

26/02/2015

REV.00

## Design and Access Statement

SINGLE STOREY SIDE EXTENSION

**Flat 1, 36 Fitzjohns Avenue, NW3 5NB**

### GENERAL

This statement has been prepared in support of a planning application for alterations to the above property.

The proposal consist of the erection of a single storey side extension to a ground floor garden flat, which will be located within an existing small lane to the side of the building.

The proposed extension would not be seen from any public street and will be hidden practically unnoticeable due to its design and location.

The property address is Flat 1, 36 Fitzjohns Avenue, NW3 5NB.

The site is located in the London Borough of Camden within the Fitzjohn's / Netherhall Conservation Area.



Fig. 1 – Rear Elevation

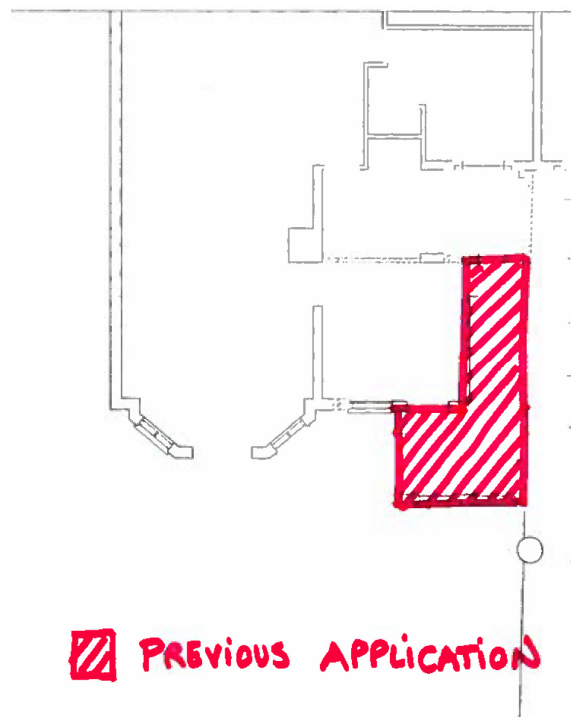


Fig. 2 – Side alley

## Previous Property History

Rear and side elevation proposals were submitted for Planning approval in 2007.

Application Ref:	2007/6379/P
Decision:	Full Planning Permission Refused
Date:	9 <sup>th</sup> May 2008
Description	Erection of single storey rear and side extension to Flat 1



After reviewing the previous proposal, we have studied the reasons for the refusal of the design application and appreciate that an extension to this property has to be of a low impact design which does not dominate the existing building or have detrimental impact on its appearance.

## DESIGN

### The Use

No changes to the existing use are proposed as part of this application.

### Access

No changes to the main access are proposed as part of this application.

It is proposed that access to the small side patio will only be available from bedroom 02, opposed to being accessed from the existing rear garden.

## **Relevant national and local legislation and guidance**

The proposal takes into consideration the following policies:

- SPG 1a Design Guidance and Design Statements.
- Conservation Area Statement – Fitzjohns / Netherhall

Following the policy mentioned above and having analysed the previous application and property history, a small extension has been proposed which has minimal impact on the main building.

Although the effect externally is minimal, the additional space gained internally will have a very positive impact on the layout and spaces within the house.

## **Scale and Appearance**

The proposal seeks permission to erect a small single storey extension to the side of an existing property. The extension utilises the space between the existing house and the boundary line.

The length and width of the extension has been determined by the existing side passage way. The width is approximately 1.1m.

The small proposed extension will be constructed using a frameless glass system which will create a minimalistic and transparent appearance.

The chosen materials for this side extension have been carefully studied to ensure the transparency of the proposal will have minimum impact on the original façade of the building.

The frameless glass extension will maintain the original configuration for the building and will avoid any harm to the main building. The intention is for the new extension to be so transparent that it is barely noticeable on the rear façade and therefore have a low impact.

The intervention therefore will be totally subordinated to the building and will have an “invisible” effect to the overall of the facade.

Due the location and size of this side extension, this will be hidden even from the rear garden and from the adjacent neighbour.

The proposed glass infill will create a seamless connection to the existing house and create an intentional relationship between the interior and exterior spaces.

In addition, the proposal ensures that there is minimal intrusion to surrounding properties and avoids light pollution to neighbouring buildings.

The proposal retains the existing patio to the side of the house but at a reduced size. This will allow ventilation and natural light to three areas – bedroom 02, en-suite and kitchen. It also creates a private outside area for bedroom 02.

By retaining the patio, the length of the extension is reduced which in turn reduces the impact of the proposed works to neighbouring buildings and residents.

The height of the new extension is 2.5m internally at the highest point but is lower than the existing rear extension. The new glass extension therefore avoids any effect on the overall appearance of the existing volumes and will prevent any impact in the form of loss of light, light pollution and overlooking.

There will be a solid wall built to the boundary at the same height as the existing timber fencing with the neighbour replacing the existing planter.

The glass will be recessed from the main elevation to emphasize the subordination of the new volume and the glass reflection will blend it into the garden surroundings.

The roof will also be frameless glass and the main aim, aesthetically, is to create a sensitive connection with the existing house.

This design will ensure that the internal spaces benefit from ample natural light but more importantly, it will avoid any dramatic change in the appearance of the existing external massing and volume.

The elevations within the patio include the floor to ceiling glass of the proposed extension, a new window opening within the existing wall for the en-suite and the doors within bedroom 02 will remain as existing.

The existing opening on the kitchen is proposed to increase to have a better connection to the garden. Sliding / folding double glazed aluminium doors are proposed, and the frame colour will match with the rest of the windows in the house.

The side elevation also has very slight amendments. These include positioning the entrance door within the existing window opening. A new glass canopy is proposed over the main entrance to secure for weather protection.

A new window is proposed in the existing entrance door opening to ventilate the new master en-suite bathroom.

A new window is also proposed on the side elevation for the living room areas.

These changes have been implemented to allow a better flow of spaces internally and to make better use of the spaces.

No changes have been proposed on the street elevation.

## **The Layout**

Throughout the brief for the proposed scheme, the client has placed great emphasis on functionality. All alterations are aimed to improve and optimise the usability of the existing spaces.

The side extension will allow for a larger kitchen and for natural light to flood the area.

The patio to the side will create a private external space for bedroom 02 and ensure that the rooms benefit from natural light and ventilation.

The main entrance remains on the same elevation as the existing but re-located to allow more flexibility internally.

All new windows will be double glazed and made to match the existing.

The layout of the new extension respects the line of the existing building and naturally follows the building edge and boundary perimeter.

Externally, the planters are to be removed outside for the proposed extension and the new party wall will be built on this location. The garden area will remain the same.

The proposal is focussed mainly on internal works with minimal works externally.

As the proposal seeks permission for works within a sensitive area we have aimed at producing a design that meets the needs of our client but also respects the existing building materials and neighbouring properties.

### Relevant Developments in the vicinity

- 68 Fitzjohns Avenue, London, NW3 5LS was granted planning permission on 27<sup>th</sup> January 2014 (**REF: 2013/6964/P**) for the replacement of existing garage with a two storey extension to the side of the property.
- 114 Fitzjohns Avenue, London, NW3 6NT was granted planning permission on 5<sup>th</sup> November 2013 (**REF: 2013/5103/P**) for the erection of a single storey rear extension at ground floor level of an existing garden flat.

### Conclusion

We believe that the proposed transparent side extension is a very natural evolution of the house and while subordinated to the host building will not harm the overall appearance of the property.

The proposal aims to renovate the existing property whilst maintaining the existing character of both the property and surrounding buildings.

The current proposals considered design and high quality materials will upgrade and improve the amenity of the building without resulting in a detrimental impact on the house, or the amenity of other properties.

The design of the intervention follows Camden's Policies and great consideration has been made to follow all the guidelines.