

**71G Fitzjohn's
Avenue, NW3 6PD**

**Design & Access
Statement
Dec 2014**

**Client:
Mrs Patricia Orwell**

StudioGlyn
Architecture & Design



About the Property

71 Fitzjohn's Avenue falls within the Fitzjohn's and Netherhall Conservation area. The property is a purpose built Victorian Mansion Block. The relevant property 71G is located within the eaves of the building with various dormer windows and includes a generous roof terrace accessed by a small spiral stair from the living room.

The building comprises of mostly brickwork (a red stock brickwork) with a decorative white banding to the front elevation only and decorative white render to gable ends where the roof juts out. The roof consists of Red Clay Plain Tiles.

The property is not listed on the LBC "Local List" of buildings and structures that *"contribute a sense of place, local distinctiveness and civic pride"* (LBC "Camden's Local List: Consultation Draft 2013"), and therefore should not be given the special attention of an "heritage asset" as outlined in National Planning Policy Framework (Part 12). Therefore it is deduced that it is the effect of the scheme in the wider local context that is of greatest importance rather than how it changes the appearance of the building in detail.

The LBC Conservation Area Statement makes reference to the skyline of mid-late Victorian architecture suggesting that it is the effect on appearance of the skyline that is crucial to the local context. Due to the substantial size and height of the property, as well as the steep

slope and curvature of Fitzjohn's Avenue views of the roof terrace are all but obscured.

The large footprint of the block, the pitched nature of the roof, the height of the building, the steep slope of Fitzjohn's Avenue as well as the curvature of the road at Arkwright Road all result in minimal views of the roof terrace or the roof terrace structures from the street.

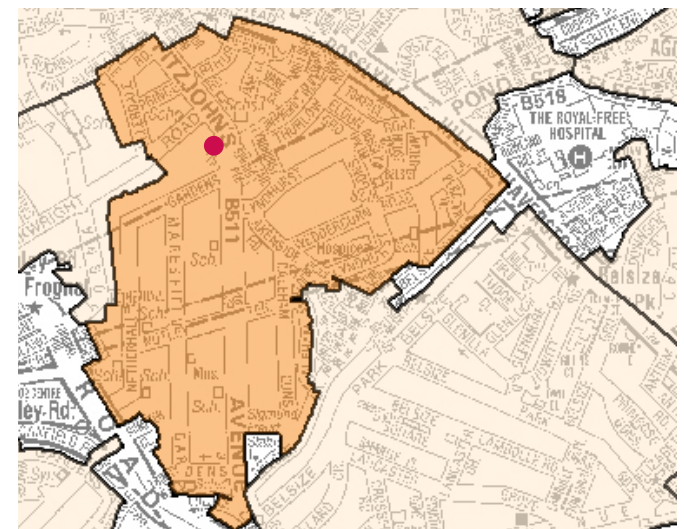
There are mature trees on the South corner of the site along the boundary with Fitzjohn's Avenue, which are the subject of TPOs which further obscure views of the 71G roof terrace from the street.



Obstructed View Towards Terrace from Far Side of Fitzjohn's Av.



View of 71 Fitzjohn's Avenue from the opposite side of the street (towards Arkwright Road) showing partially obstructed view towards terrace.





View from Terrace towards South West (Arkwright Rd)



View from Terrace towards North West (Fitzjohn's Av.)



View from Terrace towards South East (Central London)



Obscured View Towards Terrace from Near Side of Fitzjohn's Av.



Obscured View Towards Terrace from South Side of Fitzjohn's Av.



View Towards Terrace from South Side of Fitzjohn's Av. at Arkwright Road

Existing Roof Terrace Access

Access to the 71G flat is provided by the lift which exits directly into the property. The flat is also accessed by means of a communal stair. Neither the lift nor the communal stair extend up to the roof terrace to which this application relates.

The lift overrun does extend up to the roof terrace and consists of brickwork with a pitched red clay tile roof. There is an external storage unit built into one (North East) wall of the overrun. The gable end of the lift overrun is clad in white painted timber boarding.

The roof terrace to 71G is currently accessed by a narrow internal spiral stair from the living room up to the roof terrace where it pops up under the coverage of a 1980's timber/ glass conservatory.

Existing Roof Structures

The existing 1986 timber and glass conservatory was manufactured by company Marston and Langer Ltd. It has a roll topped copper lined pitched roof on four sides with an ornamental feature on the top where the ridges meet.

The lift overrun is made of red brick. It has a steep over-sailing pitched roof which is clad in plain red clay tiles. It abuts the conservatory directly on one side.

The lift overrun was not specified in any prior application and so it is assumed that it was part of the original building.



Amenity space to roof terrace at north east of terrace overlooking Fitzjohn's Avenue. (To remain unchanged)



Photo showing the glazed timber conservatory providing access via a narrow spiral stair with a copper roof and also the brick lift over run with the pitched red clay roof.



Gable end to lift overrun



Opening windows within glazed conservatory



Overhang of pitched roof to lift overrun



Existing boiler flue



French doors from spiral stair onto balcony



Poor detailing between the two structures

The Brief

The occupier of 71G Fitzjohn's Avenue is a lady of advancing years currently in her 80's. She is now less mobile and therefore less able to climb the narrow spiral staircase to access the roof terrace than when she purchased the property.

The proposal seeks to alter the lift shaft to make provision for extending the lift access to reach the roof terrace. This would facilitate wheelchair access to the roof terrace, thereby increasing access for the occupant. The lift has recently been modernised to remove the need for the present lift overrun.

The brief is also to replace the 1980's conservatory which is of very poor condition with defective timbers following poor maintenance. The conservatory is in such poor condition that it would be unlikely to survive the roof renovation works were they to remain.

The client would also like to introduce a conservation rooflight above the spiral stair to the flat element of the roof to increase the light levels to the flat below.

Proposed Materials

The proposal suggests a simple solution to unify the form of the lift shaft roof and that of the conservatory with a single mansard style roof that is lower than the height of the existing ridge of the conservatory.

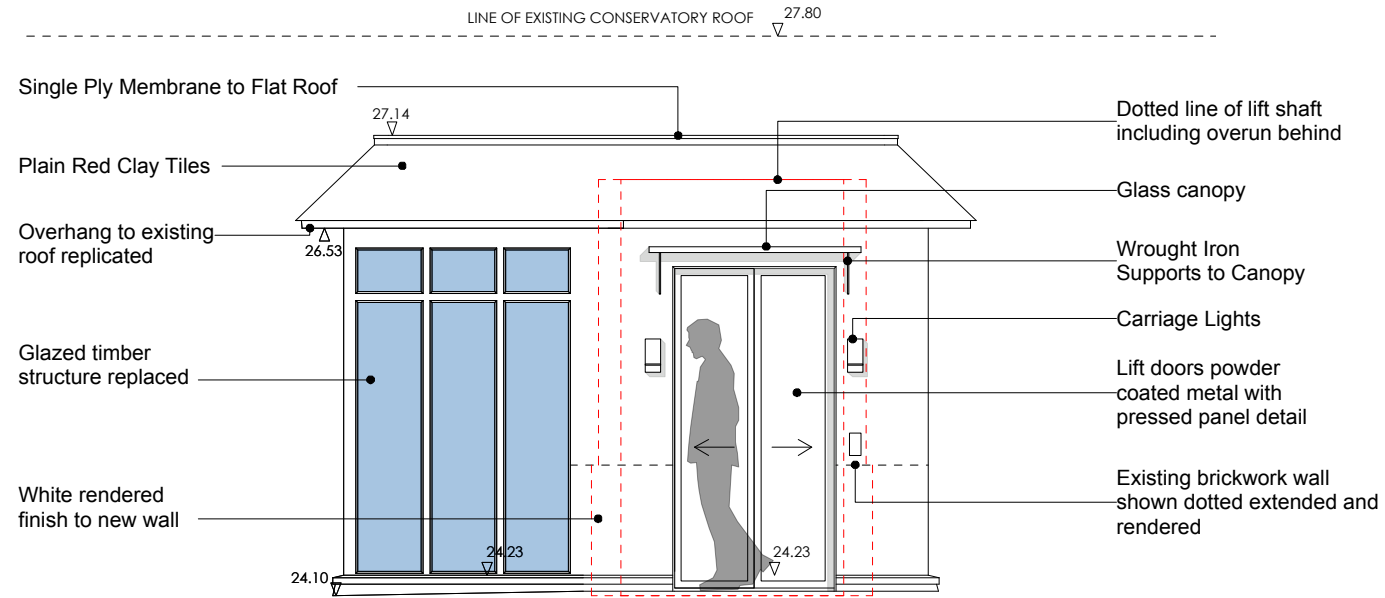
The new roof will reuse the existing plain red clay tiles from the lift shaft for the pitched element and will use a discrete grey single ply membrane for the small flat element of the roof.

The existing conservatory will be replaced with a similar painted timber structure with double glazed windows and French doors.

The footprint of both the conservatory and the lift shaft will remain unchanged.

The existing brick wall to the lift overrun will be extended to reach the new roof and to facilitate enough head height for the insertion of the new lift door, and will be rendered white to maintain a more discreet and lighter appearance than the existing brick. Given the precedence for white render elsewhere on the building it is felt that a rendered finish would be more sensitive adjacent to the conservatory than an extension of the existing brickwork alone. A lead flashing around the base of the lift shaft will provide protection from the weather.

The existing balustrades and decking to the roof terrace will remain unchanged.



Proposed North East Elevation

Planning History

1. The existing lift overrun was not specified in any application, and so it must be assumed that it was part of the original building.
2. A rooftop conservatory was approved in 1986. This conservatory was installed by Marston and Langeringer and is the conservatory that remains.
3. In 1991 permission was granted for an extension to the existing conservatory but this permission was not acted upon.
4. An application was made in 1992 requesting permission to install a large rooftop extension covering 2/3rd the extent of the roof. The extension proposed included new habitable accommodation. This application was rejected. The application was refused on grounds of the proposal's size and prominence.
3. There was a application made in 1996- but the application was withdrawn with no records available.

Environmental Statement

- 1) Transport Statement: Not applicable as no change to existing provision.
- 2) Waste Management: Existing down pipe/ drainage facilities to be replaced with heritage style down pipes.
- 3) Amenity: No loss of amenity as extent of terrace remains unchanged.
- 4) Access Statement: The proposed works are to facilitate a greater degree of access to the amenities of the property thereby improving on existing situation.
- 5) Sustainability: The scope for sustainable design is limited, but timber sources will be FSC accredited, and materials such as glass and copper to the windows and roofs are easily recyclable.
- 6) Ventilation: Windows to the glazed conservatory will be openable as per existing to allow for cross ventilation by a stack effect from the flat premises below. Existing chimney flues to be retained/ and or replaced to match.
- 7) Lighting: Low energy lighting will be installed externally.
- 8) Daylighting and Amenity: the proposed development has no impact on the sunlight and daylight amenity of the neighboring properties.
- 9) Water: Existing water cupboard within cupboard to remain.
- 10) Habitats: making the roof terrace more accessible will make it more usable as a garden space thereby enhancing potential natural habitats.
- 11) Neighbour Consultation: The proposals have been discussed informally with relevant neighbours from 71 Fitzjohn's Avenue. Drawings were provided and informal meeting held to show neighbours both the roof terrace and the proposed changes.