

04. 01 Design development

Our initial design was based on the planning approved scheme 2011/1682/P. However, over a 10 month period the proposal has been re-formed from and developed through consultation with the London Borough of Camden Council and local residents. This section seeks to demonstrate some of the developments which have occurred and the considerations and concessions that have been made.

02 Development of building footprint on site



1. Initial Design

Positioned in area of existing building with additional foot print in area of approved scheme.



2.

Among other changes a more dynamic form to reduce sense of mass form periphery areas. Based on concerns recorded in application: 2011/1682/P planning appeal report (05/04/11)



04. 02 Development of building footprint on site, (continued)...



3. Among other changes, the building has been moved further from the road to increase openness along Fitzroy park.



4. Among other changes, the southernmost massing has been reduced and stepped back to provide a longer open view from the property opposite.



5. Initial Design
Among other changes, the garage element has been removed and the plan shrunk to provide an open view to the south, north and east of the site, following pre planning application advice.



6. Plan was temporarily rotated in response to pre-application advice from the council, however this was later abandoned due to the perceived effect it would have on the outlook of No 51 Fitzroy Park.



04. 02 Development of building footprint on site, (continued)...



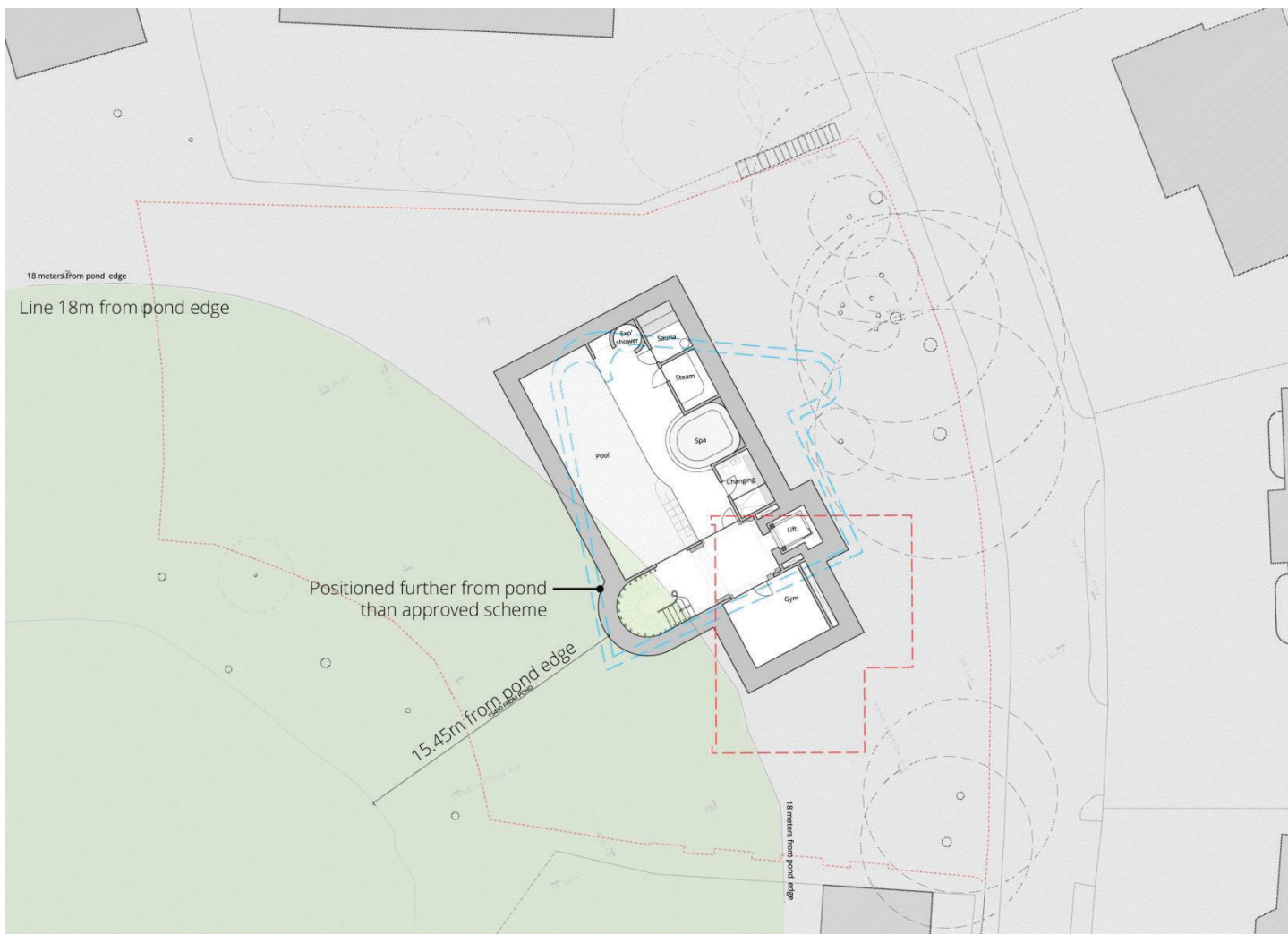
The diagram (left) shows the movement of the building into its proposed position on site following consultation with neighbours.

The building is now positioned further from the boundary with Fitzroy Park, this has allowed for additional evergreen planting/screening to be positioned. This includes 7 new semi-mature trees and a peached hedge.

The buildings form was also changed at the request of neighbours and the conservation officer, the northern most element has been shifted further onto the site further breaking up the front facade from Fitzroy park.



04. 03 Final plans and the design considerations which have configured them...



Basement plan

The proposed basement has exactly the same area as that which was approved as part of 2011/1682/P.

The basement foot print has been changed from that which has been approved. It is now positioned further from the pond edge and has no area within the TPO zone opposed to 6.5m² when compared to the approved scheme.

We therefore consider that the revised basement layout is more sympathetic to the constraints of the site.

PROPOSED: BASEMENT PLAN
0m 5m 10m

Existing ground floor outline (120m²)
Approved basement outline (160m²)
Proposed basement floor outline (160m²)
(Areas are gross internal)



04. 03 Final plans and the restrictions that configure them...



Lower ground floor plan

Due to the topography of the site, views of the lower ground floor from the pond and no51 Fitzroy Place will be obscured by the existing solid timber boundary fences.

The planning appeal report relating to application: 2011/1682/P dated (05/04/11), notes that views of the rear façade may be possible from Millfield Lane (to the west), however it notes that these views will only be **“glimpses rather than a panoramic view”**.

The proposed scheme will be no more visible from Millfield Land that that previously approved, therefore it is considered that the impact of the scheme in that view would be acceptable.



04. 03 Final plans and the restrictions that configure them...



Ground Floor plan

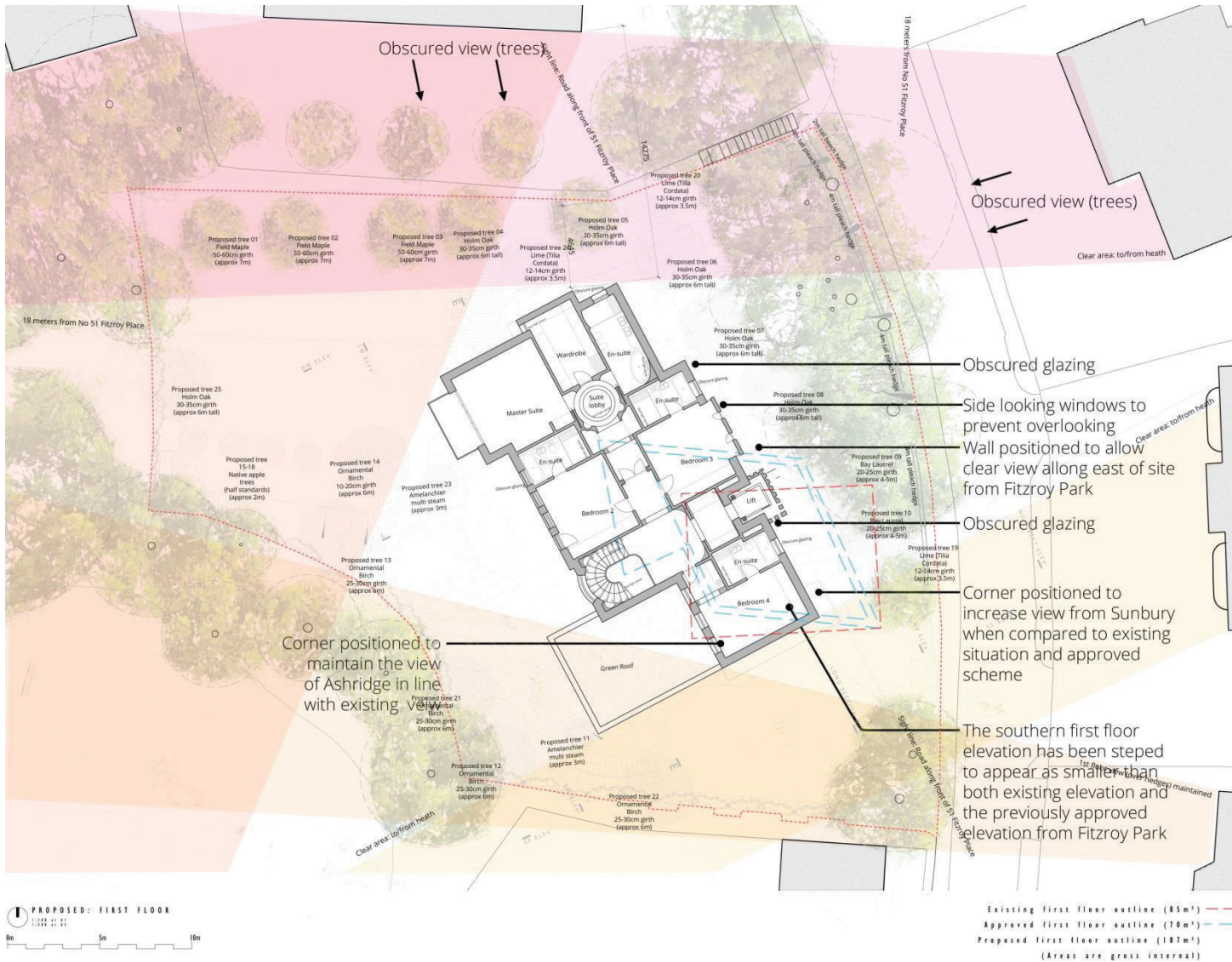
Views of the ground floor are obscured completely from Fitzroy Park, due to the additional planting of 7 semi-mature trees a tall peach hedge and a proposed front boundary hedge exactly matching that approved as part of planning application 2011/1682/P.

The distance between road and the property has also been increased (post neighbours consultation and pre-planning meeting) and is now 6.8m at its smallest and 14m at its widest.

Open space between no51 Fitzroy Park and the pond are maintained. However, 7 additional new semi-mature trees are proposed along the boundary with no51 Fitzroy Park to provide privacy screening.



04. 03 Final plans and the restrictions that configure them, (continued)...



First Floor plan

The north west corner of the proposed building has been positioned in order to allow open space between no51 Fitzroy Park and the pond.

Consideration has also been given to maintaining a long view from no1 Fitzroy Close between the proposed property and no51 Fitzroy Park which, at it most narrow point, is almost 25 meters wide.

The outlook from Sunbury has been improved when compared to the existing situation (red outline) and the approved planning (light blue outline). This has been achieved by moving the south east corner of the building further onto the site and north.

The view from Ashridge, has been maintained the same as existing.

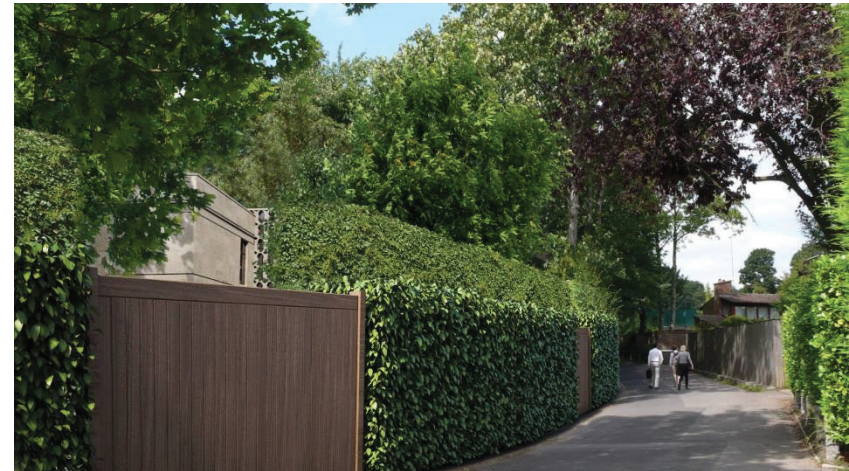
There are no unacceptable issues arising with overlooking. In the proposed scheme overlooking has been reduced when compared to the existing situation and the previously approved scheme. Only one non-obscured bedroom window is proposed on the east (front) façade all other non-obscured first floor windows are positioned on the west (rear) façade.



04. 04 Visual considerations on Fitzroy Park



Extract from approved planning scheme - 2011/1682/P (by EMRYS)



Proposed scheme viewed from Fitzroy Park



Proposed scheme viewed from Fitzroy Park

The above images demonstrate the minimal impact of the proposed scheme, as viewed from Fitzroy Park. The image can be compared to the approved planning scheme (2011/1682/P) pictured to the left. A visual comparison shows that the additional visual impact is little to none, due in part to the proposed building being positioned further north on the site and further from the road.

The building appears to be a higher quality addition in glimpsed views along the road and is a clear enhancement to the area, over the dilapidated and utilitarian existing dwelling.

The image to the left Shows an outline of the building from Fitzroy park in relation to the hedge line...

04. 05 Design solutions to elevate potential overlooking



Front (east façade)

Continuous tree cover

First floor windows have been limited to 2 obscured windows (blue) with small top opening sections for ventilation and a stone fronted pop-out (yellow) which allows a view out, parallel with the building façade, two small slot windows have been added here these direct views between Sunbury and 01 Fitzroy Close. The replacement of a conventional window with the slot windows was requested by the neighbours opposite. At first floor level this represents a nett loss in the area of un obscured windows when compared to the approved scheme and existing building. Ground floor and lower ground floor windows are lower than the proposed boundary hedge so do not have any overlooking potential.



Entrance side (south façade)

No windows are proposed at first floor level, windows at GF level will be below the proposed hedge. This elevation has no perceived overlooking potential to the adjacent property which in turn has no windows facing no53 Fitzroy Park.



04. 05 Design solutions to elevate potential overlooking (continued)....



Rear (west façade)

All windows in the rear of the rear (west) of the property overlook the property's garden. No overlooking issues are considered to arise from this elevation.



Side facing no 51 Fitzroy Park (north façade)

At first floor level, 1 obscured window is proposed (blue). It has small top opening sections for ventilation; the window is off of an en-suite toilet and stone fronted pop-out (yellow), this controls views along the wall of the property. No windows are proposed on Ground floor level. Windows on the lower ground floor are below the level of the boundary and present no overlooking issues.

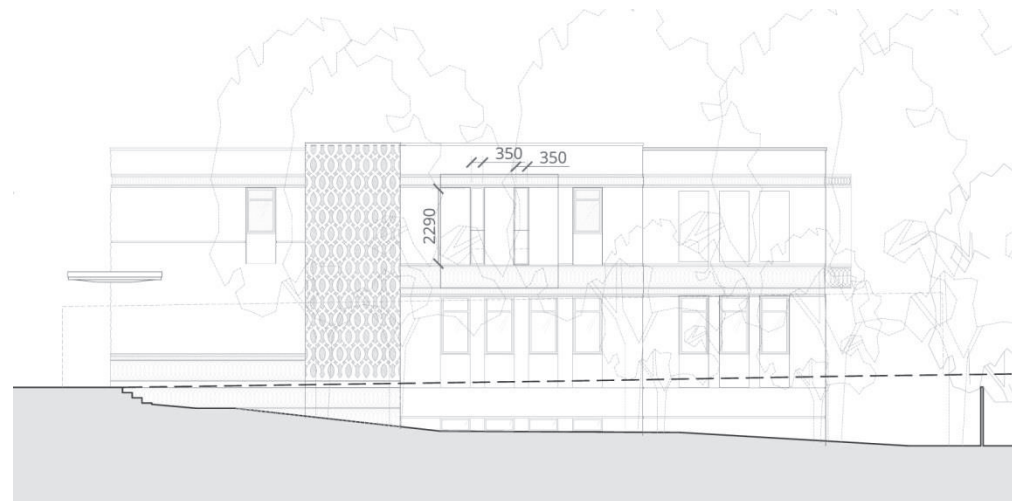
It is therefore concluded that no overlooking or privacy issues exist with regard to no51 Fitzroy Park (to the north).



04. 06 Overlooking comparison (existing/proposed)



Existing elevation onto Fitzroy park.



Proposed elevation onto Fitzroy park.

The existing first floor window facing (east) onto Fitzroy park, has a glazed area of 2.17m² (2.34x0.93m). The proposed first floor windows facing (east) include 2 obscured windows with small top opening sections for ventilation and a stone fronted pop-out which only allows a view out, parallel with the building façade. These have been excluded from this calculation as they do not create any overlooking issues.

Two small slot windows have been added here these direct views between Sunbury and 01 Fitzroy Close. The replacement of a conventional window with the slot windows was requested by the neighbours opposite. The total area of the proposed windows is 1.6m² (2.29x0.35m), this is much less than the existing situation, in the proposed scheme 0.7m² is at low level and obscured by a decorative balustrade.

Given the size of the unobscured area of glass considerably smaller than existing, the orientation of the window is improved and the distance between it and the nearest habitable room window at adjacent properties is increased by virtue of the proposal being further from the road than the existing window at first floor level, it is reasonable to conclude that there are no unacceptable residential amenity affects arising and that the level of privacy between first floor windows across Fitzroy Park is improved.

