

BB PARTNERSHIP LTD

architecture interior design space planning

**DESIGN and ACCESS
STATEMENT**

(Incorporating Heritage Statement)

**EXTENSION and ALTERATION
6 FITZROY PARK
LONDON N6**

19th September 2011

1.0 THE EXISTING SITE and HOUSE

The site is in the Highgate Village Conservation Area. The property is situated on the south side of Fitzroy Park which is a lane with a discernable rural character. The house itself dates from 1958 and is of modern design set in a large site curtilage. The style has an individual and distinctive modernist appearance and was originally designed for and lived in by Ove Arup.

The house has been extended twice, firstly, on its north-west side in 1992 with the construction of a single storey wing with a solid frontage and predominantly glazed rear facade plus external linear pool and secondly, on its south-eastern corner in 2000 with a single storey bedroom suite part solid and part glazed connected to the house by a frameless glass link.

2.0 THE PLANNING HISTORY

As well as the planning applications for the two extensions referred to in 1.0 an outline planning permission was gained in 1969 for a new six bedrooms detached house to replace the existing.

An application was also submitted for a guest wing extension to the front of the property in February 1998 but planning permission was refused. This decision was supported in July 1998 at appeal which was dismissed. The main issue for the dismissal was not the principle of the proposed extension but its siting which was well forward of the existing house and very close to the front boundary therefore making it too prominent and resulting in the loss mature trees and vegetation on the frontage of the property.

3.0 PROPOSALS

3.1 Background – The owners have recently been granted guardianship of two young children who were orphaned in very unfortunate circumstances and as such are in desperate need of additional space. The proposal therefore is to demolish the single storey wing extension and replace it with a part single and part two storey extension in the same location.

The extension will provide a much needed additional bedroom at first floor level and additional living space at ground floor for use by the children as a play and study area. The existing gym facilities will be reinstated in the single storey section. It is also intended to extend the existing basement below the proposed two storey structure to provide more storage space.

3.2 Building - The footprint of the new extension will increase in area from 60m² to 91m² but its line will, in essence, follow that of the existing extension increasing in length on its western side by 2.25m and in depth by 1.5m to the north (front) and 0.5m to the rear.

The form, mass and external appearance of the new extension will be very similar to that of the existing extension and will take references from the existing house. The architectural style will be uncompromisingly modern which is wholly appropriate given the style of the host building.

The key elevation is the one on the north side which faces the road. The single storey structure and lower level of the two storey part of this façade will be in fairface brick – this material has been chosen for its solidity and to match the existing retained structures. These two elements will be connected by a single storey glazed link – this material has been chosen as a direct contrast to the brick to give visual relief with its lightness and transparency and to provide views through to the trees and green vegetation in the rear garden. The upper level of the two storey element will be fully glazed in order to give lightness to the upper envelope.

The side and rear elevations have been designed to be more open than the front with the introduction of more glazing in slimline, powder coated, aluminium frames. The upper level of the two storey element will be finished in timber cladding to match the treatment on the upper levels of the existing house.

The variation in this simple palette of three materials and stepping the footprint (to give the elevations articulation to their vertical planes) breaks up the mass of the extension both to the front and rear and gives it an elegance and simplicity that does not compete with the main house – it also ensures that visually and proportionally the former is secondary to the latter.

The new extension will be linked to the existing main house by a two storey frameless glass structure (a similar treatment to that which currently exists). This structure will be stepped well back from the plane of the main facades. This treatment will give the connection lightness and subtlety, be visually unobtrusive, give separation between the two architectural elements and be the subordinate component in the hierarchy of the two main structures. This method of connection will further respect the main house and enable it to remain visually independent and prominent.

The form of the extension comprises two cubes connected by a rectangle and has consciously been designed in this way so it is very simple and does not conflict with the angularity of the main house thereby letting the strong form of the latter dominate. To reinforce this dominance the height of the two storey part of the extension has intentionally been kept lower than the roof of the main house with the single storey parts stepping down as they get further away from the host building.

In summary the design will be of very high quality. The form and mass of the extension and use of external materials will complement and enhance the main house and be a sympathetic addition to the frontage of this property whilst remaining subordinate to it and allowing the house to retain its prominence. The proposal will have no detrimental impact on the existing house, its setting or the character of this conservation area. It will also have no detrimental impact on Hampstead Heath as it is a considerable distance from the heath and not visible from it.

3.3 Landscape

The landscape, trees and vegetation are an essential part not only of the character and setting of the house but that of the street scene which has a discernable rural character. The loss of any landscape features that make a positive contribution to the locality would have a negative effect on the street scene. As such the proposed extension has been sited and designed in such a way that no existing trees or vegetation that are on the frontage of the property would be lost thereby preserving the conservation areas essential character (refer Arboricultural and Structural reports).

4.0 OTHER

4.1 Parking - This facility for parking cars and bicycles will remain as existing.

4.2 Refuse - The refuse storage facilities and location of bins will remain as existing.

4.3 Amenity - The proposal will have no effect on the amenity space of the existing house nor that of the adjoining properties.

4.4 Overlooking and Overshadowing - The proposals will not create any overlooking issues and will have no detrimental impact on the privacy currently being enjoyed at the adjoining properties.

5.0 SUMMARY

The form and mass of the side extension has been purposefully designed and the external materials thoughtfully selected with the specific aim of ensuring the proposal will be subordinate and sympathetic to the main house and have no detrimental impact on its setting or the character of the immediate locality. Its positioning has also been carefully considered to ensure the band of trees and vegetation on the frontage of the property remains unaffected and is retained as existing to preserve the rural nature of this part of Fitzroy Park.

In summary the proposal will preserve and enhance the existing property and the character of the conservation area and the application should be considered favourably

6.0 ACCESS STATEMENT

The proposal will not affect the existing vehicle and pedestrian access arrangements into the property.