

Fitzroy 012

DESIGN & ACCESS STATEMENT

New Enclosure to Existing Swimming Pool – No. 5 Fitzroy Close, Highgate N6 6JT

1. Site Location

The property is located within Highgate Village. Fitzroy Close is a small cul-de-sac servicing five properties accessed from Fitzroy Park. Fitzroy Park is a private road in close proximity to Hampstead Heath. The swimming pool which forms the subject of this application lies within the rear garden of the property.

The site lies within the Hampstead Village Conservation Area. The existing dwelling is fundamentally a detached two storey property that utilizes natural levels to create a semi basement garage. The house was built in 1986 with red brick external walls and interlocking concrete tiles to a pitch roof.

2. Planning History

Planning Consent and Conservation Area Consent were granted in 1996, and renewed in 2000 for a two storey rear extension Ref: P9600113 and PEX0000008.

Planning Consent and Conservation Area Consent was granted to convert the semi basement garage into a habitable room Ref: 2005/1406/P.

Planning Consent and Conservation Area Consent was granted to re-render the external facades of the dwelling, re-roof the property with a flat roof expression, create a glazed three storey structure to the front façade and a third storey terrace room to the flat roof level. This was granted Consent in 2009 and this Approval was renewed in 2012.

Planning Consent and Conservation Area Consent was refused in October 2008 and subsequently Approved on Appeal in July 2009 for “The Enclosure of An Existing Swimming Pool” Ref: APP/X5210/A/09/2098111.

3. Specific Site within the Curtilage

The existing swimming pool is located within the secluded rear garden of the property. The rear garden is enclosed with garden walls formed with yellow London stock brick, these will be retained in their entirety. The existing swimming pool will be retained, and refurbished.

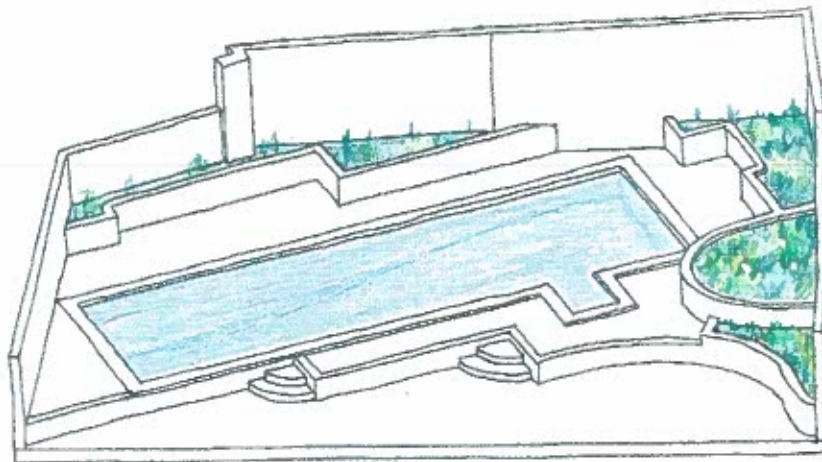
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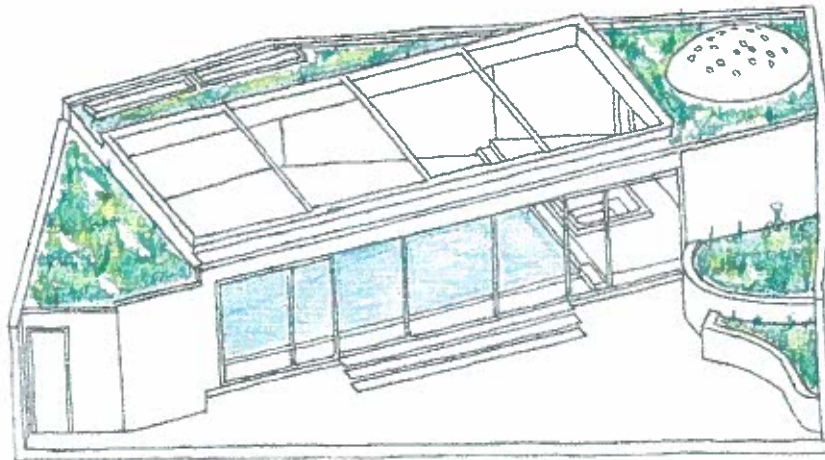
Site as existing

4. Design Proposal

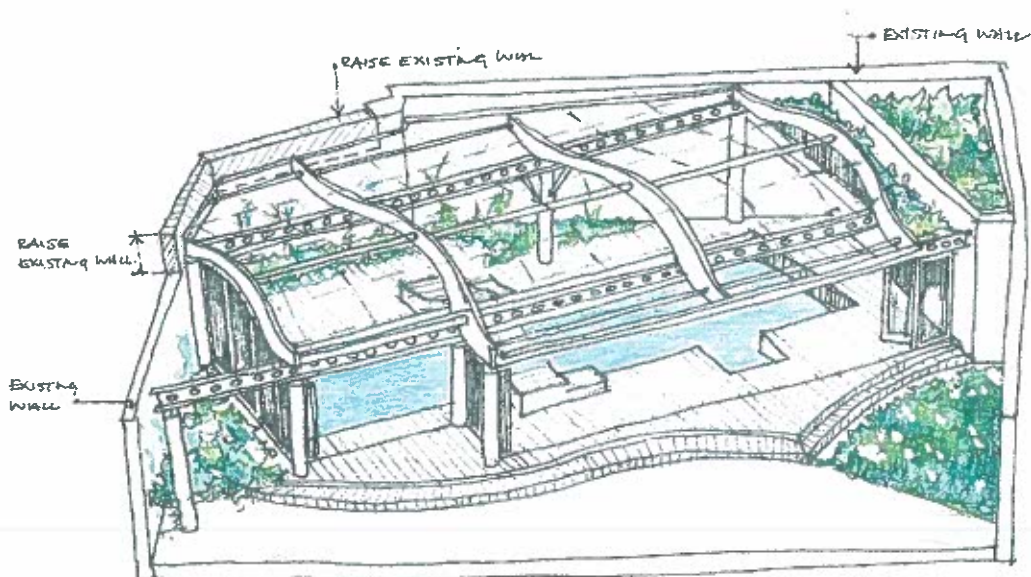
In developing the idea that achieved a planning consent in 2009, this proposal aims to produce a lighter, more transparent and less intrusive structure; maintaining connection between the existing dwelling, and the pool within the confined walled rear garden. We consider this to be in contrast with the proposal granted Consent at Appeal in 2009, which offered a more solid construction creating a pool within a room where there had previously been a garden. To illustrate this new proposal and approach we set out below three sketch drawings illustrating the setting of the pool within the walled garden as existing, the proposal granted Consent at Appeal, and finally this current proposal.



1) Existing Pool within Walled Garden



2) Pool Enclosure Approved at Appeal in 2009



3) The Current proposal

This Proposal offers a transparent roof covering between the retained garden walls on three sides and a fully retractable sliding glazed screen between the pool and the existing dwelling. For the most part the walls will be retained at their existing height, but for a short portion will be raised by approximately 700mm, but at no point will be higher than 3mt.

cont.

The client aims to create a living wall as a back drop to the pool which will be

enjoyed not only within the pool structure, but from within the dwelling as well. The new Plant Room and WC enclosure will feature a green flat roof.

The structure will be formed with an imaginative mix of laminated timber and castellated steel beams, and columns formed with round timber posts. A clear polycarbonate will be used to form the roof covering. The retractable screen will comprise of sliding and folding powder coated aluminum double glazed elements that will be fully retracted for most of the time, maintaining strong connection between the existing house and the garden pool, but will be closed when the pool is in use on cold days.



Lighting will be carefully considered to ensure discreet low level wall lighting that avoids any uplight and excessive light spillage.

We believe this proposal builds on and develops the ideas consented on Appeal to offer a less intrusive, and intriguing and imaginative solution that will not impact beyond the site, nor impact upon the neighbouring properties, and in our view improving the relationship with the adjoining property No. 3 Fitzroy Close and we commend the proposal to you.

Mike Thomas, Dip.Arch RIBA

