

Howlands House

Information Sharing Event

Background:

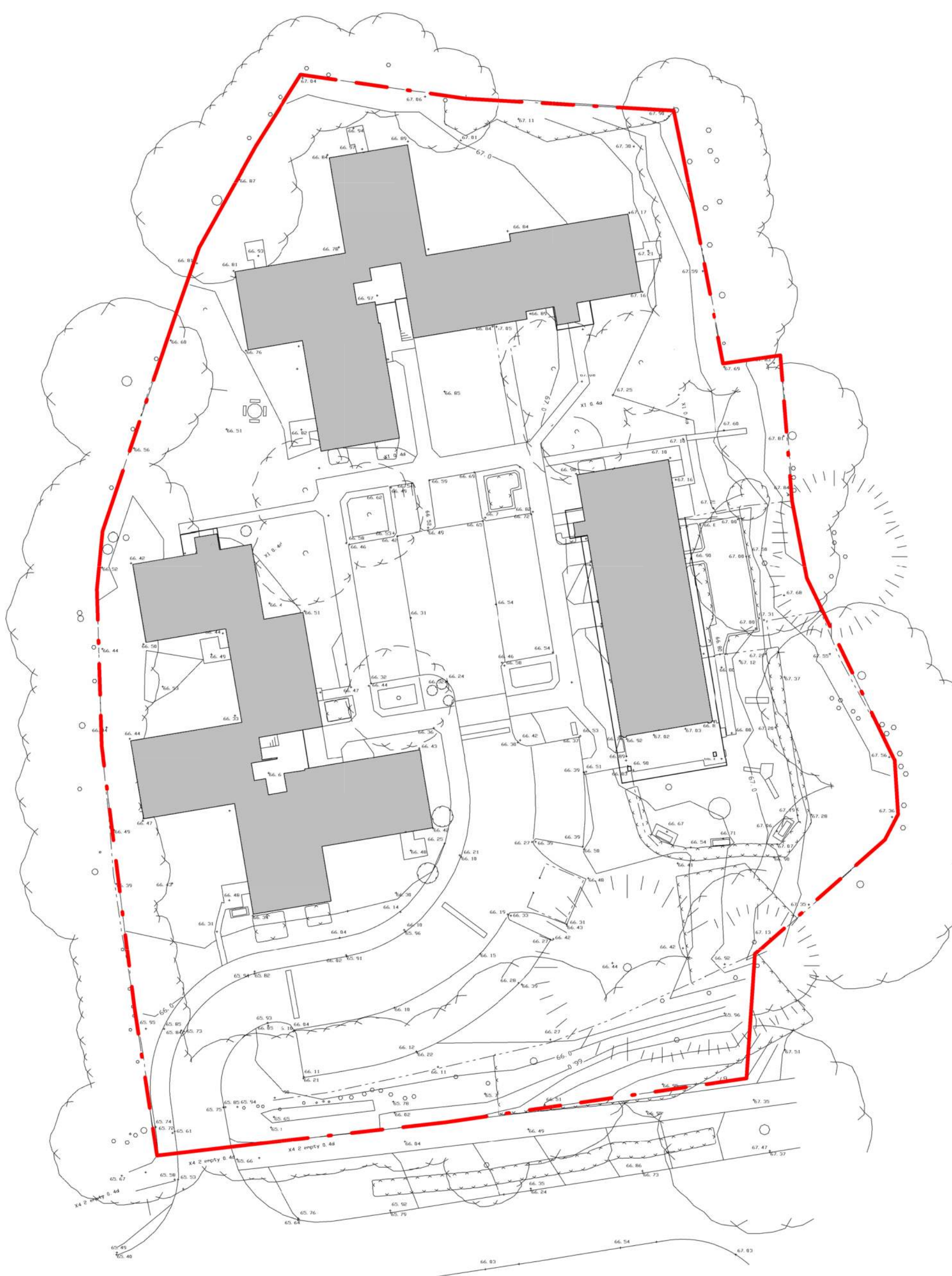
- Howlands House currently has 57 units with shared kitchens, bathrooms and toilets.
- There are also three self contained bedsits and a three bedroom house. The units are spread across three buildings.
- The buildings are now tired and outdated and in need of complete modernisation.

Proposal:

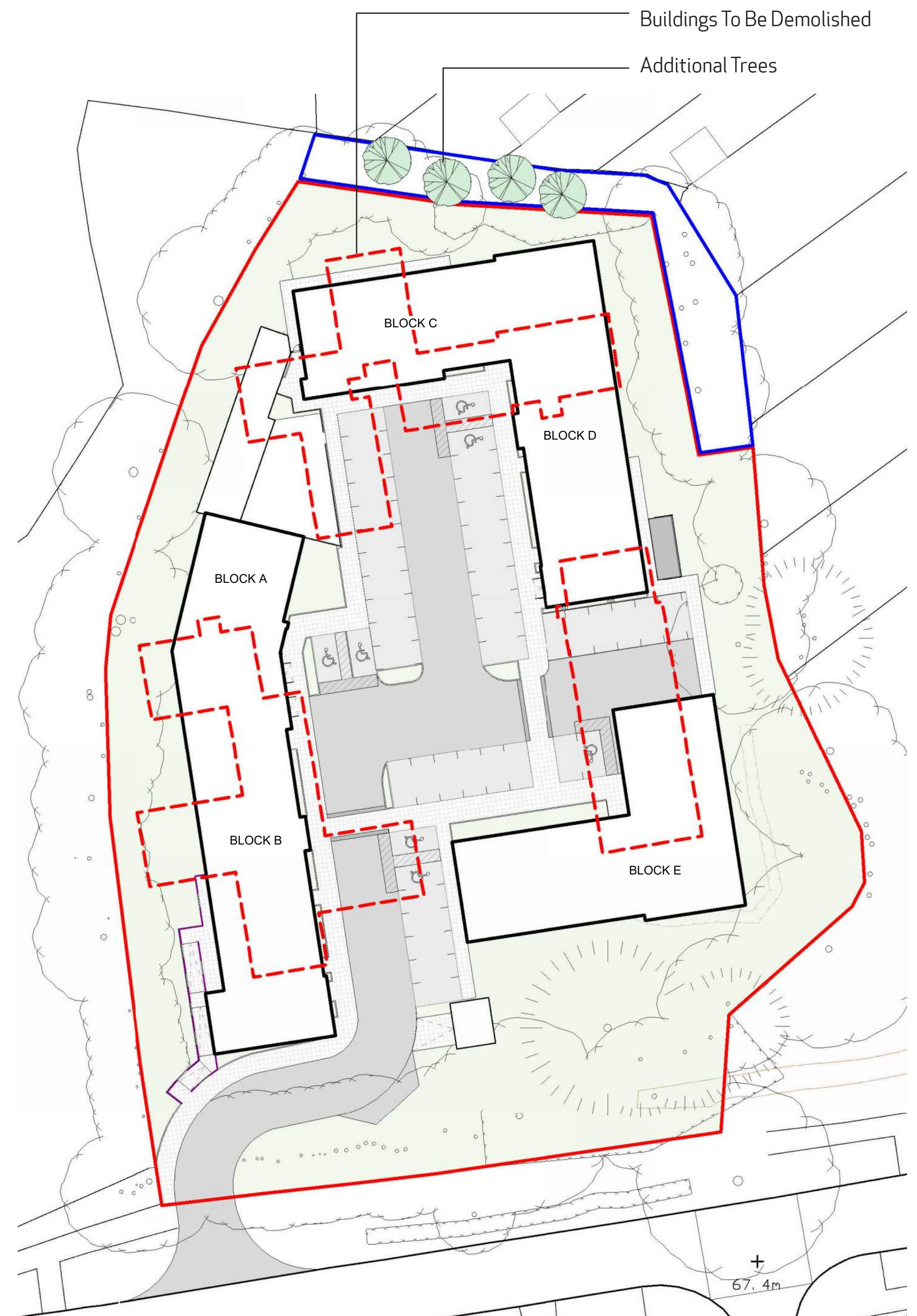
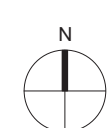
- The proposals offer new modern buildings spread over 3 buildings providing 68 units in total.
- The proposed units are a mix of different types and sizes to accommodate homeless families.
- Additional parking to provide 45 on-site parking spaces.
- Provision for relocation of the children's play area.
- Locked on-site bike storage.
- Secure and centrally located bin storage for use by all three buildings.
- The existing trees, perimeter fencing and wall that surround the site and provide screening, would be retained.

Consultation Changes:

- Reduction in building height & number of homes.
- Improved elevations & internal layouts.
- Screening to windows close to neighbouring gardens.
- Louvres added to windows to limit overheating of the internal spaces.
- Additional trees added to northern boundary.



Existing Site Plan



Proposed Site Plan



Howlands House

Information Sharing Event



Screening added to high level windows to direct views away from neighbouring homes



First & Second Floor Plans



▼ Site Elevation 1 - North



► Site Elevation 2 - West



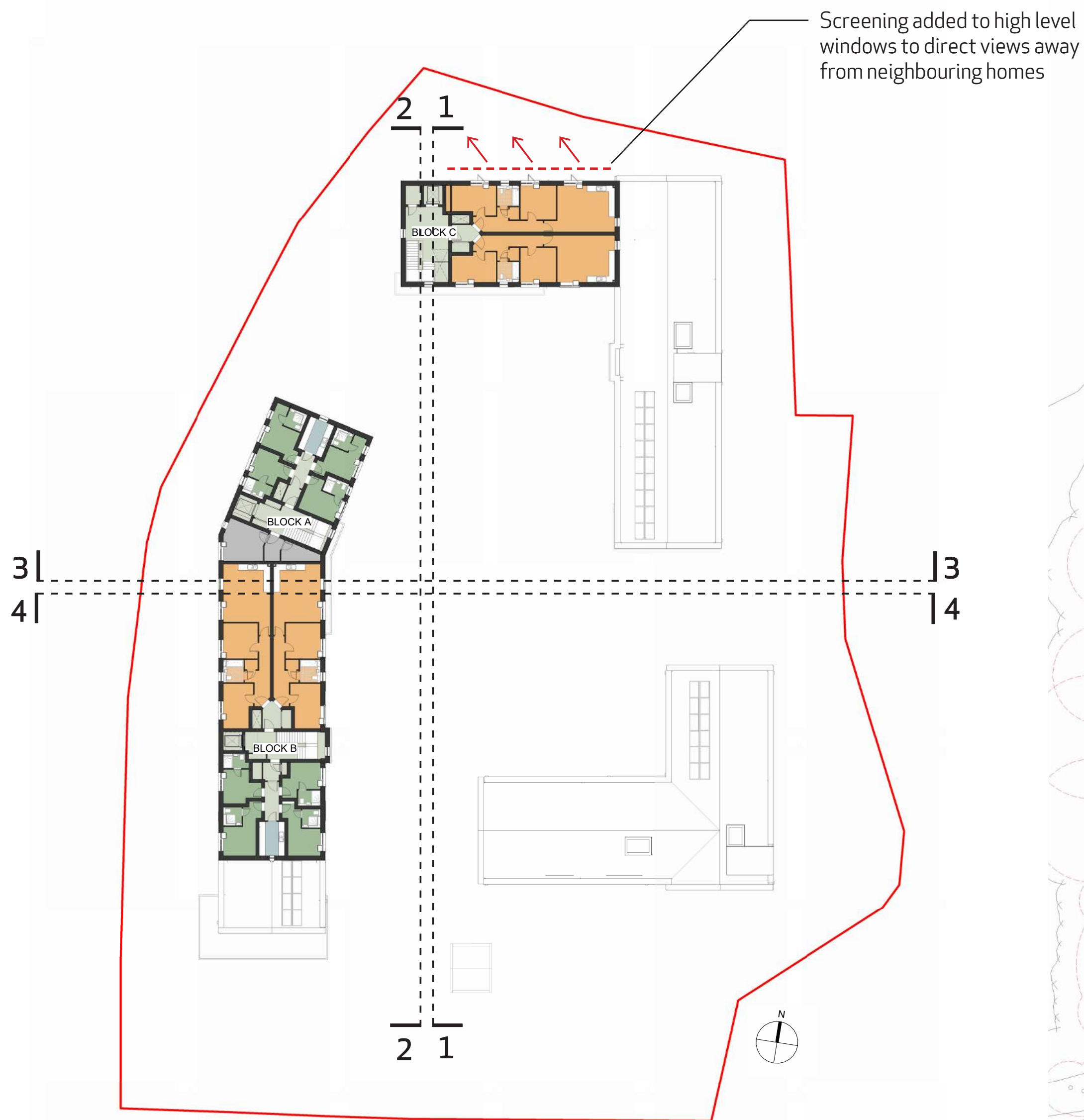
▲ Site Elevation 3 - South



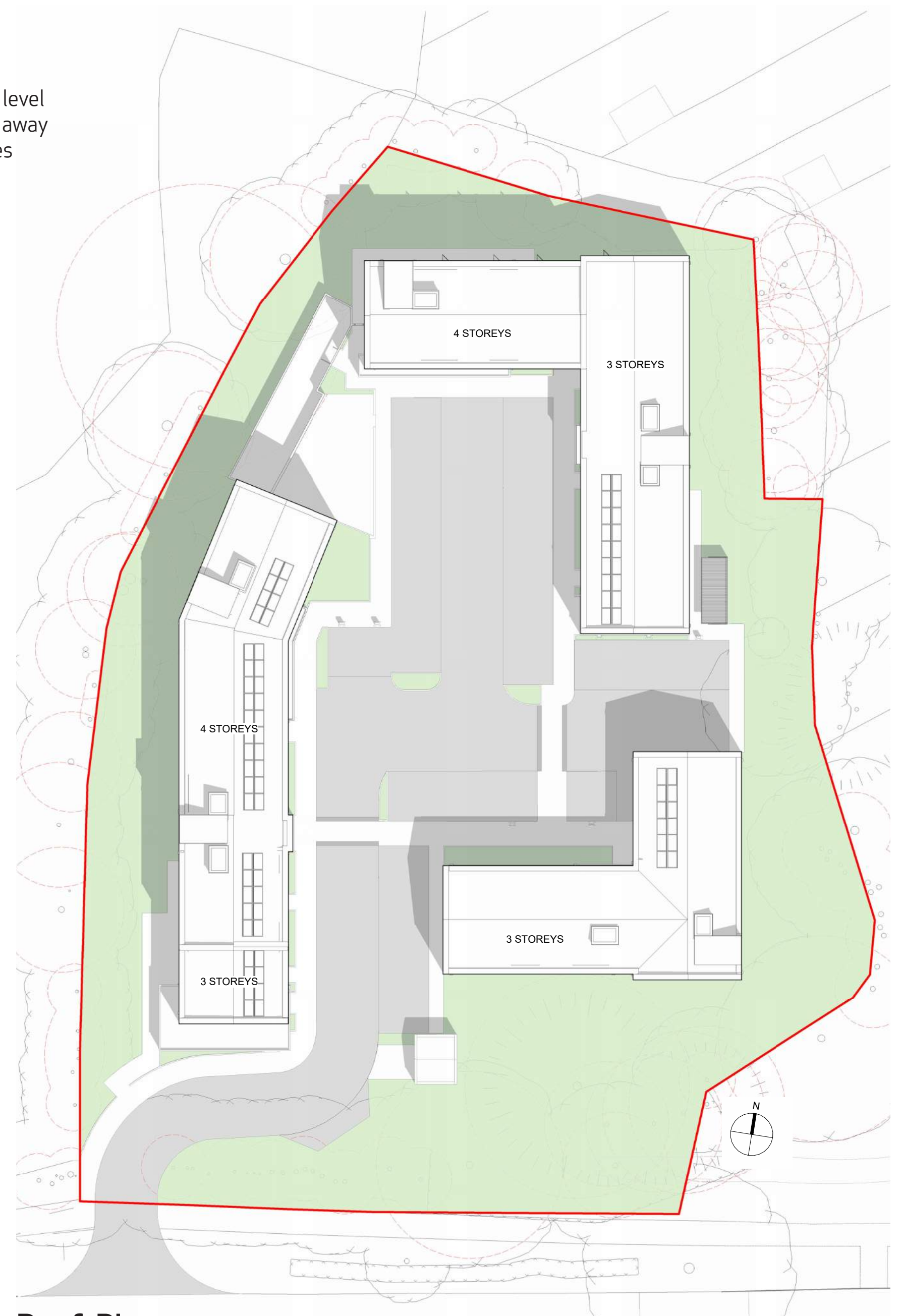
◄ Site Elevation 4 - East

Howlands House

Information Sharing Event



Third Floor Plan



Roof Plan



Site Section 1



Site Section 2



Site Section 3

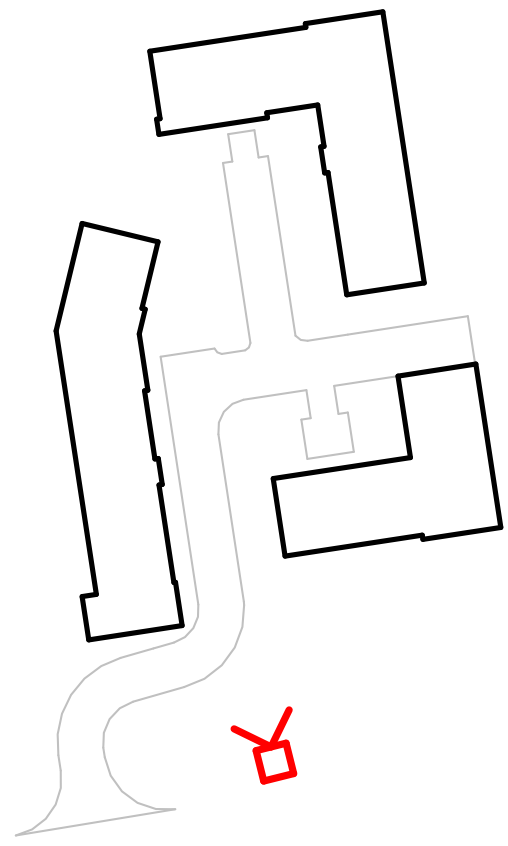


Site Section 4

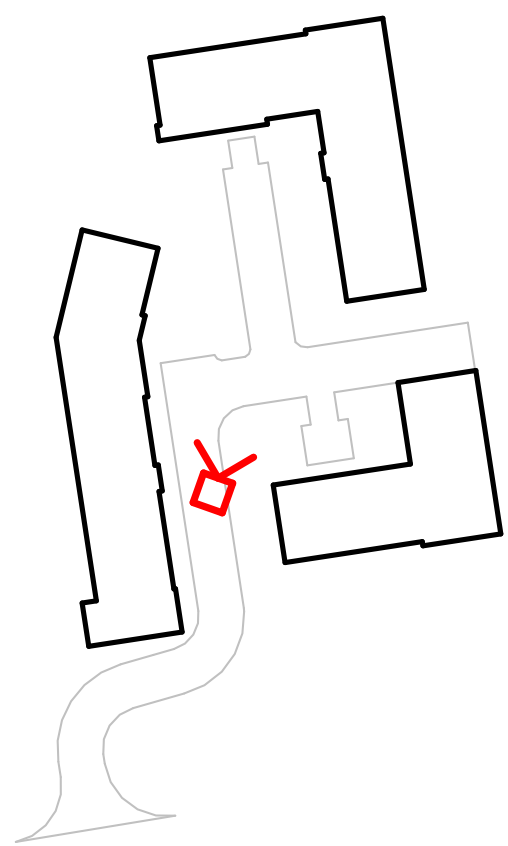
Howlands House

Information Sharing Event

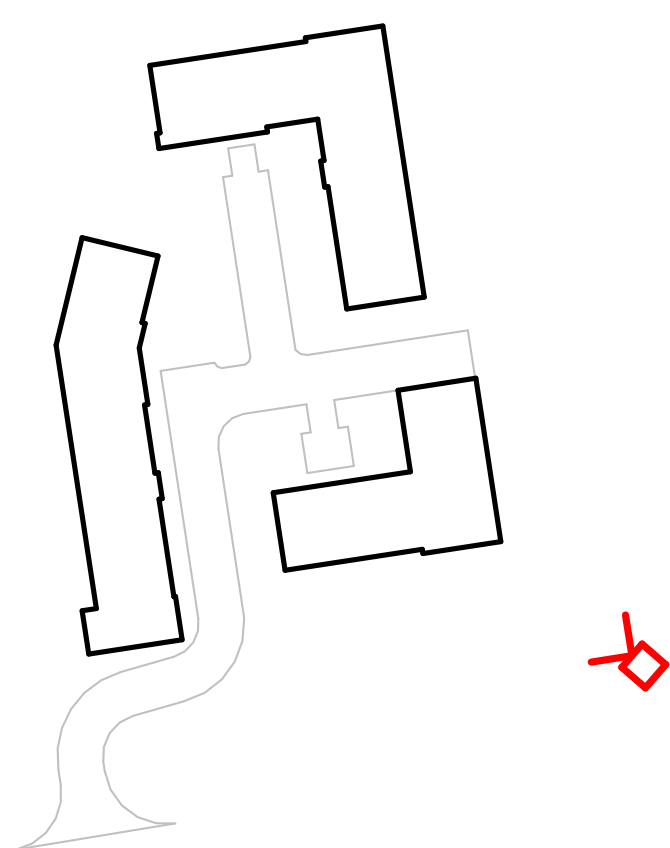
Proposed CGIS/Visuals - Artistic Impression



Street View 1

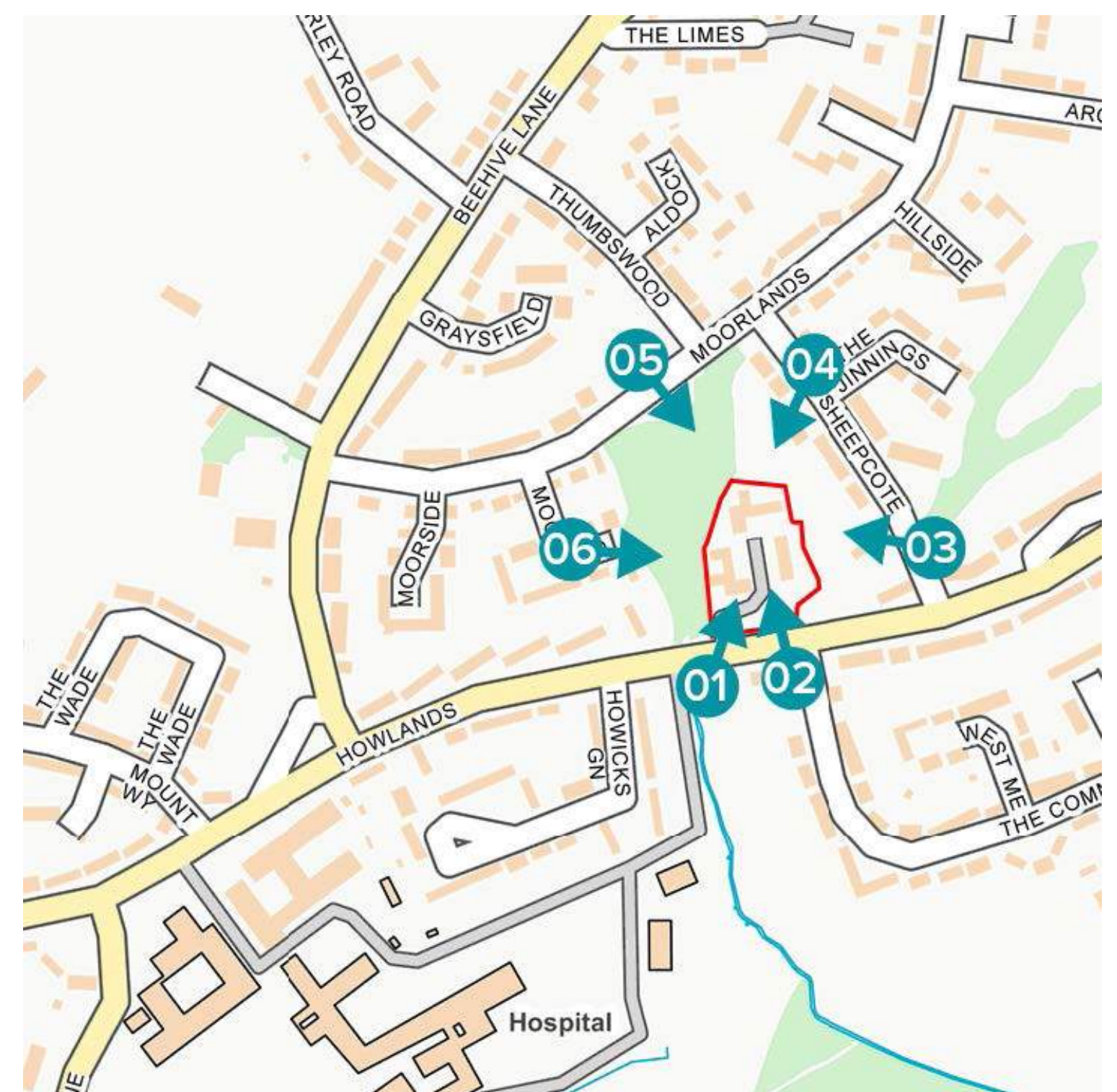


Street View 2



Aerial View

Accurate Visual Representations



Accurate visual representations prepared by Preconstruct Ltd on behalf of Welwyn Hatfield Borough Council, in support of a planning application for the proposed development at Howlands House, Welwyn Garden City.