

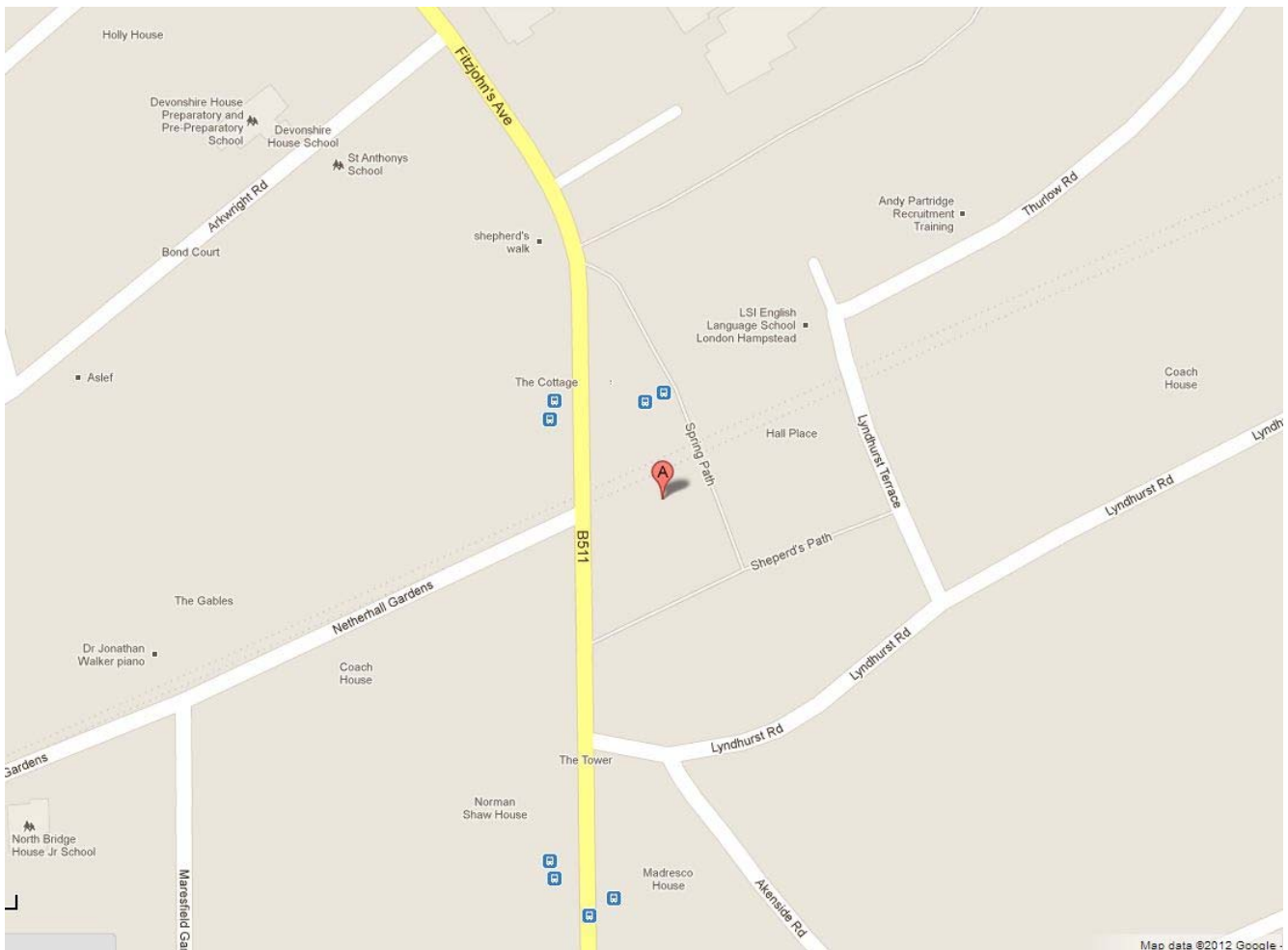


design & access statement

Project Ref: 1201/PL019 Date 19th December 2012

Address:

76 Fitzjohns Avenue Hampstead London NW3 5LS



Background

The application property is a private domestic building in single family occupation. The property is in a residential area with the immediately surrounding land use generally residential. The property is a three storey terraced purpose built dwelling which dates from around the 1930-40's. The property is within the Fitzjohns Netherhall Conservation Area.

Description of Proposed Works

The proposed works are relatively modest in nature and involve some internal remodelling of the family dining area, refurbishments of master bedroom and en-suite facilities and removal and of a single storey structure to the rear of

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the property. The proposals include a new two storey extension to the rear to provide additional space on the remodelled ground floor and to the master bedroom on the first floor. The building lines are clearly established to at the rear and the proposed works are in keeping with similar alterations undertaken to adjacent properties.

The function of the space remains unchanged and will remain the family kitchen and informal dining area. The purpose in carrying out the proposed works is to provide better spatial arrangements whilst maintaining the balance between modern convenience and conservation.

Where possible the alterations will provide much improved access to both the kitchen, dining and garden areas, however the nature of the existing dwelling dictates that it is unreasonable to make the existing building fully accessible by current standards.

Works on the upper floors include modernising the existing en-suite bathroom and the provision of a walk-in dressing area. It is also proposed to construct a dormer window to the existing upper storey loft room and install 2No. conservation type roof windows to the front of the property. The proposals also include updating the existing internal decorations.

Site boundaries: There are no proposals to alter the existing site boundaries, fences or paved areas visible from the public highway.

Material Selection

Please refer to the enclosed drawings for details of proposed materials and finishes. In summary, it is proposed to use brickwork to match the existing facing brickwork at the rear of the property where possible. It is proposed to select a suitable brick and prepare a sample panel for comparison. Where necessary patchwork repairs will be carried out to the existing brickwork facade to renew failed mortar pointing and this will be in accordance with the existing material finish and colour. The roof over the side extension will be 'flat' with a single ply roofing membrane system (or similar) with stone ballast. The roof will have 3No. linear glazed rooflights to provide natural lighting to the kitchen and dining area.

It is proposed to carry out some 'making good' works to the existing roof including the introduction of loft insulation to comply with (Building Regulations) Part L.

Demolition

The reconfiguration of the internal space to provide modern facilities and spatial arrangements necessitates the removal of the existing single storey structure at the rear of the property.



