

# designteam

## **DESIGN AND ACCESS STATEMENT**

24 Fitzjohn's Avenue

NW3 5NB

June 2024

The Design and Access Statement is to be read in conjunction with the Full Planning Application for 24  
Fitzjohn's Avenue NW3 5NB

## **Design and Access Statement**

### **General**

The attached planning application relates to alterations to a Semi-detached house comprising of multiple dwellings (24 Fitzjohn's Avenue) of the London Borough of Camden, NW3 5NB.

The proposed works comprise of a loft conversion with a Velux in the roof valley and three dormers on the rear roof slope in the rear elevation.

Works have completed however we are seeking approval for the following.

1. The position of the end rear dormer.
2. The position of the Velux in the valley section of the roof.
3. Certification of the new sash windows.

### **Consideration**

In formulating our proposal we have been mindful of the existing conditions of the property and the corresponding features of the neighbouring buildings. We aim to enhance the fundamental values of the flats by creating a space that can be used by all the family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

### **Use**

- The proposed development will keep the existing top floor flat as a single dwelling.
- We have added additional rooms and created a large living, dining and kitchen space for the owners.
- Neighbouring properties and others in the surrounding area have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

### **Location**

- We have taken the proposal's location into consideration and we are aware that the property is near the South Hampstead Area.
- The property is neighboured by semi-detached houses on both sides and towards the front a large detached building. These mainly comprise multiple dwellings. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have little impact on the neighbours.
- Due to the position of the property the rear facade is not visible from the street which makes the impact minimal.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

### **Visibility**

- The proposed extension (including the Velux in the valley) will not be visible from any public roads.
- The proposed extension can only be over looked from the rear gardens of the neighbouring properties, and visibility is in all cases limited due to the vegetation in the gardens.

### **Design and Layout**

- The proposed design has been built and the application has been submitted retrospectively. Due to the gable roof pitch and the contractor's assessment of buildability, the end dormer was built off set as close as possible to 50/50 to maintain some alignment consideration with the window below. This is the case with the corresponding end dormers on the rear of the loft conversion on the neighbouring buildings, no 22 and no 26, which also have been built offset to the windows below.
- The proposed design also proposes a Velux on the side, positioned to ensure that this is not visible from the street.
- The sash windows are consistent with the existing style. Windows details have been attached to the application.

### **Relationship with Neighbours**

- The relationships with the neighbouring properties have been carefully considered in this design proposal. Proposal only affects the side and rear elevations of the dwelling, it will not have a negative impact on the properties on next door or the any properties in the area. The rear properties have been considered and we feel they will not be affected by the proposed extension as the rear dormers ad relatively smaller in size and the properties are separated by long gardens
- The proposed extension will not overlook the neighbours or any public highway or public foot paths.

### **Landscaping**

- The mature plants and trees that are growing in the area will not be affected by the proposed extension.
- The proposed extension will not affect the sunlight into the gardens of the property or the neighbouring properties.

## **Appearance**

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- The materials include:
  - Tiled dormer (dark grey artificial slate) on the elevations to match the existing roof.
  - A casement window (softwood framed) facing into the rear garden to match the finish of the other windows

## **Sustainability**

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

## **Conclusion**

This proposal is for a Loft conversion with dormer on the roof slope and introduce small dormers on the roof slope of the rear elevation onto a semi-detached house with multiple dwellings. In formulating our proposals we have considered the corresponding features of the neighbouring buildings and the current conditions of the property which is currently configured as a large dwelling. We have been sympathetic to the property and its surroundings.

- In preparing this design, we have been particularly mindful of:
  - Enhancing the original property's features, for example the new fenestration at the rear mimic the doors and windows on the third floor.
  - Creating a contemporary, yet complimentary family hub on both the proposed dwellings.
  - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Standards for Housing Development and Housing conversions.

Examples on the Street to show dormer positions.



No 22 Fitzjohn

Showing the position of the single dormer which is offset with the windows below. No 22 adjoins onto No 24 thus mirroring the dormer position.



No 26 Fitzjohn

The building is separate to No 24 via a side passage however shows the single dormer that is also offset from the windows below.

Other Examples of Dormers on the street.



Site Photos of No 24 with the rear dormers built.



