

# individual conservatories and orangeries by **Malbrook**

London Borough of Camden  
Planning Development

## **Design & Access Statement**

**68 Fitzjohn's Avenue, London NW3 5LS**

**Proposed single storey infill of rear courtyard with flat roof and glazed roof lantern and first floor side extension to replace existing roof terrace.**

### **Existing Property**

The house at 68 Fitzjohn's Avenue is a 20<sup>th</sup> century, 3 storey single family dwelling on the corner to the north of the junction with Lyndhurst Road. The site adjoins no. 41 Lyndhurst Road to the east and Shepherds Path (a public pedestrian thoroughfare) to the north. There is a garden area to the south and west of the house and double wooden gates from a driveway crossing on Fitzjohn's Avenue to a paved parking area to the front of the existing garage. To the north-east of the site, to the rear of the garage there is an existing courtyard space with steps up to an access gate on Shepherds Path.



Malbrook Conservatories Limited  
2 Crescent Stables Upper Richmond Road Putney London SW15 2TN  
Telephone: 020 8780 5522 Facsimile: 020 8780 3344  
Email: [info@malbrook.co.uk](mailto:info@malbrook.co.uk) Website: [www.malbrook.co.uk](http://www.malbrook.co.uk)

The house is built in red brick with a red/brown clay tiled roof. The exterior walls of the main part of the house extend up to a decorative stone cornice coursing detail at first floor ceiling level, and then up again to a stone coping forming a parapet behind which there is a concealed gutter at the base of the tiled roof which houses three dormer windows to the west and south elevations. The pitch of the lower section of roof is steeply pitched, but is less so from the level of the top of the dormer windows.



The flat roof of the garage and adjoining breakfast area forms a paved terrace with access from a single glazed door to the master bedroom. The terrace is surrounded by a low parapet wall with a wooden trellis screen above supporting the foliage of trailing ivy from planters set within the parapet wall to the front and rear.



## Proposed Development

The proposed development would involve 1) the alteration to the ground floor layout by including the spaces currently occupied by the garage and the existing rear courtyard into the living accommodation with the addition of a roof incorporating a glazed roof lantern, and 2) the formation of an additional bedroom and bathroom at first floor level on the existing roof terrace above the garage.

### 1) Ground Floor

The ground floor alteration would involve the infilling of the existing garage door opening with brick work to match the colour, texture and coursing of the existing external walls, with two new white painted timber sliding sash windows matching the existing house windows. Additionally the existing window to the breakfast room would be removed and the brickwork beneath the sill removed to form a single door opening with a fully glazed white painted timber single door to match the style and proportions of the adjacent windows.



To the rear, the existing access gate to Shepherds Path would be removed and the opening infilled with brickwork to match the colour, texture and coursing of the existing boundary wall. Also the existing steps and adjacent concrete banking would be removed and a new structural inner skin would be built inside the existing north and east walls bounding the courtyard. A flat roof would be formed at a level consistent with the existing ceiling level of the kitchen, and the walls would be built up five courses above the roof level to form a parapet with stone copings to match those on the main house walls. To provide daylight into the space created, a painted hardwood, double glazed roof lantern would be incorporated into the flat roof.



### 2) First Floor

The existing parapet walls surrounding the roof terrace would be raised in matching brickwork incorporating a decorative stone cornice at the level of the existing coping stones, and then built up a further nine courses to form a new parapet capped with matching copings. Behind these parapets, a roof structure would be formed with a steep pitched section to ceiling level and a shallower pitched section above this finishing with a flat roof incorporating a white painted glazed roof lantern.



Set into the lower sections of the roof structure would be three dormers to the west elevation and two to the east, which would incorporate white painted timber windows with flat roof cappings to match the existing main roof dormers. In this manner the form, scale and proportions of the new structure would emulate and relate closely to the form and style of the existing second floor roof structure of the main part of the house.

To the east a small section of roof terrace would remain such that the existing master en-suite window to the north elevation may be retained in an external wall, and trellis screening would be added to the parapet walls of this section to a height of 1.8m above the terrace level to maintain privacy and prevent overlooking to no. 41 Lyndhurst Road, as currently exists.

### **Planning Policy Context**

The Camden Planning Guidance (CPG) relates to Core Strategy Policy CS14 (Promoting high quality places and conserving our heritage) and Development Policy DP24 (Securing high quality design) and promotes design excellence and provides advice and guidance on the design and implementation of developments within Camden. Good design should positively enhance the character, history, archaeology and nature of existing buildings immediately adjacent. The choice of materials, scale, bulk and the style adopted are key factors in the design of an appropriate extension and Core Strategy Policy CS13 (Tackling climate change through promoting higher environmental standards) ensures that the design of developments are sustainable and that they include measures to minimise the effects of, and adapt to, climate change.

Furthermore, alterations and extensions should always take into account the character and design of the property and its surroundings. As such, the proposed alterations at ground floor level feature a new roof structure covering an existing courtyard which is effectively masked from public view from the north by the 2m high brick wall with 1.5m high trellis above on Shepherds Path. It is also screened from view from no. 41 Lyndhurst Road by the existing brick boundary wall and trellis between the two properties. It is proposed that the boundary wall would be raised in matching brickwork forming a parapet to the edge of the proposed flat roof, and providing effective screening between the two properties.

Within the flat roof, a rectangular opening would be formed beneath a traditional joinery lantern roof structure, hipped at either end. Externally the lantern would feature aluminium rafter capping finished in lead grey, with lead flashing to the ridge. Thus the design of the roof enclosing the courtyard area would be sympathetic to the existing structure, and would form extended living space secondary to the building being extended.

The proposed ground floor alterations to the front elevation involve the removal of the existing garage door and the infilling of the opening with matching brickwork incorporating two new double hung, sliding sash windows and the formation of a single door with fanlight above in place of the existing breakfast room window. The new windows and doors would complement the existing building and feature narrow glazing bars with a pane size proportionate to the existing windows.

The design of the proposed extension at first floor level strives to ensure it would be subordinate to the original building in terms of scale and situation. Thus raising the parapet of the existing walls surrounding the roof terrace and s that may be caused.

With particular reference to Policy CS13, it is proposed that the roof structures at ground and first floors would incorporate enhanced levels of close-cell insulation, and the glazing to both the roof lanterns and the doors and windows would incorporate soft-coat low emissivity glass and Argon filling to provide the lowest practical u-values in order to exceed the minimum levels of thermal insulation required under current Building Regulations by at least 8%. Similarly, the exterior walls bounding the proposed ground floor extension into the existing courtyard would incorporate an inner skin of lightweight thermal blockwork and a fully insulated cavity, and the new and existing floors would be formed with close-cell insulation beneath, again to exceed the minimum requirement for the thermal insulation of floors.

**Use**

The use will remain residential and this is compatible with the surrounding land uses.

**Area**

The existing house has a total floor area of 346.3 sqm including the integral garage. The proposed alteration to encompass the existing rear courtyard would add 19.1 sqm and the first floor extension would have a floor area of 36.5 sqm, thus the two additional spaces would make a total floor area of 401.9 sqm, representing a 16% increase.

**Landscaping**

No trees will be lost as a result of the proposed development and the existing garden area to the south and west of the main house will be unaffected.

**Appearance**

The first floor extension would be finished in matching red/brown clay tiles with white painted hardwood joinery set behind a red brick parapet wall to match the existing adjacent brickwork.

**Access**

The alterations will not affect access arrangements into and within the building, and at ground floor, the floor level would be set flush with the existing ground floor to avoid a trip hazard and aid accessibility. At first floor, the proposed extension would have a floor level two steps lower than the existing floor level of the main house, and additional access would be provided by a new internal staircase from the ground floor located directly above the existing stairs to the basement level.

I Harvey  
Building Surveyor  
Malbroof Conservatories Ltd

**13-4972-DAHS**

October 2013