

59 Fitzjohn's Avenue NW3 6PH

Design and Access Statement In Connection With Proposed Dormer Window Extension.

1.0 The Existing Building History.

The semi detached property dates from c.1880 and falls within the Fitzjohn's / Netherhall Conservation Area. The accommodation is laid out over five storeys with parking to the front and a garden to the rear and because the top floor occupies the roof space dormer windows and gable ends are a roof feature. The building envelope is red London Stock brick with decorative brick banding, white painted cornice work and brick corbel details to the chimney stacks, eaves and front elevation. All these details are mostly intact with the exception of the flank wall where modifications to the original window openings have caused breaks in the brick banding.

During the 1960's the property was converted into 5 x 3 bedroom flats (one per floor level) each approximately 120 sq.m. and at that time other substantial changes were also made to the property including:

- Repositioning the common staircase and hall.
- Closing off the original front elevation entrance and providing a new common entrance on the side elevation.
- Extending the front bay window from the first floor level to the third floor.
- Extending the rear elevation bay window from the ground floor level to the second floor.
- Creating a rear elevation roof terrace.
- Reducing the height of the flank wall chimney stacks.
- Revisions to flank wall window openings.
- Rendering the brickwork from lower ground to ground floor level.
- Constructing a garage at lower ground floor level.
- Landscaping the front garden to maximise parking and constructing a ramp to the garage and bridge over to the new side entrance.

In addition to the above and at a later date a glass and stainless steel canopy has been added over the entrance door.

As a result of these works, and in particular the bay window extensions, the original symmetry of nos. 57/59 is now lost.

In 2008 an appeal was granted for a side extension lift shaft which it is proposed to carry out in conjunction with the works described herein.

2.0 Purpose of the development.

The accommodation is generally well configured and proportioned with the exception of the lower ground floor where the living room and kitchen respectively are smaller than the other floors and the third floor where the living room is smaller than the floors below.

The development aims to address this issue at the third floor by extending the living accommodation onto part of the existing terrace.

3.0 Design Development.

Other internal modifications have been considered to give a better proportioned living room. However, due to the continuity of the structural arrangement from the floors below to support the roof above, partition modifications at this level will require expensive steel framing to maintain the structural integrity and for this reason it is preferred to extend by 800mm over the terrace.

4.0 Scale.

The rear elevation presents five storeys rising over 14m to the eaves and nearly 18m to the top of the gable. The proposed door screen will be no higher or wider than the existing screen and as the existing is recessed 350mm behind the roof line the impact of extending by 800mm is reduced and the height of the dormer window above the roof pitch is kept to 400mm.

5.0 Appearance.

6.1 Extension.

The proposed external finishes are white powder coating to the aluminium door frames and lead sheeting to the dormer roof and cheeks. Both these materials are already in use on the building.

6.2 New Balustrade and handrail.

The current mild steel balustrade is very noticeable due to the close spacing of the balustrading and due to the vertical emphasis of the rails emphasises the disproportionate scale of the 1960's bay window extension. Replacing the metalwork with clear glazing will make the balustrade less noticeable and visually serve to reduce the height of the 60's extension.

6.0 Context within Local Neighbourhood.

In the 1870's and 80's the Victorian architecture embraced a variety of styles and influences and these are all evident in the Conservation Area and within the immediate neighbourhood of no.59 Fitzjohn's Avenue. Dormer windows are a feature on the front rear and side elevations of nos. 57, 59 & 61 Fitzjohn's Avenue and elsewhere along the Avenue. Consequently the proposed dormer extension will not be alien to the neighbourhood architecture.

7.0 Impact on Neighbouring Buildings.

The extension will have no impact on the neighbouring buildings.

8.0 Inclusive Access.

The extension will have no impact on the existing inclusive access conditions at third floor or elsewhere in the building.

Existing Rear Elevation

