

DESIGN AND ACCESS STATEMENT

REVISED PROPOSAL FOR PROVISION OF DISABLED ACCESS 72 FITZJOHNS AVENUE LONDON NW3

The property is a three storey semi detached single-family dwelling located on the eastern side of the Fitzjohn's Avenue. It is a substantial house set behind a large front garden with a small garden to the rear, which backs onto Spring Path to the rear and Shepherds Path to the side.. The building is not listed, but it is situated within the Fitzjohn's/ Netherhall Conservation Area.



Front wall to 72 Fitzjohns Avenue

The Access to the house is along Shepherds Path , via a set of steps directly on the back of pavement. Once onto the site there are further steps within the entrance porch leading up to the ground floor level.

The applicant wishes to improve the access into the house for the use of elderly relatives who may be coming to live with the family. Owing to the position of the existing entrance it is impossible to provide a suitable access to the entrance on Shepherds Path without encroaching onto council owned land.

An earlier application was made and planning consent granted Ref 2009/1991/P for a new pedestrian entrance direct from Fitzjohns Avenue to allow for a ramped approach within the garden, and allow for the levels within the existing entrance to be rationalised to create a disabled access into the house.

It has been identified that locating the new entrance gate further up Fitzjohn's Avenue where the pavement levels are naturally higher would result in a smaller change of level between the pavement and the garden level, which would allow for the creation of a simpler ramp of a shallower gradient. The revised ramp would require less excavation and therefore have less impact on the garden and adjacent trees.

DESIGN

The location of the new entrance gate would be adjacent to the central existing pier in the wall. A second existing pier to the right hand side of the wall would be carefully taken down and rebuilt adjacent to the central pier to create a new entrance gate. There would be sufficient bricks removed from the existing wall that all the new brickwork could be constructed from bricks reclaimed from the wall itself.

Please see attached engineering report to justify the structural reasons for the required amendment to the application, and confirmation that the rebuilt wall would be structurally sound.



Pedestrian entrance gate to adjoining house

EFFECT ON TREES

The only other consideration would be the effect the new entrance gate and reduced levels within the site to accommodate the new access ramp would have on adjacent

trees. In order to make sure that no damage to trees would result from the proposal an Arboricultural report has been prepared by independent consultants Modern Arboricultural Services.

The root protection area of the existing trees has been plotted and the proposed entrance ramp would not impinge on the RPA and so avoid damage to the tree root systems.

It has been recommended that barriers should be erected before work commences to avoid construction work damage to the trees, as well as guidance on how to protect any exposed root systems to avoid desiccation of the roots.

CONCLUSION

- The proposed work will allow for an improved wheelchair accessible ramped approach into the house and should be welcomed as improving disability access within the borough.
- The new entrance gate has been designed to sit sensitively within its setting, making use of an existing tall pier, and rebuilding a second pier in bricks reclaimed from the existing wall.
- The proposed work has been assessed by an Arboriculturist and has been designed in line with their recommendations to avoid potential damage to trees and their root systems.