

Design And Access Statement

Minor Amendments to Approved Planning Permission 2010/5687/P

**Flat 8
Daphne Court
56 Fitzjohns Avenue
London NW3**

Accompanying Minor Amendment Application

April 2011

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The Proposal

This document is an appendix, and is to be read in conjunction with, the Approved Design and Access Statement dated October 2010.

The proposed Minor Amendments to the approved planning application 2010/5687/P, are as follows:

- To replace one of the approved dormer windows to the roof valley with a semi-recessed dormer and to introduce another matching semi-recessed dormer to the opposite roof. The two proposed dormers are to have double doors to provide an external link between the two roof spaces. The link will have traditional metal railings to a height of 1100mm to provide suitable guarding to the roof.
- To introduce an additional dormer window to the rear of the smaller existing roof to match the approved dormer to the rear of the larger existing roof.

The details of the proposed additional dormer window and semi recessed dormers have been matched to the already approved dormer windows which match the existing features of the existing Edwardian Building.

Conclusion

There is clear merit to the proposals which seek to provide additional usable accommodation whilst respecting and improving the appearance of this part of the conservation area.

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CODE FOR SUSTAINABLE HOMES
DESIGN AND ACCESS STATEMENT

FOR:

FLAT 8, DAPHNE COURT,
56 FITZJOHN'S AVENUE, LONDON, NW3

Accompanying Planning Application

October 2010

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1.0 Introduction

- 1.1 This statement supports a planning application submitted by Charlton Brown Architects on behalf of Mr & Mrs Lathan McKale.
- 1.2 The application is to convert the existing substantial loft spaces into habitable accommodation and to cover an unattractive asphalt flat roof overlooking the secluded garden to the rear of the property with a tiled pitched roof detailed to match the rest of the building.
- 1.3 The planning application follows the pre-application advice received from Camden's Planning Officer Mr Fergus Freeney on the 12th October 2010.
- 1.4 The intention of this planning application is not to create additional units but to increase the size of this rather cramped top floor flat. The roof spaces that we intend to convert to habitable accommodation will be accessed by spiral staircases from the existing flat. The roof spaces have very attractive timber roof trusses and these will be preserved and renovated as a major feature in the conversion. They will be lit by dormer windows designed in the style of the rest of the house.
- 1.5 In addition, there is an unattractive asphalt roof overlooking the secluded rear garden to the property. As previously mentioned in our pre-application advice, we are strongly of the opinion that this is an opportunity to convert a rather dull rear addition into something that could be very attractive, enhancing it with a tile pitch roof and a decorative dormer window that would match those on the front of the building. Following Mr Freeney's advice we have substantially reduced the bulk of the roof and simplified the detailing at parapet level. Again following Mr Freeney's advice you will see that this reduction now means that this roof will not be visible from the street. In addition to the reduction in scale it is difficult to appreciate just how secluded this rear garden area is until a visit is made. The existing additions at ground and first floor level effectively screen views through to the rear garden.
- 1.6 In Mr Freeney's pre-application advice there was a concern expressed that our proposals could effect the level of sunlight/daylight reaching the neighbouring property and add to their sense of enclosure. We have responded to this concern by asking daylight and sunlight experts to carry out a detailed daylight and sunlight study. Their initial desktop response was that they felt there would be no adverse impact on the daylight and sunlight reaching the neighbouring property. However we have asked them to carry out a study and form a report. This report will be with you within a fortnight to 3 weeks of today's date (15th October 2010).
- 1.6 This application is accompanied by:
 1. Full architectural drawings by The Charlton Brown Partnership.
 2. Design and Access Statement.

2.0 Site Description and Context

- 2.1 The application site forms part of the top floor and the roof spaces over this building that was converted into flats some years ago.
- 2.2 The asphalt flat roof to the rear of the property exists and is surrounded by heavily wooded mature gardens.
- 2.3 The site is set in the Fitzjohn's Netherhall conservation area.

3.0 The Proposals

- 3.1 The existing flat is to be re-planned with spiral staircases leading to the existing roof space above and a narrow side access to the flat roof space at the rear. This side access is built on top of an existing side extension.

3.2 The detailing of this extension and the dormer windows have all been carefully matched to existing features on this Edwardian building.

4.0 Accommodation

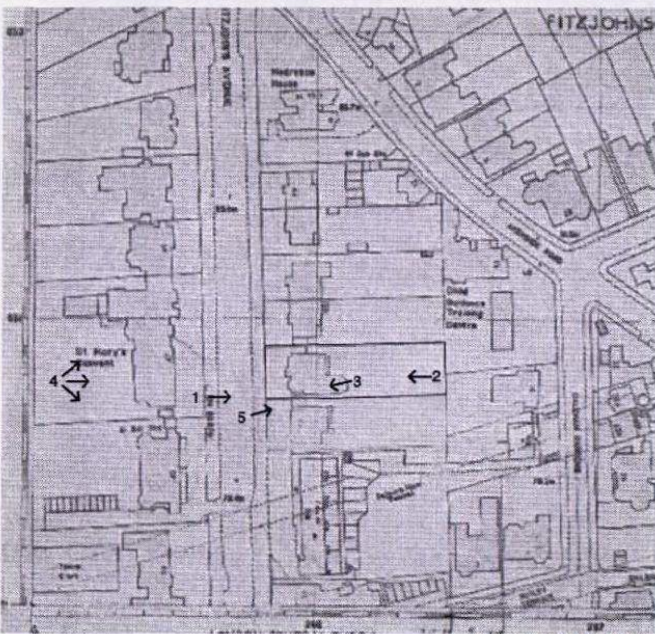
4.1 The accommodation is maintained as one family unit and is increased from 2 number of bedrooms and reception rooms to 3 number of bedrooms and reception rooms.

5.0 Conclusion

5.1 The application proposals have been judged against the relevant planning policies.

5.2 There is clear merit to the proposals which seek to provide additional accommodation whilst at the same time improving the appearance of this part of the conservation area by adding an attractive dormer window and pitched roof to an otherwise extremely dull and unattractive rear addition.

5.3 As design matters have been given very close attention we believe it is clear the development has evolved which takes on board the planning policies in the current UDP. For this reason we respectfully request that planning permission be granted subject to the imposition of any necessary planning conditions.



Location plan 1:1250 @ A2

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CONVERSION & EXTENSION

FLAT No 8, DAPHNE COURT, No 56 FITZJOHN'S AVENUE, AP/1142-9

Date: SEPTEMBER '10 Scale: 1:100 @A2 This drawing is copyright Revisions

Flat 8 Daphne Court, 56 Fitzjohns Avenue

Information Schedule for Planning Application

Existing Drawings

Existing Front Elevation	- AP/1142-1
Existing Rear Elevation	- AP/1142-2
Existing Side Elevation	- AP/1142-3
Existing Plans & Section	- AP/1142-4
Location Plan	- AP/1142-9

Proposed Drawings

Proposed Plans	- 5818/06
Proposed Elevations & Sections	- 5818/07

Approved Design and Access Statement
Proposed Design and Access Statement

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