



# 39a Fitzjohn's Avenue

## Statutory precedent & key proposals

### Development upon consented scheme

The proposed scheme for no 39a echoes the earlier planning permission 2018/2415/P which included an additional storey and rear extension to the existing structure of 39a, together with refurbishment of the existing front facades. The proposed extensions and alterations to the building in this new application match the volume and massing approved under the earlier consented scheme 2018/2415/P with the addition of the newly proposed lower ground floor.

The new application for 39a includes the following alterations to the existing building, all as the earlier planning permission:

- Replacement sash windows with new units featuring glazing bar patterns which echo those on the earlier Victorian facade of no 39.
- An additional 3rd floor of accommodation within an inset mansard roof with traditional dormer windows set behind the existing parapet. This roof addition introduces a more variegated skyline profile more in keeping with the adjoining roof of no 39.
- An additional storey added to the northernmost bay with a raised parapet to meet the rest of the structure.

- 2 new brick gables facing Fitzjohns Avenue which provide additional roofline articulation and reinforce the bay rhythm of the building.
- The southern elevation of the block will be infilled with matching brickwork where the link is removed.
- To the rear of 39a, a new infill extension is proposed on all levels to the same footprint and with similar elevations as the earlier planning permission 2018/2415/P:

The three storey extension to the southern four bays is aligned with the main dwelling no 39.

- New windows to the extended and new facades reflect the prevailing pattern of white painted timber sash windows and doors with small paned top sash and are articulated in height, width and disposition to reflect the order and proportion of the constituent parts of the facade.
- New brickwork to the rear extension will similarly reflect the original building with gauged brick flat lintels, and heavy brick string course.

- The roofs to the extended areas will be of traditional hipped construction with clay tile covering and traditional dormer windows.
- The massing of this rear extension results in a coherent garden elevation reflecting the approved scheme at no 39.

The new application scheme also includes the following additional features:

- New front entrance doors to the new houses and maisonettes replacing existing ground floor windows.
- Introduction of a new lower ground floor with lightwells to the frontage and rear. The existing red brick facades will be extended down to complete the elevations. Lightwells will be enclosed with new matching brick walls with stone copings and traditional metal railings.

### Articulating a new residential character

The proposed elevation design and composition results in more attractive façades reflecting the rhythm of gables and bays of the existing building and the style of the neighbouring building no. 39.

The changes to the roofline break down the mass to an informal and domestic scale adding interest to the currently flat-roofed elevations. The proposed extensions and roofscape of 39a give the appearance of a large Hampstead house and enhance the site and local streetscape.

The design of the extension complies with CAS Guideline F/N20 on Rear Extensions: “extensions should be in harmony with the original form and character of the house and historic pattern of extensions within the terrace or group of buildings.

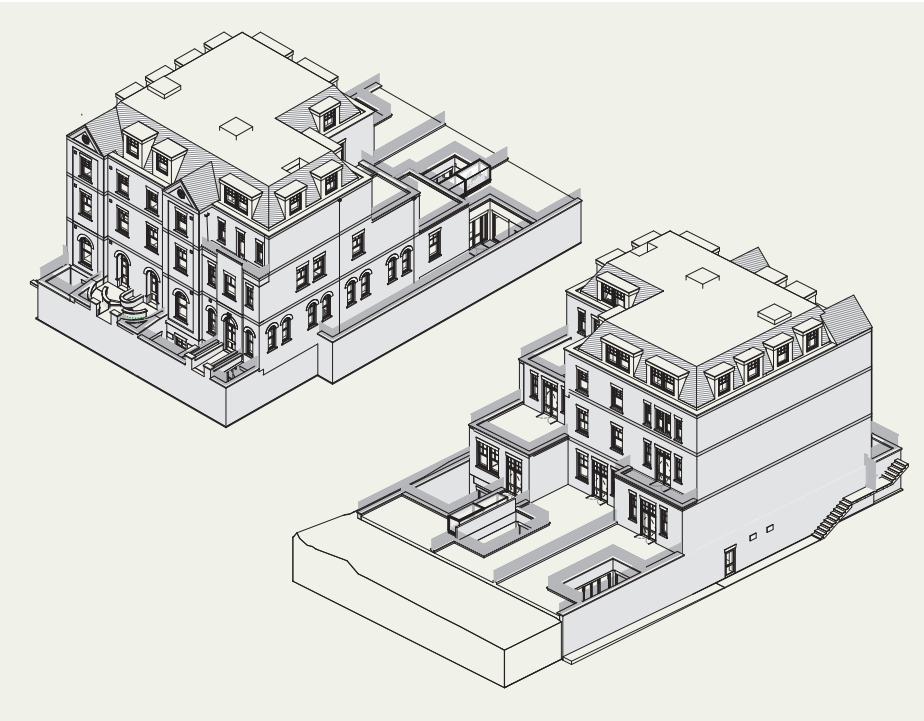
Overall the new design of 39a will provide a positive contributing feature to the Fitzjohns and Netherhall Conservation Area.



Primary elevation of the previous consented scheme 2017/4654/P and 2018/2415P



Primary elevation of the current proposed scheme



Isometric views of the proposed massing facing east (top) and west (bottom)

# 39a Fitzjohn's Avenue

## Accommodation & amenity

### Accommodation offer

The proposed scheme converts and extends the permitted single-family dwelling in 39a to provide four large family sized units comprising of two townhouses over five levels, and two maisonettes.

The provision of four large family dwellings is a result of careful analysis of dwelling types and mix appropriate for the existing 39a building and in consideration of the overall master-plan and dwelling mix across the shared application site. The existing building depth and foot-print of 39a lends itself to larger dwelling sizes and we have therefore provided all family sized units in the scheme. This assists the overall balance of dwelling types across the shared site with 46 Maresfield Gardens.

- The accommodation breaks down as follows:
- Maisonette 1: 3 bed, 6 person
  - Maisonette 2: 3 bed (plus a small study) 6 person
  - House 1: 6 bed (plus nursery), 11 person
  - House 2: 6 bed (plus nursery), 11 person

### Townhouse model

The two townhouses are dual aspect laid out on 5 levels with lift and stair access between all floors. The entrance door to each house is from the front forecourt via a ramped and shallow stepped approach.

Living areas are generally located on Lower Ground Garden and Upper Ground floor levels and all rooms have access to external terraces and/or lightwell amenity areas. Bedrooms are located on the 3 upper floors. All bathrooms and service spaces occupy the deeper parts of the floorplates.

The main rooms are located to the front (east) and rear (west) elevations taking advantage of morning and evening sun with good daylighting, ventilation and views out. Houses 03 and 04 (50% provision) are fully M4(3) compliant for accessibility and include passenger lifts with level access and entrance doors.

### Maisonette model

Maisonette 01 is located on the lower 2 floors of the terrace and entered through a communal entrance hall with level access. The large living/dining room is located at Upper Ground floor level with access to a private external terrace; The 3 bedrooms are located at Lower Ground Garden level with large windows and access onto lightwell amenity areas. These lightwells are minimum 3m depth providing ample internal daylighting.

Maisonette 02 is located at 1st 2nd and 3rd level and is accessed via a private entrance hall and stair from the communal ground floor entrance hall. The living/dining area is on 1st floor level with direct access onto a private external terrace. Bedrooms are at the front of the building on 1st 2nd and 3rd floors.

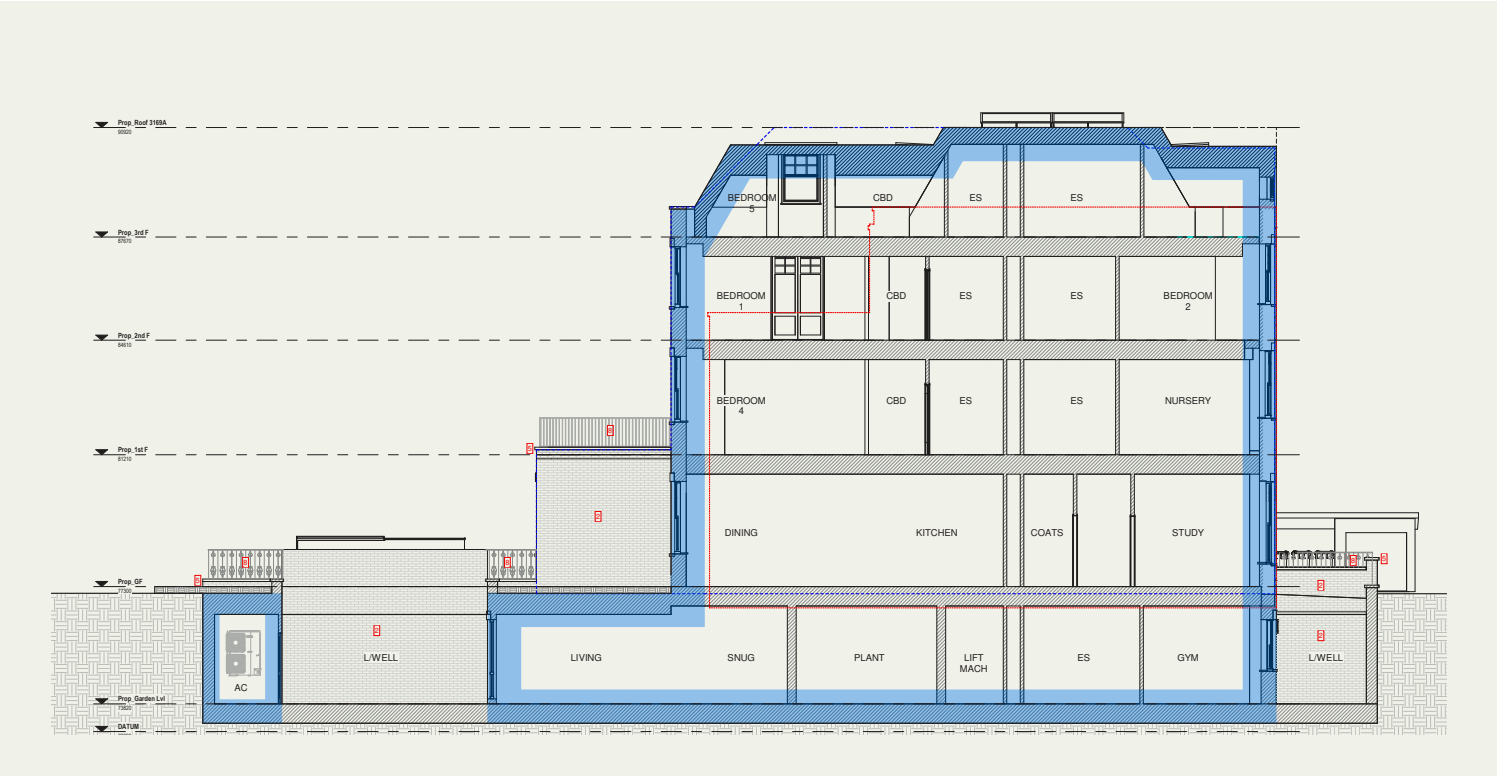
All habitable rooms exceed Camden and London Plan area requirements.

### External amenity space

All 4 dwellings have large private external amenity spaces in excess of Policy requirements:

- Maisonette 01 – 66m<sup>2</sup> amenity space - includes lower ground level lightwells and terraces at ground floor level.
- Maisonette 02 – 48m<sup>2</sup> amenity space – terraces at 1st and 2nd floors
- House 03 – 96m<sup>2</sup> amenity space – includes lower ground level lightwells and terraces at ground and 2nd floor level.
- House 04 - 82m<sup>2</sup> amenity space – includes lower ground level lightwells and terraces at ground and 1st floor level.

Total external amenity space = 292m<sup>2</sup>.  
In addition, 3 of the new units have direct access to private landscaped garden areas.





# 39a Fitzjohn's Avenue

## Re-configuration strategy

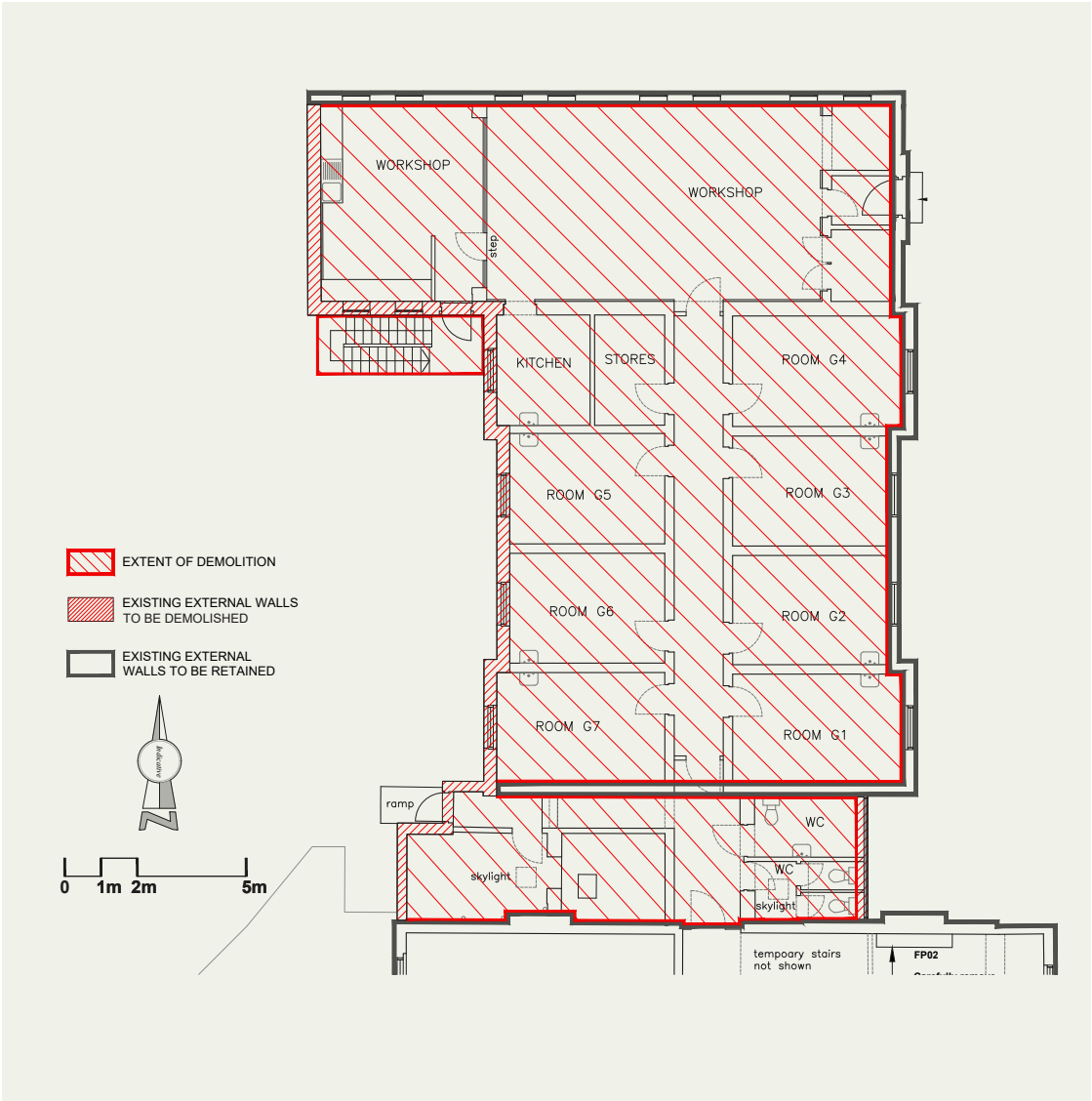
### Extent of demolition & facade retention

As with the earlier approved schemes, it is proposed to remove the existing link between 39 and 39a in its entirety, thereby enabling the gap between the 2 buildings and the views of the roofscape against the sky to be restored. The existing link between the buildings is a harmful later addition and its removal will restore the original configuration of the Victorian house and completely separate the later North Wing building no 39a. This localised demolition will positively enhance both buildings in the main street facing views from the Conservation Area.

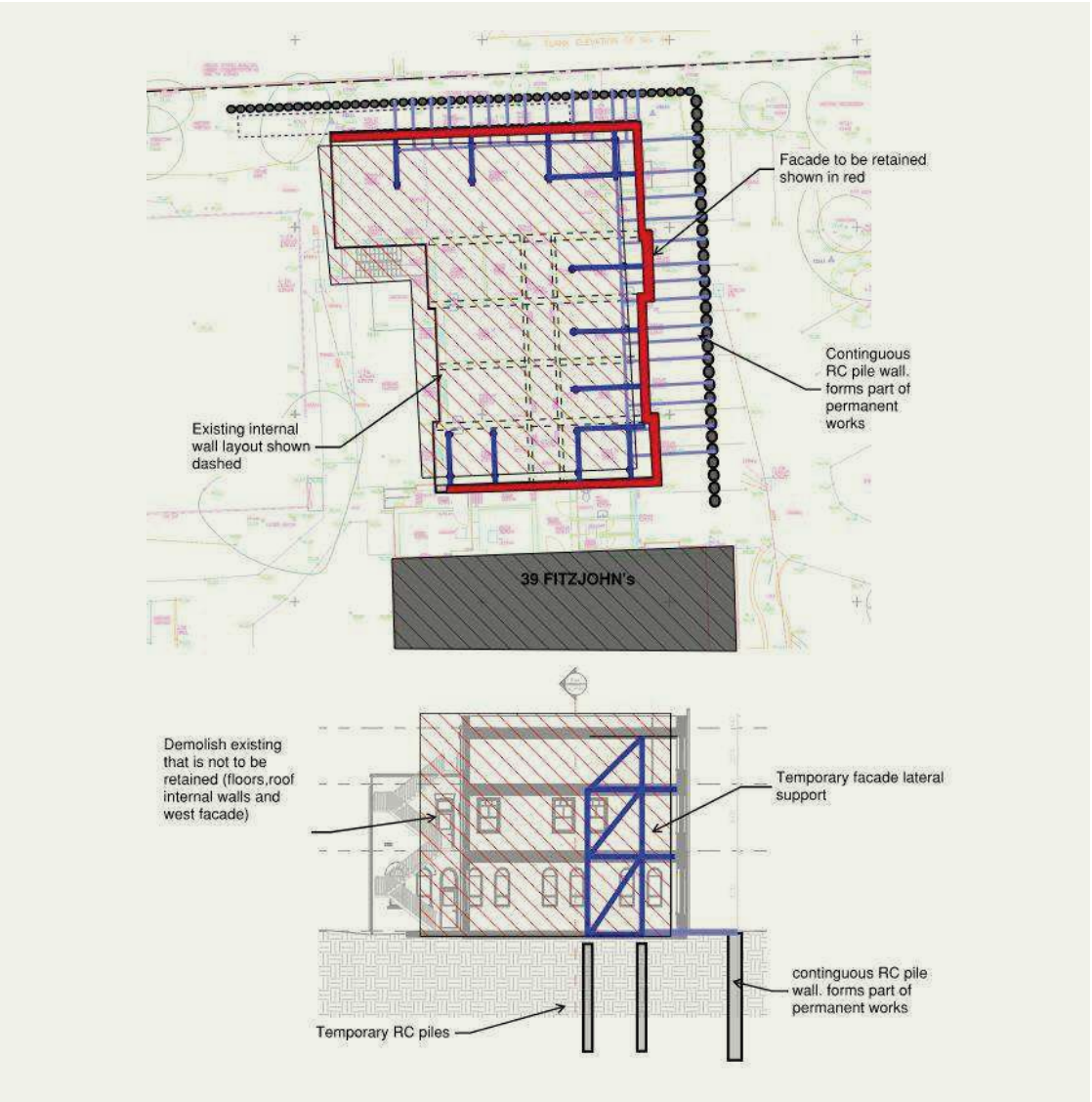
The current proposed scheme for 39a with 4 new residential units will necessitate the complete demolition of the existing internal structure behind the existing brick facades of the original building, which will be retained. The existing structure and institutional layout with brick internal walls and timber floors forming small individual rooms off a central corridor is unsuitable for the proposed new houses and maisonettes. In addition, the floor-to-floor heights vary considerably, compromising room heights on the upper floors. It is also proposed to excavate a new lower ground floor below the existing house. It is therefore not practical to retain the existing internal structure or layout in the proposed scheme.

The existing retained facades to the north, west and south elevations will be temporarily propped during demolition and excavation, underpinned where necessary and comprehensively refurbished once the new structure behind is complete.

The proposed demolition works to 39a are not unusual for a large property of this type when converting to multi-residential use. There are several examples of similar large character properties along Fitzjohn's Avenue where a similar approach to re-configuration of the internal accommodation has been undertaken, including substantial internal demolition.



Extract showing the extent of demolition to the existing structure of 39a



Extract from the structural engineer's proposed facade retention scheme



# 39a Fitzjohn's Avenue

## Access, energy & repair strategies

### Access & parking

The four dwellings forming 39a are accessed directly from Fitzjohns Avenue via the existing site entrance. As the previous consent the existing entrance is proposed to be widened to 4m allowing improved and safer vehicle and pedestrian access.

The front forecourt will be relandscaped and repaved / regraded with clay pavers to provide compliant level access to the dwelling entrances.

A total of 3 car parking spaces are provided for exclusive use by the 4 dwellings in 39a. This is a reduction from the existing 12 car spaces which has been broadly accepted by LB Camden at pre-app despite being contrary to Policy. There is sufficient space for all vehicles to enter, turn and exit the site – see accompanying Transport Assessment. All 3 car spaces will have electric charging points.

Delivery vehicles and firefighting appliances will similarly access the building via the widened site entrance.

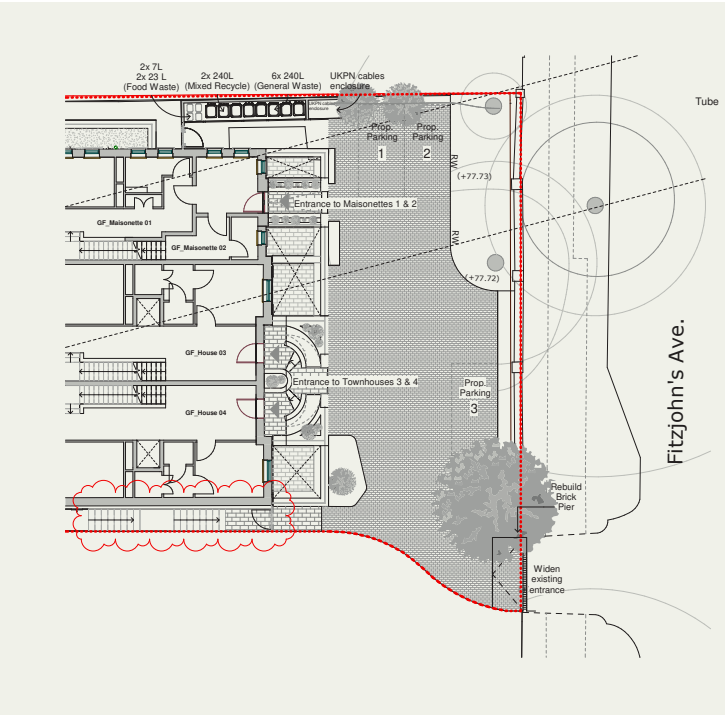


Diagram of access and parking to 39a

Secure cycle parking for residents of 39a is provided in a lockable store at lower ground floor level providing 8 spaces (2 spaces per unit). The cycle store is accessed via a secure gate and external stair which will be equipped with a bike chute rail.

Waste storage is provided in a lockable external and covered timber storage shed in accordance with LB Camden Policy:  
General waste: 6x 240 litre bins (2 per house; 1 per maisonette)  
Mixed recycling: 2x 240 litre bins  
Food waste: 2 x 7 litre / 2 x 23 litre caddies

All waste containers will be moved to the Fitzjohns Avenue kerbside by the Site's management team on collection days.

### Energy & sustainability

We are committed to achieving a high level of sustainability into the new scheme which will comply with London Borough of Camden and London Plan requirements for sustainability and energy efficiency design. Please refer to separate Energy & Sustainability Statement prepared by Qoda and accompanying the planning application. Specifically, the following features are planned to be included in all the units:

- An electric-only system for dwelling heating and hot water demands with BMES control.
- ASHP providing space heating and domestic hot water from local indirect hot water storage.
- Underfloor heating system designed to operate at lower LTHW temperatures.
- Ventilation using continuous MVHR units.
- Solar PV for power generation.
- Vehicle charging at all car spaces.
- Energy efficient lighting with appropriate daylight and PIR movement controls in common areas.
- Water saving sanitary fittings with leak detection to plant areas.
- External walls will have enhanced thermal insulation.
- Solar performing double glazing to windows



Solider course of purple brickwork at the ridgeline



Flat lintel arch typical of the upper storeys

### Material continuity

The proposed materials for the new and refurbished facades reflect the high-quality character of the completed building and the prestigious site location.

New brickwork to the extended areas and new external low level parapet walls will match the existing red brick facades with traditional weathered pointing, purple brick string courses at each storey, and a purple brick soldier course below the stone parapet.

New lintels will be gauged flat brick arches with red rubbers, similar to the existing. Masonry cills, copings and other dressings will be natural stone.

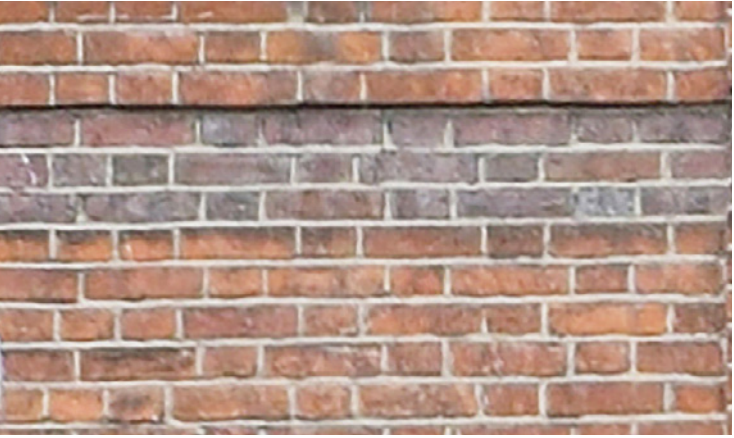
New sash and casement windows and external doors will be painted timber with clear solar efficient glass.

The roof will be clad with new clay roof tiles matching no 39's roof. Dormers and features will be formed in leadwork to traditional details.

All external metalwork – security grilles, balustrades, rainwater pipes etc will be painted or finished black, including decorative details to the front area balustrades.



Curved arch lintel used on the ground floor



Purple brick string course indicating each storey



# 39a Fitzjohn's Avenue

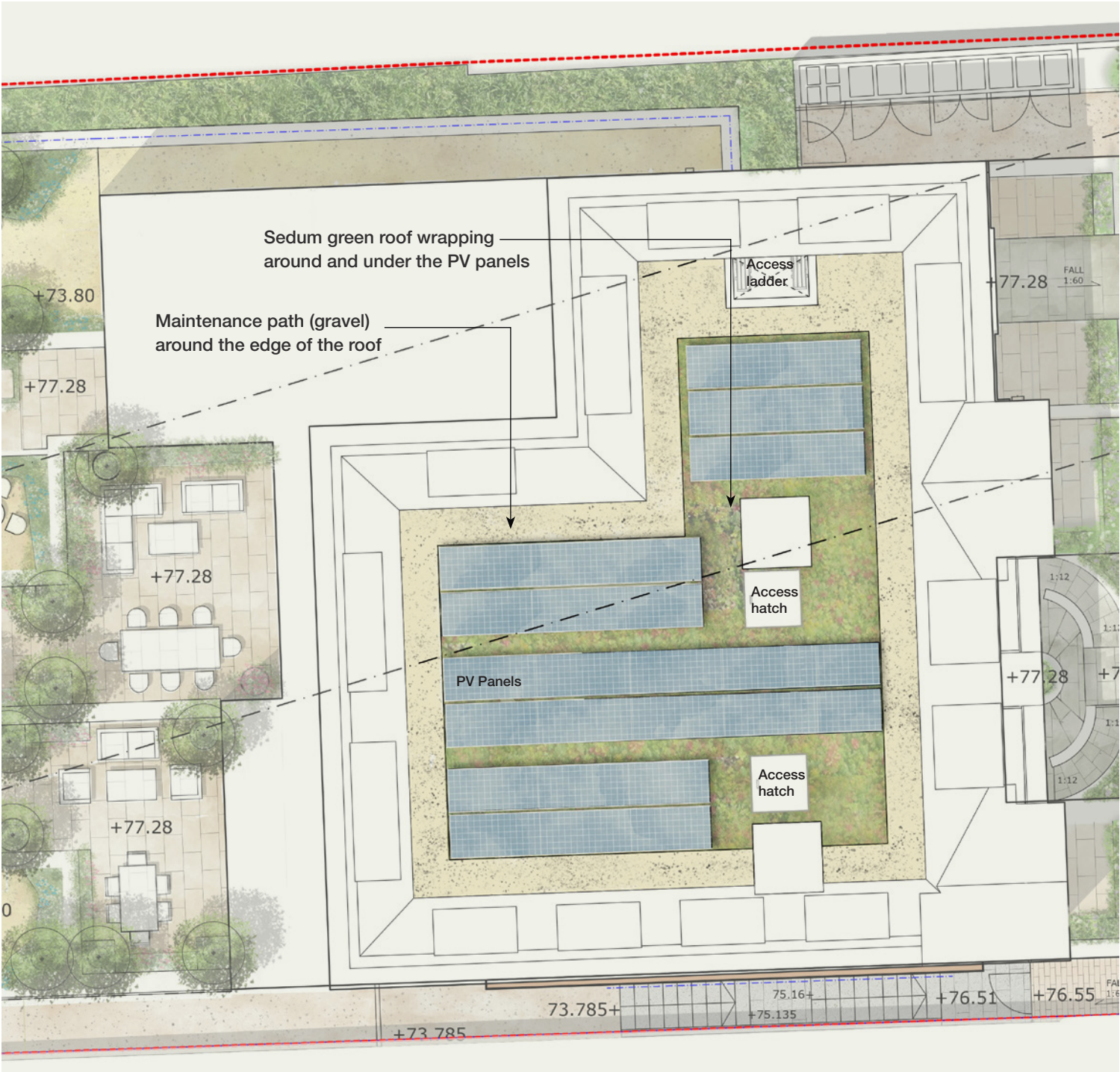
## Roof strategy

### Continuity of landscape onto the roof

The top level includes 28 PV panels surrounded by an extensive green roof. To increase the local biodiversity and increase the urban greening site wide, a combination of sedum species on a minimum 150mm substrate are proposed. A gravel path around the perimeter provides access for maintenance.

The planting wraps around the PV panels but also under the PVs where a mix of species suitable for shade is specified. These not only create a visual colourful display but also supply with food and are an habitat for invertebrates and birds, highly attractive to butterflies and bees.

Additional interest for wildlife will be provided by the inclusion of habitat hotels for bees or birds or bat houses as part of the roof design or integrated into the facade.



39a Fitzjohn's Avenue - roof plan extract showing green roof, PV panels and access



Extensive green roofs to boost biodiversity & habitats  
Image credit: Sempergreen



Planting extending under the PV panels  
Image credit: Climagruen



Building on land adjacent to 46 Maresfield Gardens



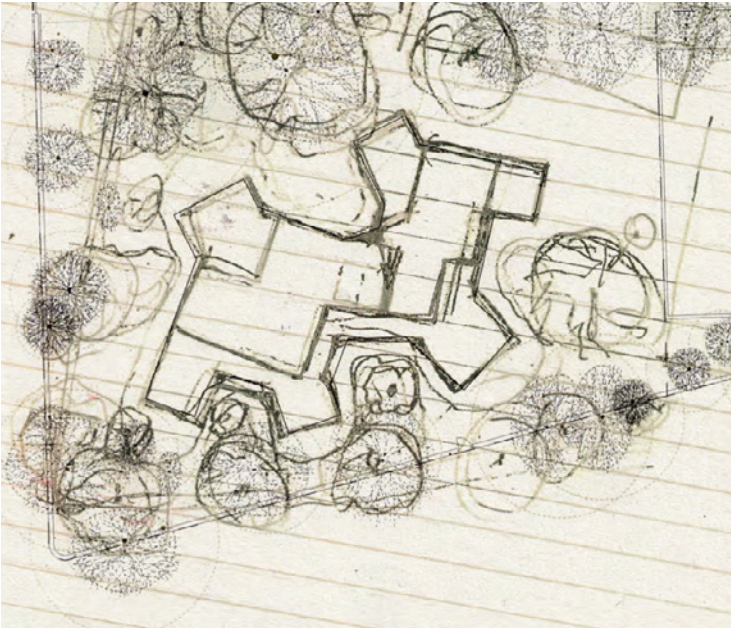
# Building on land adjacent to 46 Maresfield Gardens

## Design of the building footprint

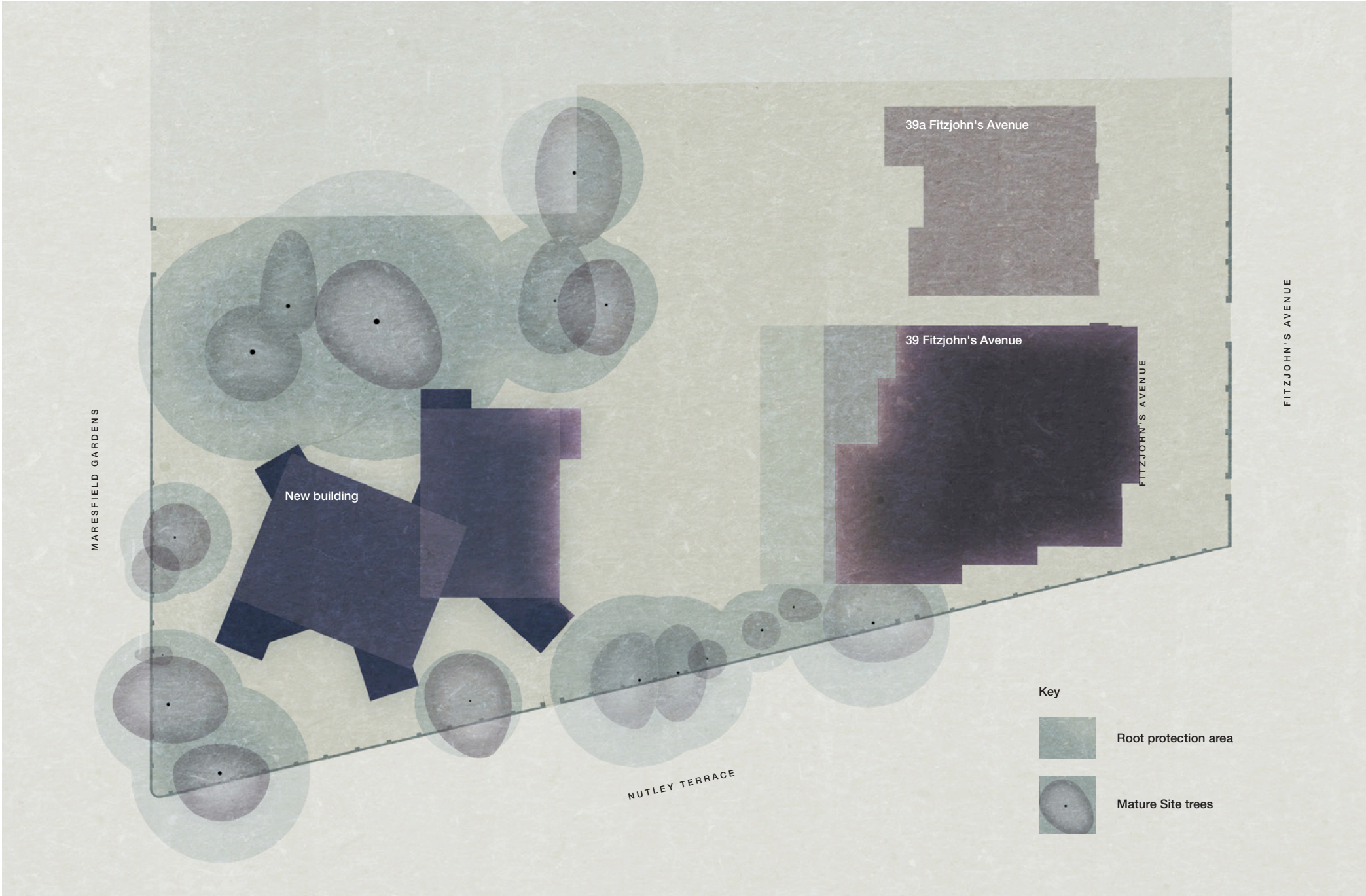
### Constraints & opportunities

The building footprint of the proposed new building on the land south of 46 Maresfield Gardens has been shaped by the mature trees in the north, west and south of the Site. At the east of the Site the building footprint also needed to respect the older, larger, and more formal development of 39 Fitzjohn's Avenue as the Wider Site's prime protagonist and its most prominent contribution to the Conservation Area.

To address both conditions the building mass is roughly divided into two halves that are hinged at their central junction. This approach enables the east end of the building to respectfully align with 39 Fitzjohn's Avenue, and for its west end to roll on its own axis into the space available between the trees' Root Protection Areas. External amenity spaces branch from both masses to embed the building footprint amongst the trees.



Initial concept sketch in response to the Site's trees



Concept diagram of the new building's footprint within the Wider Site



# Building on land adjacent to 46 Maresfield Gardens

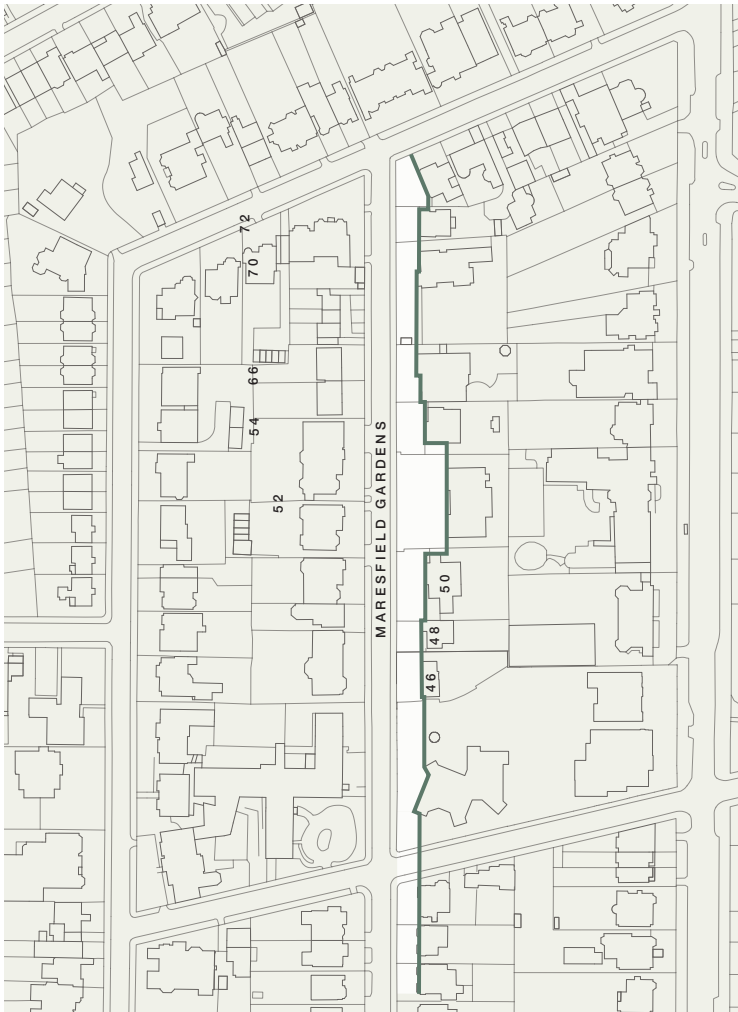
## Placement of the building on the Site



Placement of the building to mediate building lines south of Nutley Terrace with those north of the Site

*In respect of the inner Site boundary and 39 Fitzjohn's Avenue (east)*

The Site and location analysis described how the Wider Site is bisected by an implied boundary from its north to south. There are no significant trees in this part of the Site enabling the eastern edge of the new building to be parallel and adjacent to the implied boundary and to the rear elevation of number 39. This alignment also protects an important viewing corridor into the gardens at the heart of the urban block from Nutley Terrace.



Placement of the new building to respectfully align with the rear of 39 Fitzjohn's

*In respect of Maresfield Gardens (west)*

The building is set back from Maresfield Gardens to ensure that prominent boundary trees remain in the foreground of impressions of the Site. Trees were well established on, and before the development of, many plots north of Nutley Terrace. This report has described that as a result, the consistent 19th century building line seen to the south of the Site was not continued to its north.

The new building seeks to reconcile these two conditions. It will do so by emulating comparable corner sites in the Conservation Area, such as the examples at 61 Fitzjohn's Avenue and 16 Netherhall Gardens. Just as these buildings do, the new building hinges away from the line of the street. Its west elevation begins in line with houses south of Nutley Terrace and then angles in the direction of the deeper set back of 51 Maresfield Gardens to the north.

# Building on land adjacent to 46 Maresfield Gardens

## Placement of the building on the Site



Placement of the building to offer only glimpses of the building to Nutley Terrace

*In respect of Nutley Terrace (south)*

The new building's footprint steps back and forth between the boundary trees on the Site's south boundary, offering glimpses of building fragments akin to the episodic nature of Nutley Terrace. The large existing trees play a significant role in defining the atmosphere of Nutley Terrace. They also provide a visual veil between the street and the interior of the Site.

Where it comes closest to the street, the building footprint is set five metres back. This is one and a half metres further back than the predominant building line that has been identified for Nutley Terrace. It is two and half metres further recessed than its neighbour at 39 Fitzjohn's Avenue. This deeper set back and the dense vegetation along Nutley Terrace will ensure that landscape remains dominant in impressions of the Site.



Placement of the building away from the rail tunnel, vent and copse of trees

*In respect of the heart of the Wider Site (north)*

The 19th century Belsize New (rail) Tunnel reveals itself in the Site with a large circular vent. The copse of trees that has grown up around the vent will remain an important component of the Site, and it serves as a reference for the design intent of the new landscape. The building is strategically placed away from the copse, and from the tunnel below.



Building on land adjacent to 46 Maresfield Gardens  
Placement of the building on the Site



Location plan showing the new building in context of the six urban blocks of the Fitzjohn's neighbourhood

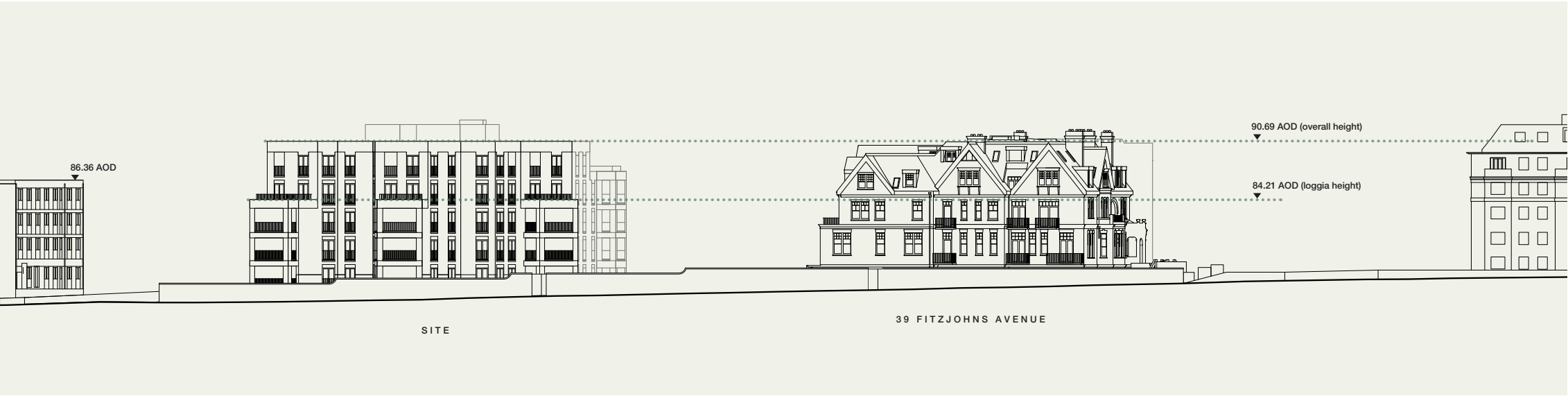


Photograph of 1:250 scale model showing placement of new building in the ensemble of all three buildings on the Wider Site



# Building on land adjacent to 46 Maresfield Gardens

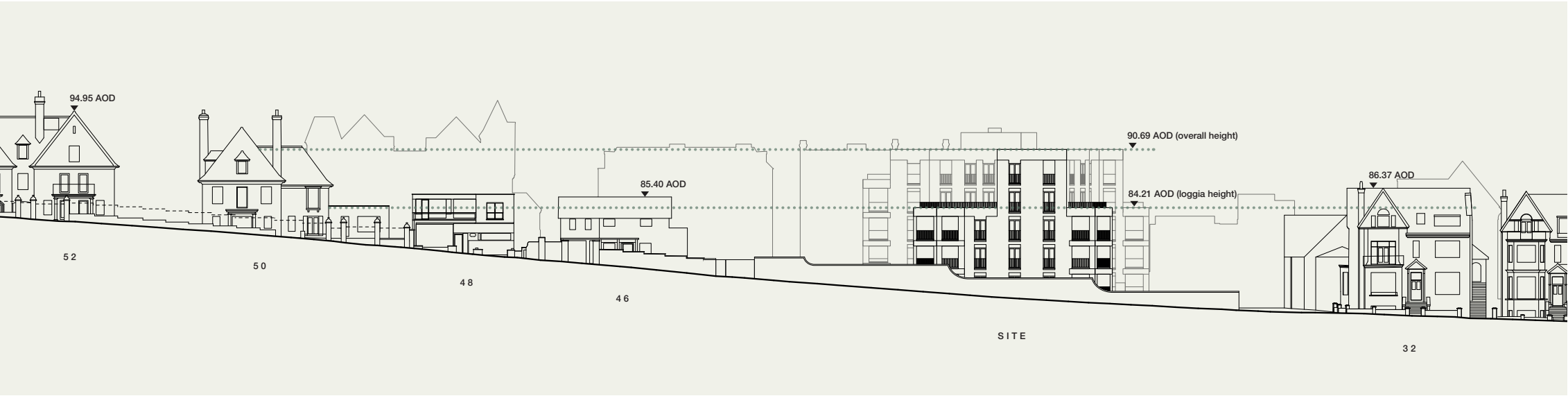
## Building height



Street elevation of the Wider Site seen from Nutley Terrace illustrating the alignment of the new building's overall height with that of 39 Fitzjohn's Avenue



Wire-frame study of the heights of the new building height and 39 Fitzjohn's Avenue



Street elevation of the Site seen from Maresfield Gardens illustrating the alignment of the new building's loggias with neighbours north and south of Nutley Terrace

*Reference for overall height*

The new building will have a supporting role in the community of three buildings on the Wider Site of which 39 Fitzjohn's Avenue is the oldest and most dominant. The new building references, and stays short of, its neighbour's overall height.

*Broader references and supporting datums*

In respecting neighbours on Maresfield Gardens, the ridgelines of loggias on the west and south elevations adopt a lower datum, one that cites the ridge heights of numbers 46 and 48 Maresfield Gardens to the north of the Site, and the ridge heights of numbers 30 and 28 to the south. The height of the loggias also corresponds along Nutley Terrace to the eaves line of 39 Fitzjohn's Avenue. As a result, the loggias collectively reveal an otherwise tacit relationship in heights in this corner of the Conservation Area.

*Referencing the topography*

A third, middle datum is used on the ridgeline of the new building's two loggias that face north and east within the Site. In their naturalistic setting away from the designs of neighbours, these two loggias are one storey higher than their counterparts. In this gesture they complement the naturally rising ground in the north of the Site. On the north elevation the additional height also places a subtle emphasis on the building's entrances.