear openings – Each apartment will have a new compliant entrance door at least 800mm clear opening
- d) Adequate Weather Protection – As per existing.
- e) Level External Landing – This is to remain as existing for all floors.

5. COMMUNAL STAIRS AND LIFTS

- a) The stairs will remain as existing and only refurbished where necessary. Access to the loft floor will be aligned with the stair position of the existing stairwell and the new flights will be lifetime homes compliant whilst complying with the building regulations for ambulant disabled access
- b) The omission of a lift to the development is taken given the constrained size of the existing building and desire to retain the existing staircase. Future application to increase the volume of the building could be submitted to address accessibility.

6. INTERNAL DOORWAYS AND HALLWAYS

The new internal clear widths are compliant to lifetime homes where possible.

7. CIRCULATION SPACE

Circulation spaces have been maximised where possible both inside and outside the units taking into consideration the existing size constraints of the building. All living/Dining areas accommodation 1500mm turning circles.

8. ENTRANCE LEVEL LIVING SPACE

The apartments above ground floor level have been designed to provide single living spaces at entry level. The entrance level maisonette at ground floor level provides level access to the main living spaces of the units.

9. POTENTIAL FOR ENTRANCE LEVEL BED SPACE

All units above ground level are also compliant by providing a bedroom or potential bedrooms at entry level.

10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE

All apartments have the capability of having bathrooms at entrance level to ensure that there are adequate facilities for ambulant disabled occupants.

11. WC AND BATHROOM WALLS

All new wall will be capable of firm fixing and support adaption's for ambulant disabled people suitable for future retrofitting of the apartments if required.

12. STAIRS AND POTENTIAL THROUGHFLOOR LIFTS

Whilst ensuring that the integrity of the structure is not affected there is not the capacity to propose any new lifts within the property for any substantial benefit. All efforts have been made to ensure that there is living, bathroom and bedroom facilities at entry level which reduces the need for through-floor lifts with the apartments.

13. POTENTIAL FOR FITTING OF HOST

Wherever possible ample layout between the master bedroom and bathroom/shower room has been provided with a view to install hoists to assist disabled occupants.

14. ACCESSIBLE BATHROOM

Every effort has been made to follow the dimension guidance in lifetime homes with respect to bathroom layouts where the existing building will allow.

15. GLAZING & WINDOW HANDLE HEIGHTS

Where new windows are being installed every effort has been made to ensure that the glazing starts no higher than 800mm above the floor level having regard for the existing conditions of the building.

16. LOCATION OF SERVICE CONTROLS

All services controls to be located 900mm above floor level and 300m away from any internal corner.