

Design, Access, and Heritage statement

Project

30 Fitzjohns Ave,
London
NW3 5NB

Prepared by:
Extension Architecture

Description:
PROPOSED REPLACEMENT OF EXISTING WINDOWS WITH WHITE FRAMED TIMBER WINDOWS.

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1.0 Introduction

Background

- 1.1 This statement provides further background information supporting the full Pre-planning application on behalf of Mr Amor to modify the current windows by replacing them with white-framed timber.
- 1.2 This statement will present the site in the context of planning policy of Camden Council.
- 1.3 By assessing the site, its constraints, its situation, and context this statement will demonstrate the suitability of the proposal and how it intersects with the local planning authority's policies and development management guidance.



Fig 1: Existing aerial view, where the red dashed line denotes the site location

SITE IMAGES



30 Fitzjohn Avenue – Front view



30 Fitzjohn Avenue – Rear view

2.0 Site Context and Heritage

- 2.1 This application pertains to 30 Fitzjohns Avenue, a detached unit with four stories and a lower ground floor, situated near the northern end of Fitzjohns Avenue, approaching the junction of Nutley Terrace. The building's roof has been altered from its original design to a crown roof, and the lower ground floor features a small extension. Additionally, the first floor utilizes the roof as a compact roof terrace.
- 2.2 The properties along Fitzjohns Avenue exhibit a diverse range of architectural styles and forms. No. 28 shares more similarities in terms of building characteristics and form. These buildings are characterized by redbrick structures and white domestic windows.
- 2.3 The property is located within the Fitzjohns/Netherhall Conservation Area, a designation established in 1984 and subsequently expanded in 1988, 1991, and 2001. However, it's important to note that the property is not locally or nationally listed.
- 2.4 Fitzjohns Avenue predominantly comprises residential properties, and it has witnessed visible changes in its context over time, including the construction of extensions, loft conversions, and outbuildings. These alterations reflect a clear evolution in the built environment within the existing Conservation Area.

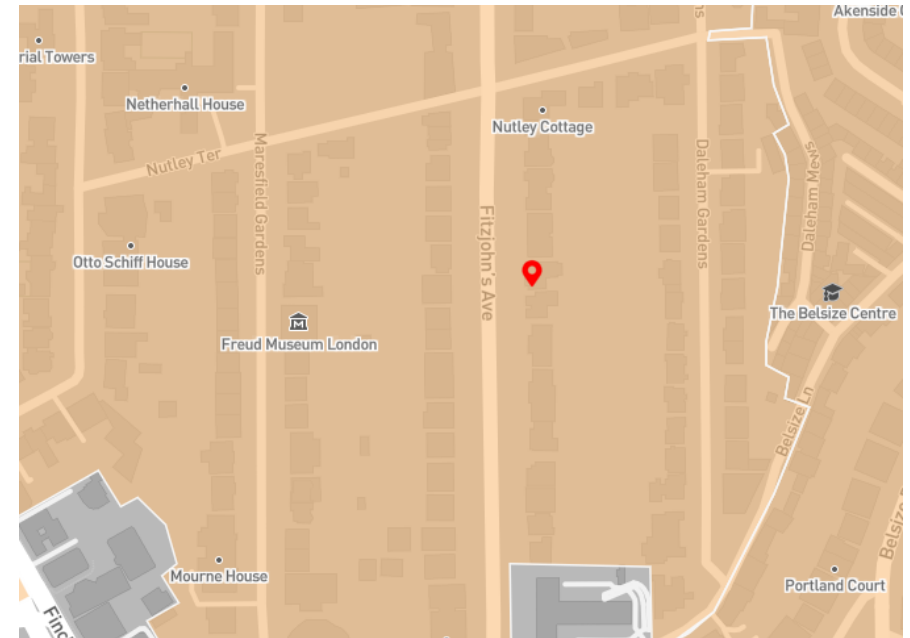


Fig 2: OS Map where the site is denoted by a red drop pin with the conservation area hatched in brown.

*Image taken from Searchland Area map.

HISTORIC MAPS



Fig 3: Historical Map (1894)
*Image taken from National Scotland Library

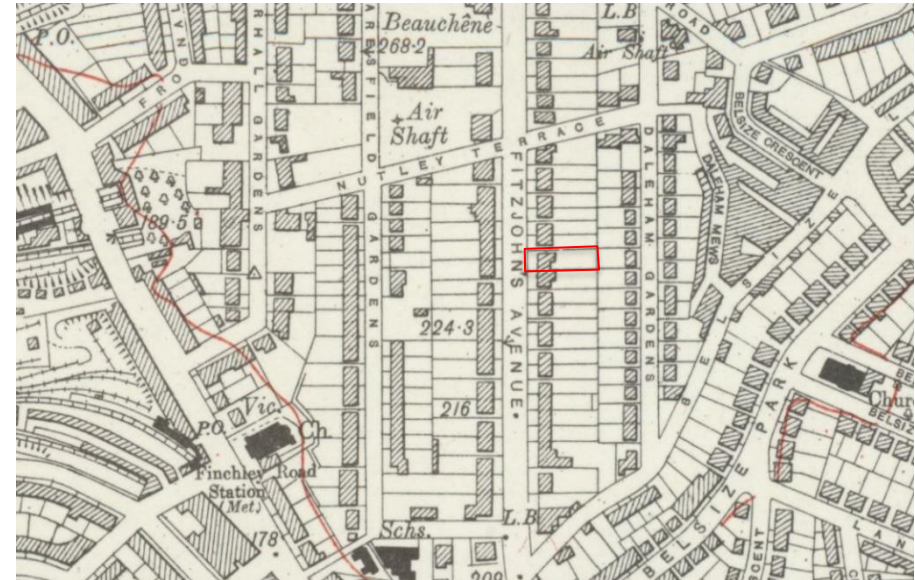


Fig 4: Historical Map (1920).
* Image taken from National Scotland Library

2.5 As previously indicated, the application site remained undeveloped until the early 1920s. The dwellings that now stand on the site were constructed at that time, and it appears that they were initially built as a set of semi-detached units or terraces. The street was adorned with majestic ornamental trees that provided a screen for the houses. This street attracted artists, including some of celebrity status, who, in the 1880s, opened their homes to showcase their artworks to the public on what became known as 'show Sundays.' It is likely that, following subsequent redevelopment or post-war reconstruction efforts, these units were demolished and replaced with spacious detached or semi-detached villas featuring substantial front and rear gardens.

2.6 The planned changes to the windows will affect the front, rear, and side of the property. As previously noted, there have been noticeable alterations to the appearance of the street. Furthermore, with the transformation of properties on Fitzjohn Avenue into flats, numerous residents have independently modified their windows and interior layouts, making it challenging to pinpoint when these alterations occurred.

3.0 Planning History

Relevant planning history of the site

- 3.1 The application site lacks any pertinent planning history pertaining to a comparable proposal. The majority of previous applications related to the host building, No.30, primarily focused on reducing the crowns of existing trees within the site boundaries.
- 3.2 Although there is no relevant planning permission attached to the host property there is evident changes and alterations visible form the street scene whether these changes are incidental.
- 3.3 Below, you will find examples of similar-scale proposals in the surrounding area that have successfully obtained planning approval.

Address	Application Number	Description	Decision	Decision date
37 B Fitzjohn's Avenue	2022/5630/P	Proposal for a front and rear infill at 1st floor, an increase in ridge height by 300mm and the replacement of the existing PVC windows at front and rear with new double-glazed window	Approved	18-08-2023
Flat A 25 Fitzjohn's Avenue	2020/5331/P	Installation of three double glazed timber sliding sash windows to lower ground floor front elevation.	Approved	09-03-2021
21 Belsize Park	2023/1699/P	Undertake external alterations to the existing building, including; various alterations to existing windows and joinery, creation of a rear facing roof terrace and enlargement of the existing rear facing roof dormer, removal of existing ancillary-built elements, alterations to the front facade at upper ground floor level.	Approved	30-07-2014

PROPOSED WINDOW CHANGES

3.4 The proposed alterations take place on the second floor which evidentially the windows differ to the neighbouring properties on Fitzjohn Avenue. Noted below highlighted in blue are the proposed replaced windows.



4.0 Design

EXTERNAL

- 4.1 The plan involves replacing seven current non-original windows on the front elevation of the second-floor flat. These existing windows include a combination of single-glazed timber and aluminium-framed windows. The proposal aims to replace them with double-glazed timber windows of heritage-grade quality, in an effort to enhance energy efficiency and aesthetic cohesion.
- 4.2 The existing windows exhibit a mismatched collection of different glazing styles that were installed by previous occupants of the flat. The goal is to harmonise the external appearance by installing timber windows that closely mimic the original design, creating a more uniform and consistent look.
- 4.3 In design terms, the proposed changes are deemed acceptable because the new window design will closely resemble the existing style, material, and colour. The only noticeable variation will be the use of double glazing which is considered a minor alteration and hardly noticeable.
- 4.4 The proposed windows are designed to closely replicate the original and historical features of the dwelling while enhancing interior comfort. Additionally, they will be more energy-efficient than the older windows, significantly reducing energy loss from the building and consequently lowering energy bills.
- 4.5 Since all the replacement frames will fit into the existing openings, there will be no negative impact on the neighbouring properties. This proposal is expected to maintain the character and appearance of the host building, the overall street scene, and the Fitzjohn's & Netherhall Conservation Area.



Fig 5: Proposed front elevation (left) and proposed rear elevation (right)

5.0 Development Policy Considerations

5.1 National Planning Policy Framework

The NPPF provides the foundations of the planning system at a national level and provides a base for which planners, planning systems and LPA's should work from in regards to informing their decisions as well as forming policy and plans. The NPPF states that the planning system should play a central role in developing a more sustainable society and this forms in three approaches to this role:

- *An economic role*
- *A social role*
- *An environmental role*

When an application is regarded as positively contributing towards the three threads of sustainable development in the context of the NPPF's definition of "sustainable," development, then a local authorities must take the position of presuming that that an application must be given permission. This presumption in favour of sustainable development is therefore the core, fundamental base as from where all local planning authorities must work from.

If a proposal cannot meet the requirements of all three approaches of sustainable development, then the planning balance must be actioned whereby material considerations are weighed against each other using the foundation guidelines of the NPPF, the supplementary guidance of the National Planning Policy Guidance and then the lens of local planning policies which provide a greater, more spatially appropriate framework for which the authority can use.

Local Plans must be drawn up in compliance with the National Planning Policy Framework to ensure harmony across the system and all spatial levels to ensure delivery of appropriate and sustainable development that is weighed against the positives and negatives that a development may bring about.

Whilst the NPPF places particular attention and detail in regards to the overarching theme of sustainable development, it also provides greater detail for the parts and strands which make up sustainable development and how this should play out "on the ground."

7. *Requiring good design*

This section of the Framework attributes significant weight towards the design of the built environment as part of sustainable development. This due to the importance design can have on the overall built form of an area and therefore inform on its overall potential to sustain the other core strands of sustainable development and is reflected in the introductory section of the Framework, where under part 17 it states:

"[LPAs should]...always seek to secure high quality design and a good standard amenity for all existing and future occupants of land and buildings."

CAMDEN RELEVANT POLICIES: Camden Planning Guidance | Design (January 2012)

Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan (December 2022)

6.3 Building Design

Additionally, to harmonize with the distinctive visual qualities of the area, new development should consider reflecting the area's character through imaginative reinterpretations of recurring architectural elements. These may involve adjusting building facades, incorporating bay or oriel windows, introducing open porches, as well as using gables or dormers.

Materials should be chosen for their longevity and must exhibit a high standard of craftsmanship and detailing. The use of locally sourced, traditional materials, such as brick and tile, combined with timber windows and accents, is encouraged. The use of imitation materials, like plastic in lieu of traditional timber for detailing, should be avoided. Furthermore, there is an endorsement of materials with low embodied energy or recycled materials.

Exceptional, inventive, and original design solutions will be supported, provided that they enhance the visual harmony of the town and surrounding landscape character.

Camden Planning Guidance | Design

Alterations

5.4 Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are usually more appropriate to ensure the new work blends with the older parts of the building.

5.5 In applying our planning policies to non-residential schemes, the Council wishes to ensure that the positive attributes of buildings with architectural merit, including Non-Designated Heritage Assets, are retained wherever possible.

6.0 Conclusion

- 6.1 This statement seeks to demonstrate that the proposal at No.30 Fitzjohn Avenue including alterations to the existing fabric of the building would result in minimal impact to historical asset of the building.
- 6.2 Where possible the applicant has sought specialists to replace and reinstate the original key features of the property to improve its building life and respond positively to the surrounding Fitzjohn's & Netherhall Conservation Area.
- 6.3 Furthermore, the proposed glazing would not have a significant impact on the host building as the alterations are made using high quality heritage grade materials. The proposal also does not include altering the footprint of the dwelling.
- 6.4 The proposed replacement window will be installed by professional craftsmen who are experienced in working with heritage grade buildings. All work will be carried out in compliance with health and safety regulations, and we will take all necessary measures to ensure that there is no risk to the public or to the building during the installation process.

* As part of any application, the proposal will be accompanied by a suite of documents to include full architectural drawings, layouts, site location plans and elevation visuals.