

Farm End Cottage
Fitzroy Park
London N6

27 April 2007

DESIGN & ACCESS STATEMENT

The application the subject of this Statement proposes a suite of extensions to the private residence known as Farm End Cottage sited on Fitzroy Close, a private road skirting the Eastern boundary of Hampstead Heath to the Southeast of Highgate Village.

A number of the design elements in this application are identical to those consented within the past year by Camden Planning (2006/1694/P). These include: a small extension to the north flank to enlarge the existing kitchen; an extension to the existing single storey sun room to the rear of the property bringing its line flush with the northern property boundary; a new window to the south elevation giving light into the staircase; a new window to the south elevation giving light to the ground floor lounge.

The main structure is a much altered cottage style building of three stories with a brick clad ground floor and rendered upper stories. An earlier extension has been made to the rear of a sun room with brick knee walls and oak framed windows and doors surmounted by a slate tiled roof. The earlier consent has allowed this form to be extended across the eastern elevation to the north boundary. The present proposal seeks consent to further extend this structure to the southern boundary of the property. The high quality materials and details are intended to match those of the existing structure.

The siting of this side extension makes better use of a left over paved side yard which is overshadowed by the neighbouring property to the South which has already been extended up to the boundary eliminating any landscape character to this side of the house. The leftover yard is too narrow in width to be of much amenity use. In contrast the main garden to the rear is ample in proportion and has a richly landscaped aspect. The loss of the side yard would not reduce the usable amenity space to the house below an adequate threshold. Equally, building a single storey structure would not adversely affect the amenity of the adjoining property which turns its back on the boundary.

Construction of the proposed extension would enable the provision to Farm End Cottage of a ground level bedroom and ensuite bathroom which are required by the existing elderly occupant to allow her to remain in residence. These can be provided within the existing site in a way which makes better use of an unusable and low amenity portion of the existing site.