



Project: 46 Howitt Road, NW3 4LJ

Design & Access Statement

25.02.2013

1. Introduction

This report has been prepared by Newman Zieglmeier to indicate the design development of the proposed alterations to 46 Howitt Road. It is to be read in conjunction with the planning application dated 25th February 2013.

This report is intended to demonstrate how the design has evolved and been informed by:

- Understanding the character and context of the site
- Considering the design objectives within the planning guidelines
- Taking into account the surrounding environment

2. Context

Howitt Road is south of Haverstock Hill and north of Belsize Park Gardens. The subject property sits in a plot of approximately 160m² with a footprint of approximately 90m² in a residential area.



46 Howitt Road

3. Site Analysis

The property lies within the 'Belsize Park Conservation Area'. The building is not listed or lies within one of the sub area groups of the 'Buildings and Groups of Buildings that make a positive Contribution to the Conservation Area'(refer to 'Conservation Area Statement-Belsize / Sub Area for: Glenloch')

The Streetscape Audit of Howitt Road shows that the 'Substantial gate posts (in concrete and timber to the same pattern) with moulded cap and finial detail' are generally the traditional materials and features found to enhance the Conservation Area. These features are not existent at No.64.

The established use of the building on the site is residential. 3 HMO units are situated on the ground floor within this Victorian terrace in the Belsize Park area.

The building has an existing basement underneath the communal staircase area.

4. The proposal

The planning application is to construct a new basement with a light well to the front and the rear of the property. This addition shall create sufficient space for 3 HMO units.

The use would be classified as C4 (Houses in multiple occupation).

The proposal also shows an alteration to the existing rear single storey extension.

5. Design Statement

Generally the proposal is underlying the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG).

The primary objectives of the design are to create a useable basement area without affecting the external appearance of the house. The proposal will introduce light wells with a matching bay window to the front façade without visibly affecting its appearance.

The proposed alteration to the existing single storey rear extension is designed to be in keep with the existing proportions of the building, while not being detrimental to the aesthetic of the existing façade. The rear will blend in with other existing extensions in the area.

6. Access Statement

6.1 Vehicular and transport links

Front House:

All access to the site will be via the front of the site on Howitt Road.

The excavated soil will be removed from the front courtyard. From there skips on the resident parking bay will be loaded.

General:

We are of the view that the proposal will have no access or transport implications due to the domestic nature of the proposal and the fact that there is to be no material change to the existing access arrangements

6.2 Inclusive Access

As Existing

6.3 LTH Standards

The property doesn't have any private parking places or garages. Cars have to be parked at designated resident's bays.

7. Work Operations

7.1 Working Hours

8.00am to 6.00pm Monday to Friday

7.2 Time scale

Start Date: TBC

7.3 Supervision

The supervisor for the works is the foreman of main contractor. He will coordinate the work stages taken out throughout the project and liaise with Structural Engineer, Architect and Suppliers of building materials and structural components. The site manager will be present at all times. He knows the sequence of works and all structural details and instructs others on site.

7.4 Pre site preparation work

As the adjacent premises will be occupied there are several restrictions to be made aware of: Site to be kept secure from damage and theft. The existing stairways are kept clear & secure at all times. Keep noise and nuisance to other building residents and public to a minimum. Keep noise to level as specified. Fit silencers as necessary. Do not use radios etc. Keep smoke, dust and rubbish to a minimum. Prevent works from becoming wet or damp where this may cause damage. Absolutely NO SMOKING on site. No burning of rubbish on site. Works which involve excessive noise are to be programmed to be carried out at a time which does not cause nuisance to surrounding tenants operations.

8. Consultants

Architect:

Newman Zieglmeier Ltd.
99 Chamberlayne Road
London
NW10 3ND
T. 020 8969 6154

9. General

Assessments: Refer to Health & Safety Plan

Plant Equipment: N/A

Safety of 3rd parties: Refer to Health & Safety Plan

PPE Requirements: Safety footwear and head protection required

First Aid Requirements: Refer to Health & Safety Plan

9.1 Environmental Issues

Noise: Works which involve excessive noise are to be programmed to be carried out at a time

Dust: Dust sheets to hording. Temporary plywood walls with additional mastic gap filler.

Hazardous Gases: N/A Nothing will be burnt off.

Contamination: N/A

Waste: All rubbish will be disposed of by specialist.

10. Sustainability Statement

10.1 Aims

The aim of sustainable construction is to meet the needs of today without jeopardising the ability of future generations to fulfil their own needs. It is with this in mind this project has been considered.

10.2 Energy Conservation and Efficiency

The existing dwelling currently fails to meet modern day minimum energy conservation standards in part due to poor insulation, solid non-cavity walls, and single glazing. The new double glazed windows will yield an instant considerable saving on energy demand.

10.3 Pollution

The site has been used for residential purposes since it was built and the presence of harmful contaminants can be ruled out. In the unlikely event a contaminant is discovered remediation strategies will be swiftly implemented.

10.4 Sustainable Building Methods

All new glass to windows and doors will be double glazed.

All deliveries will be in full loads reducing fuel miles to a minimum, and locally available materials will be preferred to minimise transportation costs and fuel energy consumption. The building contractor will follow a 'Considerate Contractor' methodology by managing and organising deliveries to the site efficiently, avoiding part loads and wasted journeys. The use of steel and other materials deemed to be high in embodied energy will be kept to a minimum.

10.5 Waste

The Borough is well serviced by recycling centres readily accessible from the site.

Water consumption will be kept to a minimum for the proposed new house by the fitting and use of low flow appliances such as supply restrictor valves, low flow shower heads, sprays, taps and dual flush toilets.

10.6 Conclusions

From both the above and Access Statement it can be seen that the site lies within a sustainable location, which offers suitable modes of public transportation to a range of facilities and services. The design will ensure that maximum sustainability of the property will be achieved within the existing building regulations.