

## **DESIGN AND ACCESS STATEMENT**

### **PROPOSED ALTERATIONS TO FLAT 3, 17 FITZJOHN'S AVENUE, LONDON NW3 5JY (At 3<sup>rd</sup> FLOOR LEVEL)**

#### **1. Introduction**

The Design and Access Statement (DAS) accompanies an application for the replacement of 3 windows with 3 French doors at the rear third floor level, and also providing two small balconies there. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for minor alterations to the rear of an existing house, some aspects such as the social and economic context are of limited applicability.

#### **2. Design Principles and Concepts**

The site is located in the Fitzjohn's Netherhall Estate Conservation Area. The house is a free standing Victorian property, set well back from the road. The construction of the house is of traditional materials, mainly in red brick. The front windows are mostly wooden, while the rear windows are PVC.

The site has an area of approximately 690m<sup>2</sup> with a road frontage of 8m facing onto Fitzjohn's Avenue. The house comprises of three flats. Flat 3 occupies the two top floors of the house (the 3<sup>rd</sup> floor and the loft space which creates the 4<sup>th</sup> floor).

Flat 3 uses the shared entrance located on the left hand side of the main door. The application does not propose modifying the accessibility of the site in any way. The rear garden is shared among the three flats.

The proposed alteration will provide an additional small balcony for the occupiers of Flat 3.

Most of the neighbouring houses already have made similar alterations to those we are proposing (i.e. the construction of balconies at the rear elevations).

The extension will have very little or no effect on neighbouring properties, as there are two existing balconies on the house, one of which is accessible from Flat 3. Overlook onto neighbouring properties will be minimal, due to tall mature trees and the size of the gardens. Both neighbouring properties already have terraces on their upper floors.

Access to the property will remain unaltered.

#### **3. Layout**

The layout of the flat will remain unaltered except for bedrooms 2, 3 & 4 which will have enlarged openings, with new doors leading to the new balconies.

#### **4. Scale**

Rear elevation drawing is included with the application. The front elevation is unaffected by the proposed changes.

#### **5. Landscaping**

Landscaping of the site will be unchanged.

## **6. Appearance**

The design concept has been to create two small balconies, which will match the existing one in design and material. The changes will have a minimal impact on the elevation which already has been altered several times.

## **7. Access**

The access to the property will remain unaltered.