



ARCHITECTURE
INTERIOR ARCHITECTURE
INTERIOR DESIGN

Twinning Design LLP
Company number OC419321

330 West End Lane
London NW6 1LN
+44 (0) 20 7431 9550
studio@twinningdesign.com
enrico@twinningdesign.com
www.twinningdesign.com

NOTES:

Please read this statement in
conjunction with the attached drawings,
photographs and other documents.

PLANNING

August 2023
DESIGN AND ACCESS STATEMENT

rev B

37B Fitzjohn's Avenue,
London NW3 5JY

Proposal for rear infill and front infill at 1st floor, for replacement of the existing PVC windows at upper floors to the rear and at top floor to the front, for 30cm height increase at 37B Fitzjohn's Avenue, London NW3.
August 2023

Design and Access Statement for
Householder Planning Application

Site Context and Existing Building

The property is a 4 storey mid terrace in a block of 3 1960's terraced houses, located on the West side of Fitzjohns Avenue at the junction of Nutley Terrace, in the Camden Borough. The property is currently use class C3(a) Family Dwelling House over four storeys.

The property is not listed and it is situated on the prominent streetscape of Fitzjohns Avenue, which falls within the Conservation Area of Fitzjohns/Netherhall which was designated in 1984. The surrounding area is predominantly dwellings, with a Nursery School in close proximity further south along Fitzjohns Avenue. The striking architecture along Fitzjohns Avenue primarily late 19th Century, the grandeur of the many 3 Storey Detached houses, with semi-basements and grand steps leading to raised ground floors are imposing along the well defined streetscape of trees and verge. There are various late 20th Century buildings on the street which are somewhat unsympathetic to the 19th Century architecture.

There are a number of listed buildings along the street, including Number 47 (1880 George Lethbridge) and Number 55 (1880-81 JT Wimperis), but there are no listed buildings in the immediate context of the property of this application.

37 Fitzjohn's Avenue was redeveloped in 1960's to create three separate well-proportioned modern dwellings which blend into and add to the richness of the conservation area context. These are known as 37A, B and C, and they are all individual but present a cohesive whole.

Existing use and accommodation

The existing use is a four storey single family dwelling with a paved forecourt at the front and a private garden at the rear. It accommodates 5 bedrooms at the upper floors and no change to this internal general layout is proposed with this application.

Planning history

There have been various planning applications regarding the property of 37B Fitzjohns Avenue, as well as the 3 terrace block as a whole.

In March 2000 Planning permission was granted for an additional storey across all three houses (Appeal Ref. APP/X5210/A/00/1045343/P7). Only No. 37B have built this scheme and extended upwards following the Appeal Decision.

No. 37A has implemented a third floor roof extension following Planning Permission granted in 2016 (ref. 2016/0544/P).

No. 37C is implementing a third floor roof extension following Planning Permission granted in 2022 (ref. 2022/2885/P).

No. 37B has implemented a small glazed rear extension at ground floor (ref. 2009/5966/P).

Rear extensions at ground floor have been implemented by No. 37A in 2016 following Planning Permission (ref. 2016/0544/P).

Rear extensions at ground floor are under construction at No. 37C following Planning Permission (ref. 2022/2885/P).

Proposed works

The intention of the proposed works is to increase the amenity of the property and in doing so to create a better balanced accommodation. The proposed works can be summarised as follows:

- First Floor: Rear and front infill. Replacement of the existing PVC windows at rear with new double glazed windows. Similar permission has been granted at number 37C (ref. 2022/2885/P).
- Second Floor: Replacement of the existing PVC windows at rear with new double glazed windows. Similar permission has been granted at number 37C (ref. 2022/2885/P).
- Third Floor: Replacement of the existing PVC windows at front and at rear with new double glazed windows. Similar permission has been granted at number 37C (ref. 2022/2885/P).
- Roof level: It is proposed to increase the height by 300mm to follow the natural slope of the ground. The increase height will generate a gentle transition between the different heights of 37a and 37c and a more harmonious composition of the terrace block is introduced.

The proposed design reflects the design of the existing building in terms of materials and proportion. The cladding of the proposed infills are proposed to be in the stained wood as the original house. The proposed double glazed windows are proposed to match the ones granted at number 37C (ref. 2022/2885/P)

The proposal has been carefully designed with particular attention to the immediate neighbours. Great consideration has been given to address the impact of the development with regards to protecting privacy, maintaining sunlight and daylight. The proposed infills are to be built between the existing flank walls and they will not protrude beyond the existing building line. The proposed infills will be of a high quality design and constructed in a sympathetic architectural style of the original house. The proposed works do not therefore affect the setting or significance nor the character and appearance of the conservation area.

Design

Windows.

It is proposed the introduction of new high quality double glazed aluminium windows.

Cladding.

Stained timber cladding to match the existing.

Brickwork.

Minor quantities of brickwork will be introduced. Where required the solid walls are proposed to be in the same bricks as the original house.

General considerations.

The proposed changes to the layout improve the amenity of the property and the balance and arrangement of spaces. This furthers the continued use of the building as a single dwelling, making it appropriate to the needs of families today.

Access

There is no alteration to the existing arrangements from the public highway.

Refuse

No changes are proposed.

Parking

No changes are proposed.

Sustainability

The proposed works will meet the current standards required under part L of the Building Regs.

Summary

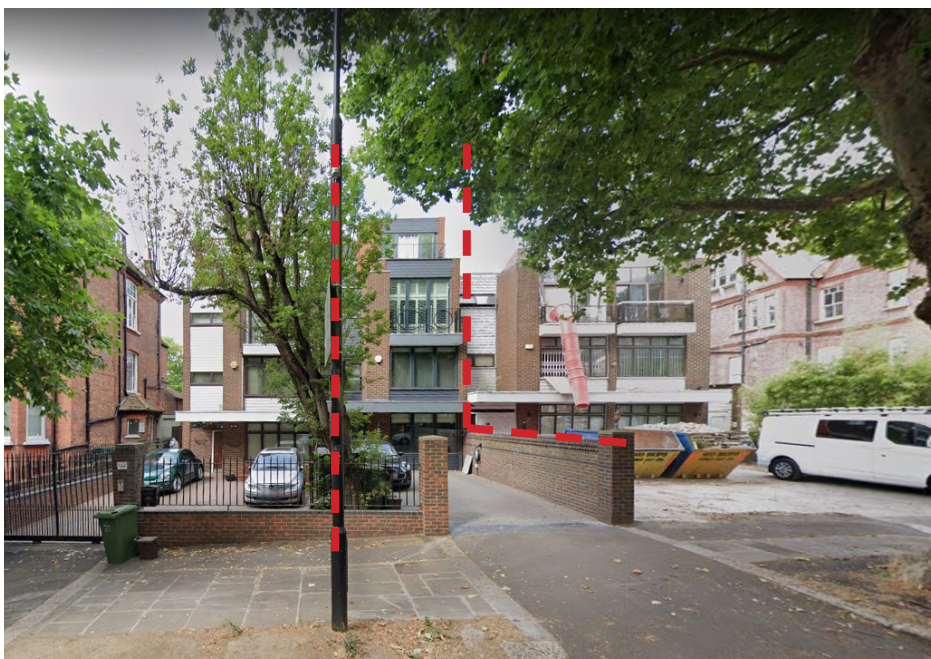
- The proposal is for a high-quality scheme using durable materials;
- The proposal will improve the amenity of the existing property while not materially affecting neighbouring properties;
- The proposed design approach has taken full account of the form and character of the existing building and its neighbours and is not out of keeping with the area;



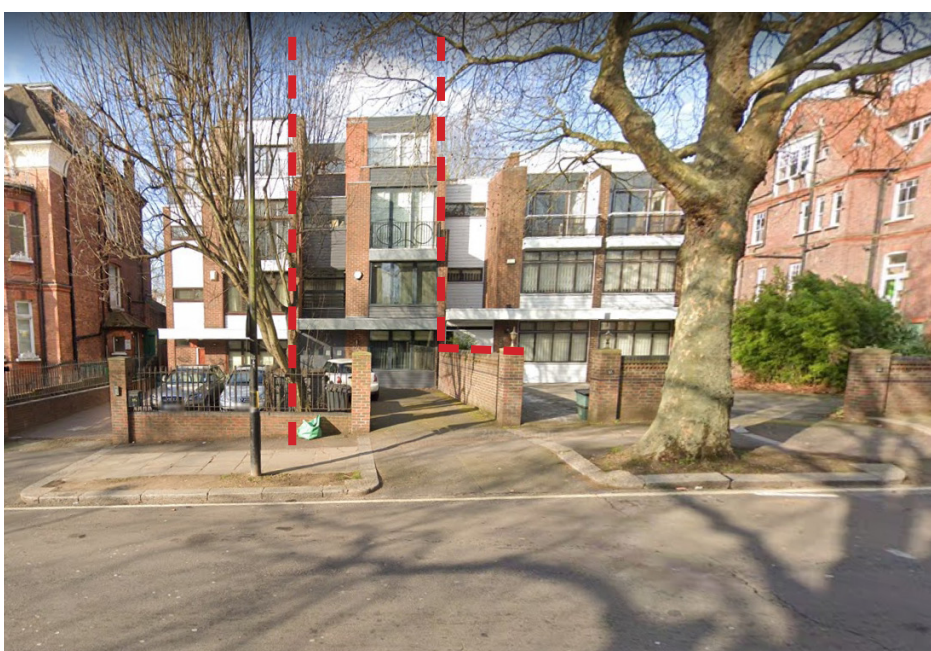
Aerial view of 37B Fitzjohn's Avenue.



37A /B/C - 1960'S End block at Nutley Terrace. View before the start of the works at No. 37C.



Approach to No. 37B Fitzjohn's Avenue from Fitzjohn's Avenue
(view during the works at No. 37C, currently ongoing).



Approach to No. 37B Fitzjohn's Avenue from Fitzjohn's Avenue
(view before the works at No. 37C, currently ongoing).



View of No. 37B Fitzjohn's Avenue from Nutley Terrace
(view during the works at No. 37C, currently ongoing).



View of No. 37B Fitzjohn's Avenue from Nutley Terrace
(view before the works at No. 37C, currently ongoing).



Front view of No. 37B Fitzjohn's Avenue and its front paved forecourt (view during the works at No. 37C, currently ongoing).