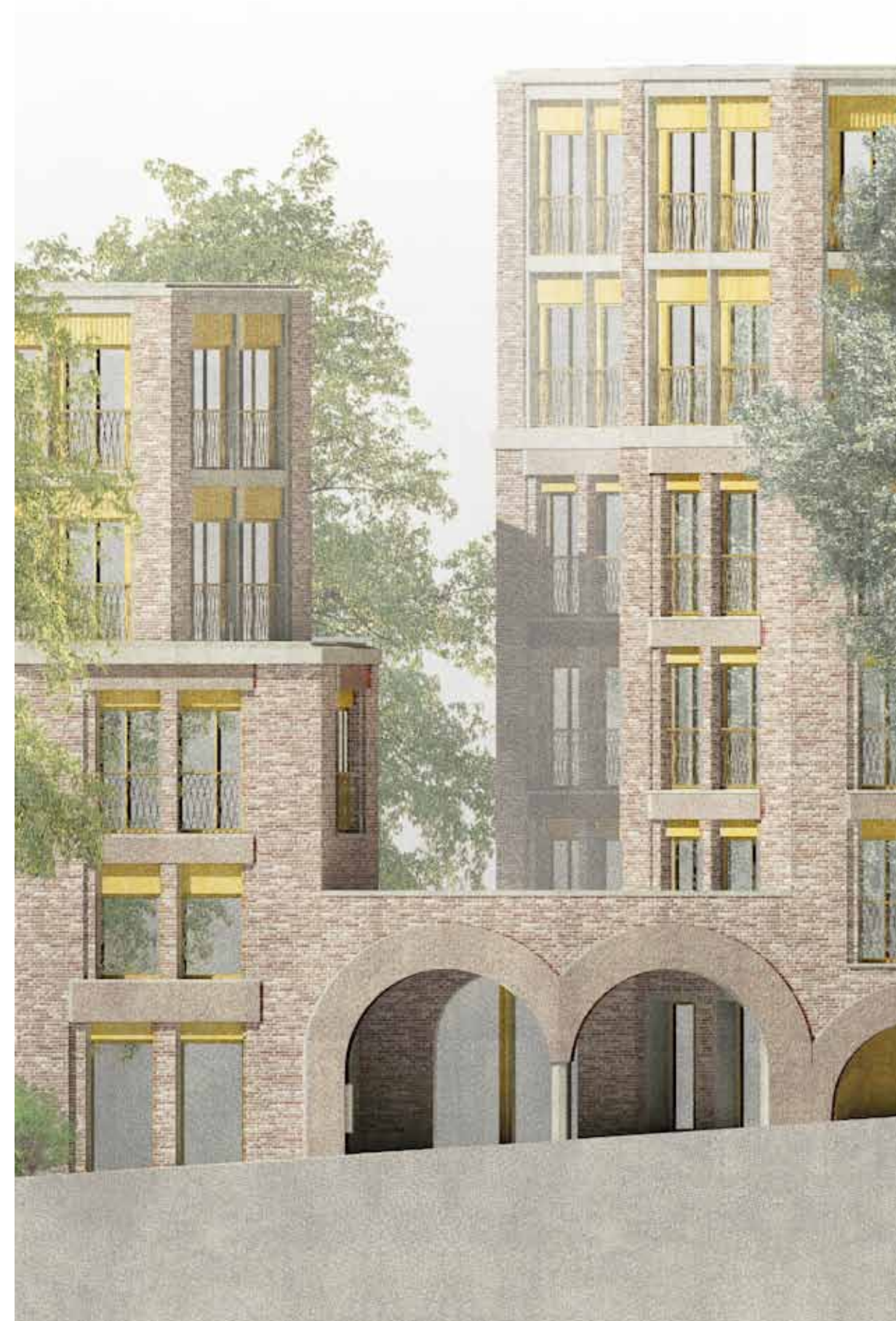


## **Fitzjohn's Avenue, NW3**

Prepared for the London Borough of Camden

### **Planning, Design and Access Statement**

Addendum of the planning application, submitted on behalf of PegasusLife to provide specialist living accommodation for older people



### Introduction

Content of the application

### Height

Prince Arthur Road

Fitzjohn's Avenue

### Urban Massing

Building outline

Morphology

### Building line

Alignments

Footprint comparison

Section A - Prince Arthur Road

Section B - Fitzjohn's Avenue

Basement

### Internal arrangement

Typical floor plan

Ground floor & Lower Ground floor plans

### Revised scheme

Section

Elevation - Prince Arthur Road

Elevation - Fitzjohn's Avenue

Street view - Prince Arthur Road

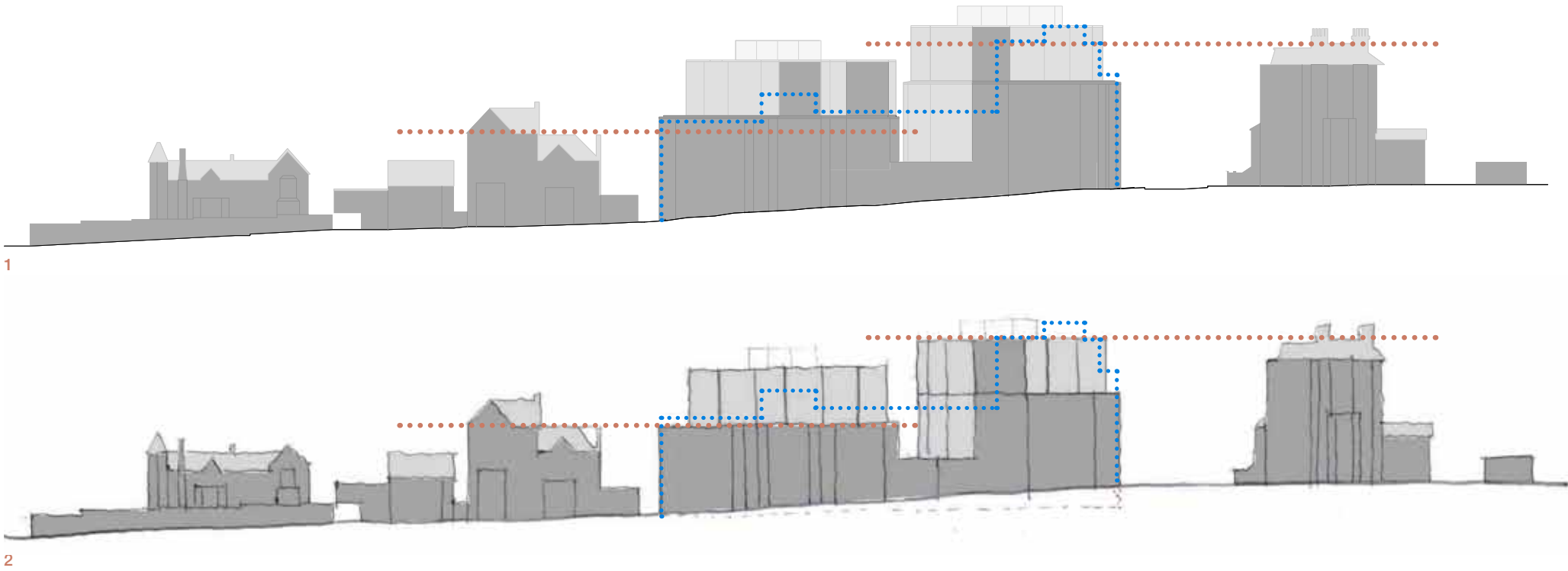
Street view - Fitzjohn's Avenue

## Introduction

This document describes the development of the scheme since the planning application document issued on the 19/12/14. The series of sketches, drawings and images contained in this report illustrate further adjustments made to the massing and height of the scheme to improve the mediation with the architecture of the immediate context as well as providing a confident response to some of the issues raised during the consultation process.

This report also incorporates the amendments done to the scheme following the comments raised on the meeting on the 26/02/15 about footprint and alignment along Fitzjohn's Avenue as well as our response to some of the observations received on the 18th of March.

# Height Prince Arthur Road



**Prince Arthur Road**  
 The adjusted scheme illustrates a building which is approximately 1,5 m lower than the planning application scheme.  
 As a result of this adjustment the overall height of the proposed scheme is lower than the overall height of the existing building. The cornice line of the Prince Arthur Road volume is also lower and provides a better height alignment with the adjacent neighbour .  
 This modification also reduces the presence of the building on the corner of the junction with Fitzjohn’s Avenue, improving the size and scale of the volume in relation to its neighbour on the other side of the road.

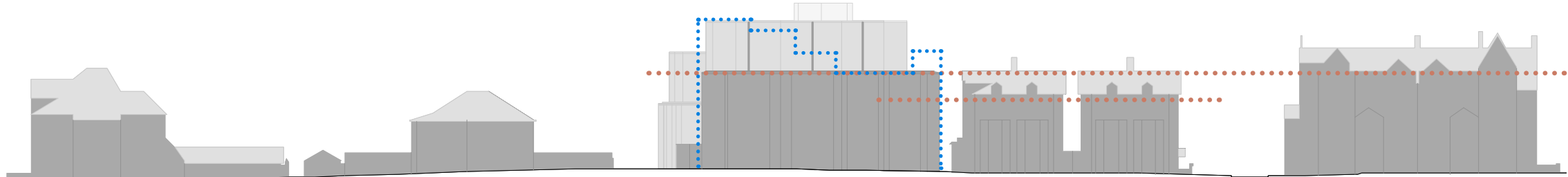
1  
Planning application scheme.  
Drawing contained in the PDAS document (page 46) with outline of existing building overlaid

2  
Revised scheme (March 2015)

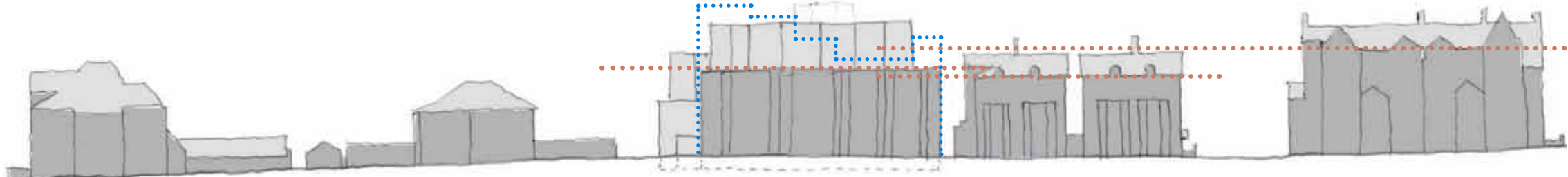
Red dotted lines  
Alignments with neighbours

Blue line  
Existing building outline

# Height Fitzjohn's Avenue



1



2

**Fitzjohn's Avenue**  
The cornice line of the adjusted volume fronting Fitzjohn's Avenue also sits 1,5 m lower than the planning application scheme, providing a better relation with the cornices of the neighbours along the road while keeping its strong and confident presence towards Fitzjohn's Avenue.

1  
Planning application scheme.  
Drawing contained in the PDAS  
document (page 46) with outline of  
existing building overlaid

2  
Revised scheme (March 2015)

Red dotted lines  
Alignments with neighbours  
Blue line  
Existing building outline

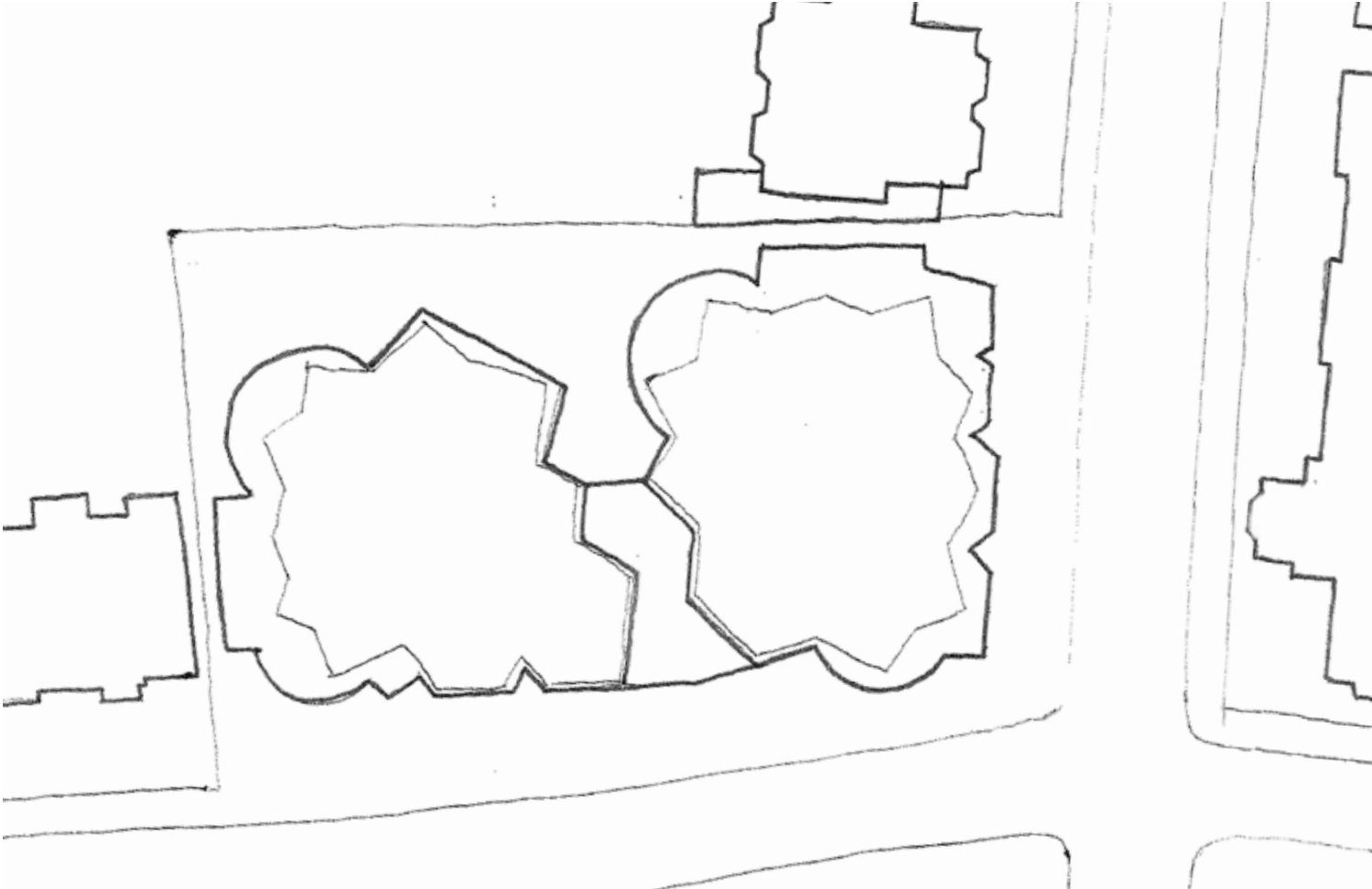


Urban Massing  
Building outline

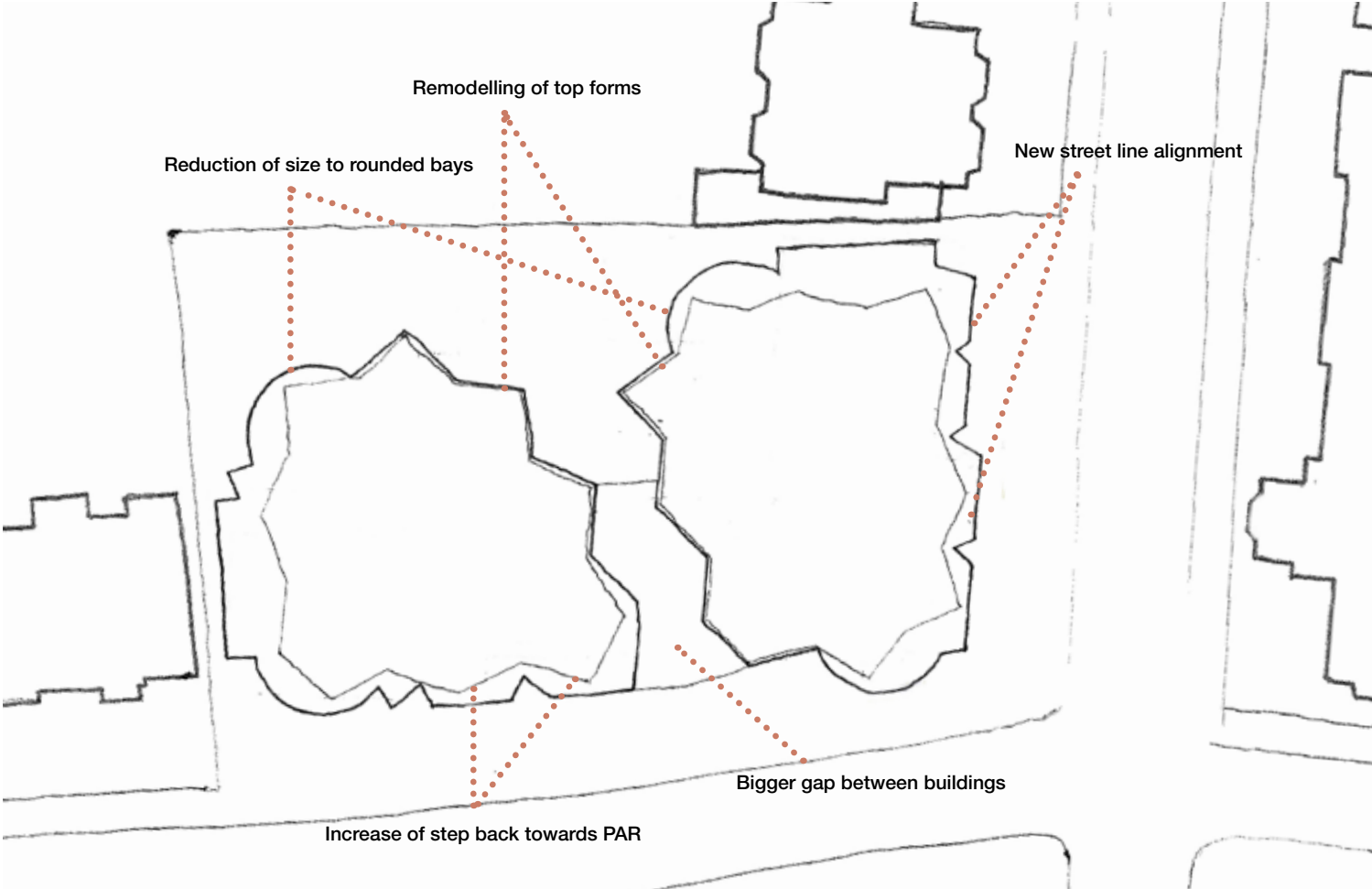
Towards Prince Arthur Road, the step back of the top volume has been increased, breaking down further the scale and proportion of this part of the building.

The massing to the rear courtyard has been adjusted so that the bay forms are reduced in scale and they now sit further away from the adjacent neighbours, minimizing overlooking and privacy issues.

We have remodelled the top form to bring a consistent massing to this element of both buildings. In addition, the gap between the buildings has been enlarged, increasing the amount of daylight and view through.



1

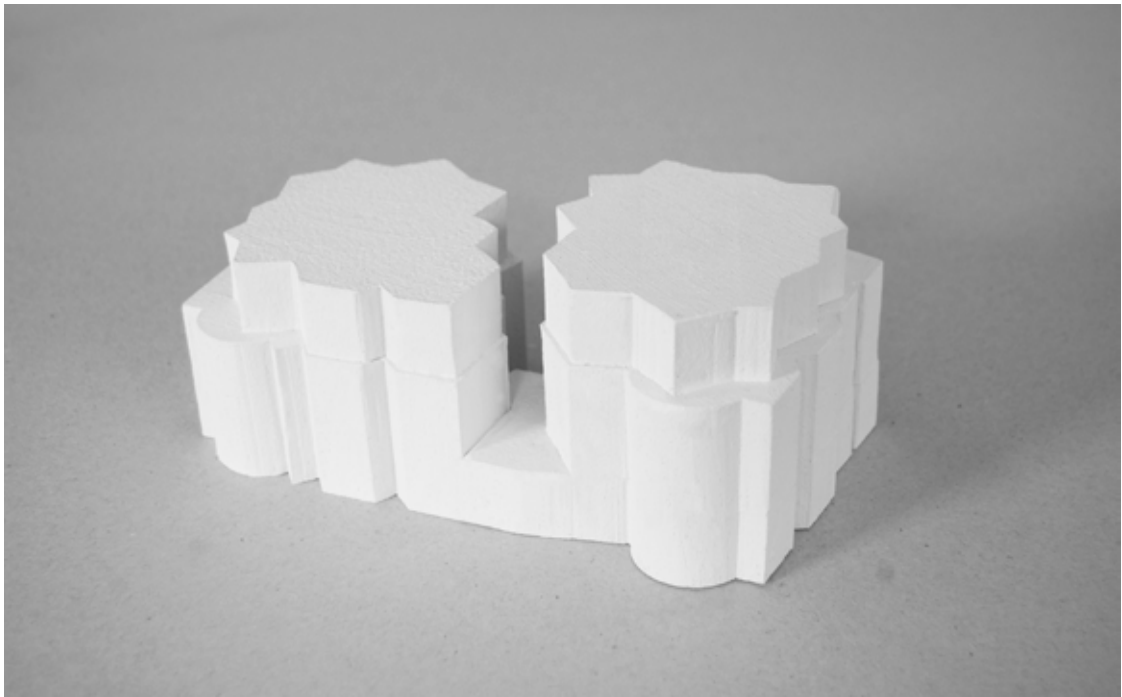


2

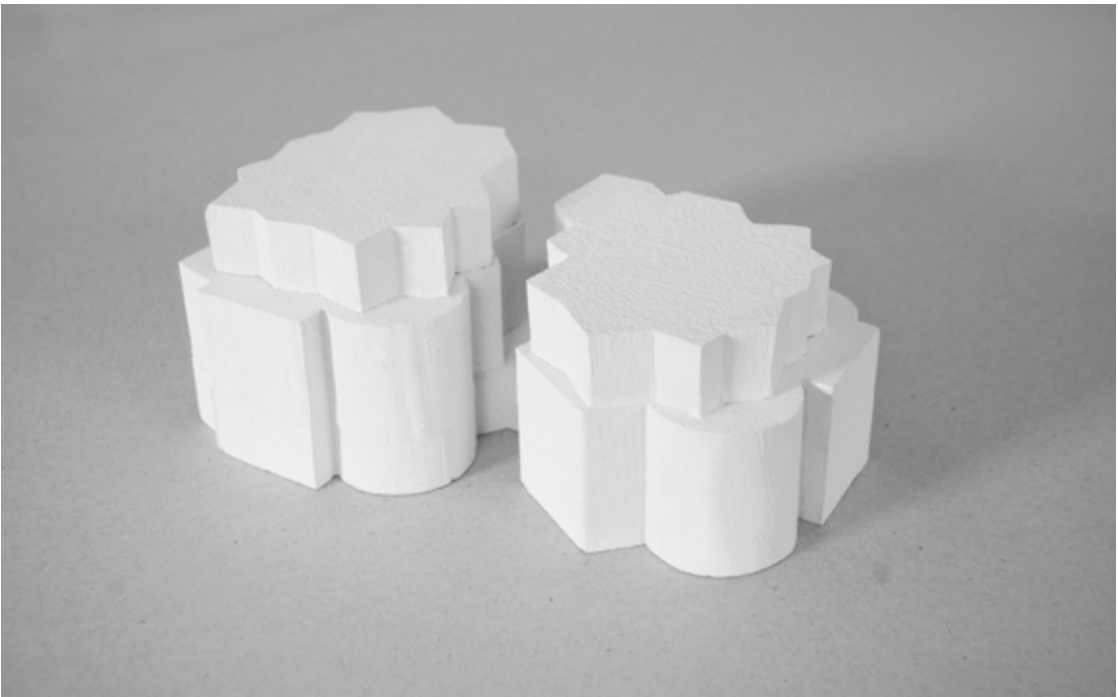
1  
Planning application scheme.  
Sketch contained in the PDAS  
document (page 44).

2  
Revised scheme (March 2015)

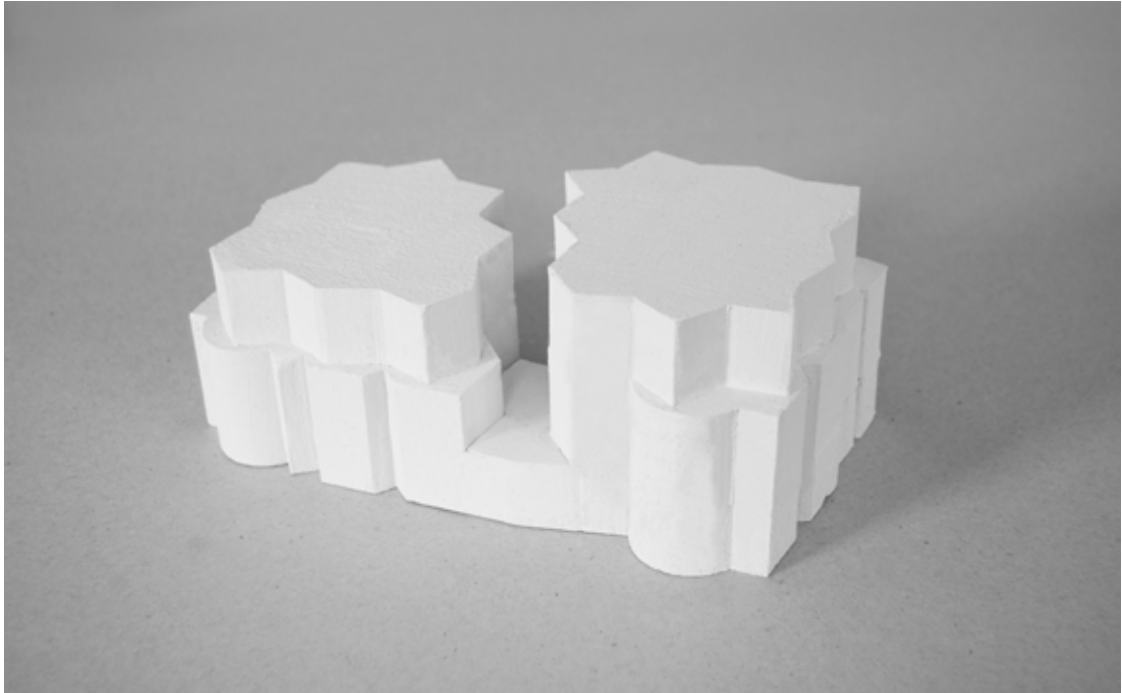
Urban Massing  
Morphology



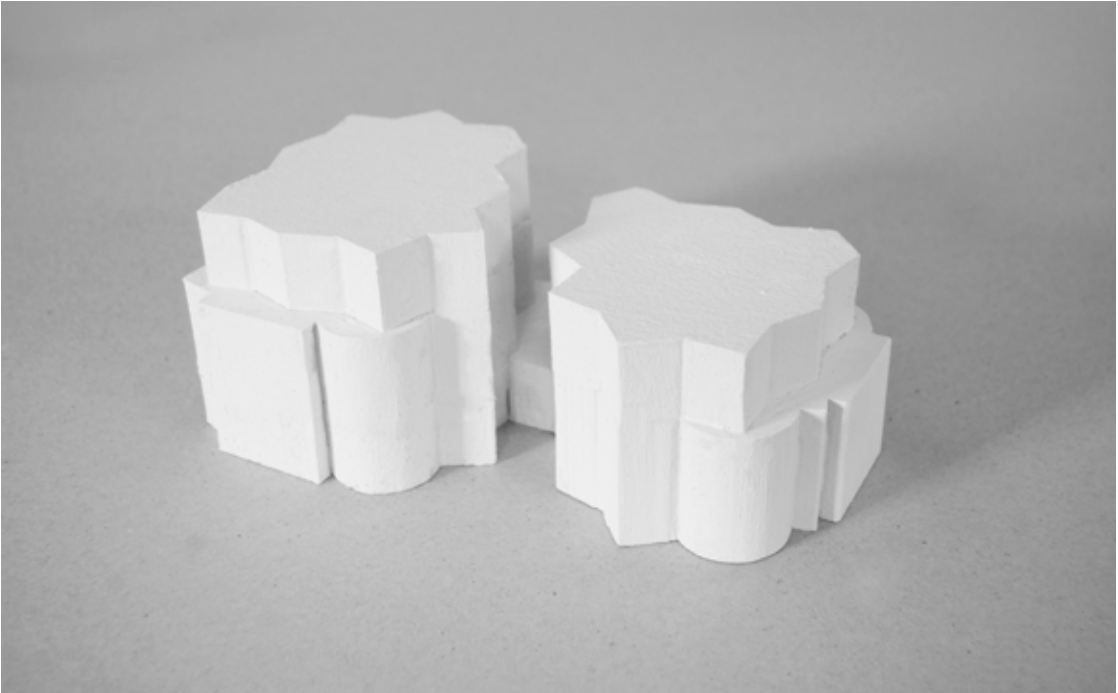
A



B



C



D

A (front), B (rear)  
Planning application scheme.  
1:300 model contained in the PDAS  
document (page 43).  
C (front), D (rear)  
Revised scheme (March 2015)

# Building line Alignments - Fitzjohn's Avenue



1



2

**Fitzjohn's Avenue**  
The facade of the volume fronting Fitzjohn's Avenue is pushed back by approximately 1,4m from the planning application scheme. The new alignment gives continuity to the street line in this side of the road while the first pair of bay forms mediate with the bay windows of the adjacent neighbour.

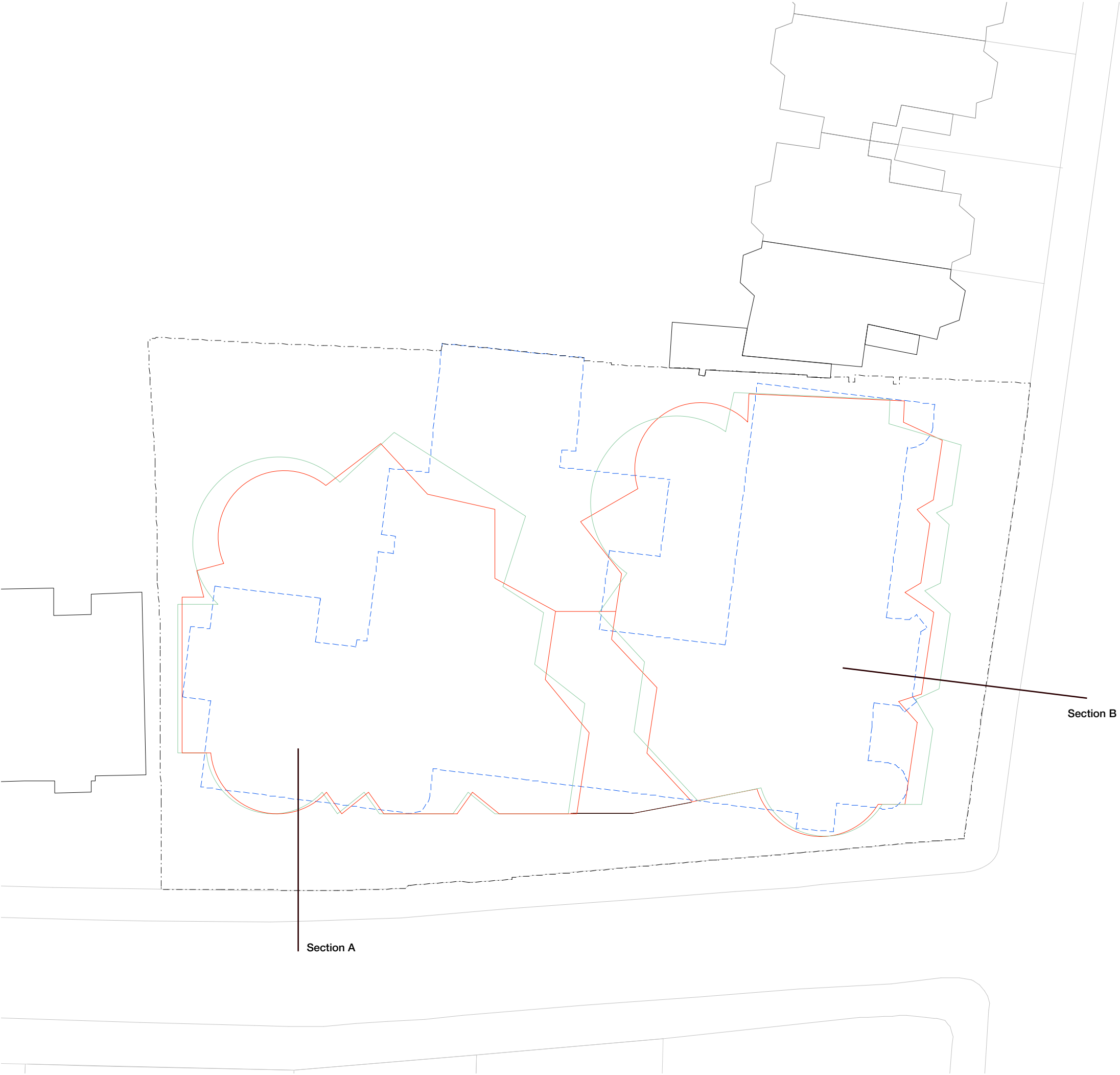
1  
Planning application scheme.  
Sketch contained in the PDAS  
document (page 44)

2  
Revised scheme (March 2015)

Red dotted lines  
Alignment to Fitzjohn's Avenue

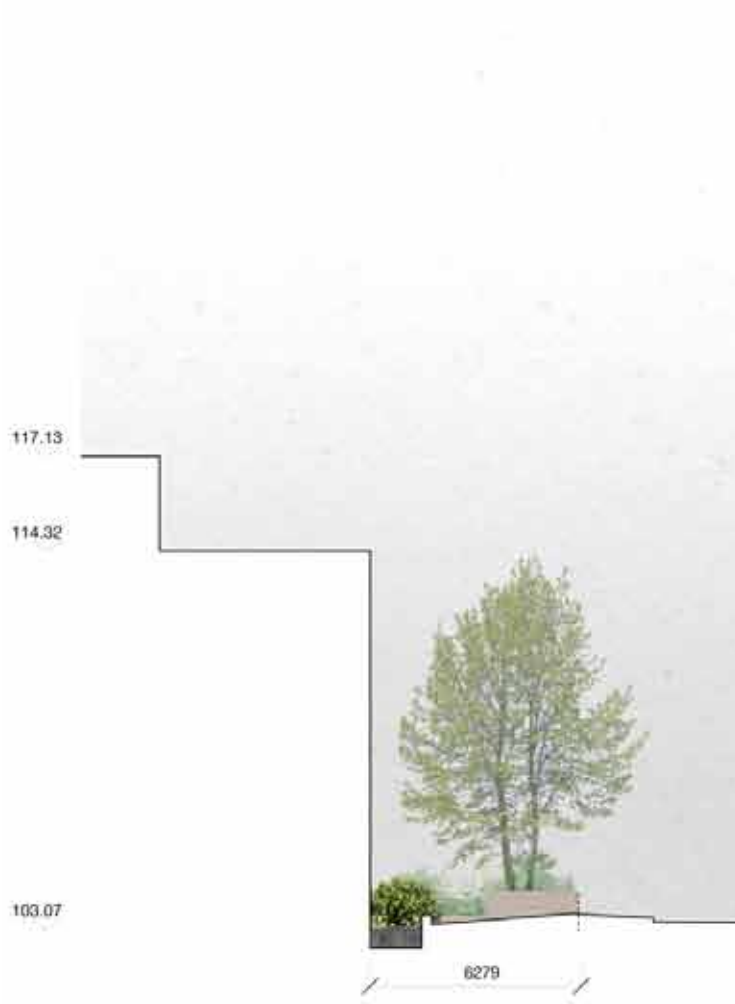


Building line  
Footprint comparison

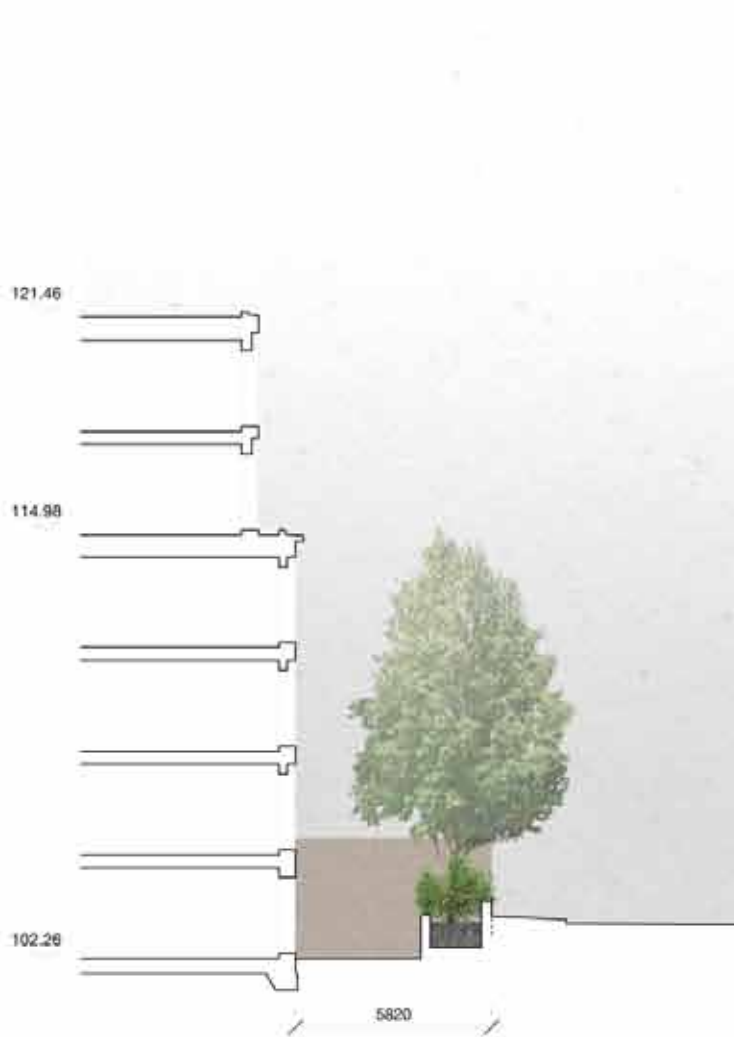


Blue line  
Existing building footprint  
Green line  
Planning application scheme.  
Red line  
Revised scheme (March 2015)

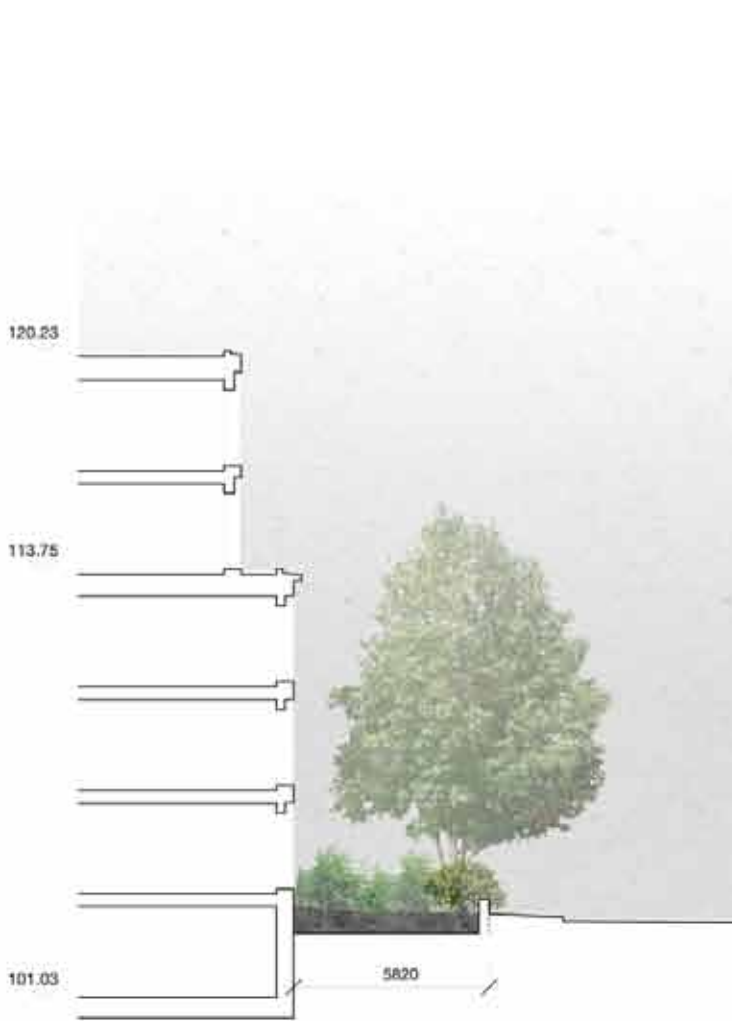
# Building line Section A - Prince Arthur Road



Existing building  
Maximum distance to pavement in this section: 7,90 m  
Minimum distance to pavement in this section: 5,07 m



Planning application scheme  
Maximum distance to pavement in this section: 6,82 m  
Minimum distance to pavement in this section: 5,07 m



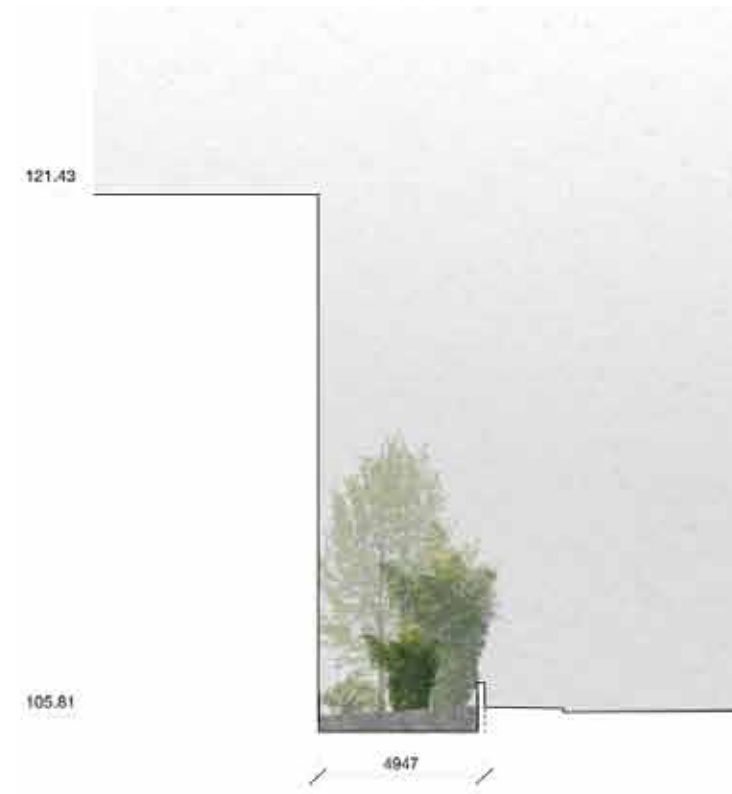
Revised scheme  
Raised ground floor from street pavement level along Prince Arthur Road. This improves the roots protection area of the retained trees while enhancing the verdant quality of the streetscape.

Maximum distance to pavement in this section: 6,82 m  
Minimum distance to pavement in this section: 5,07 m



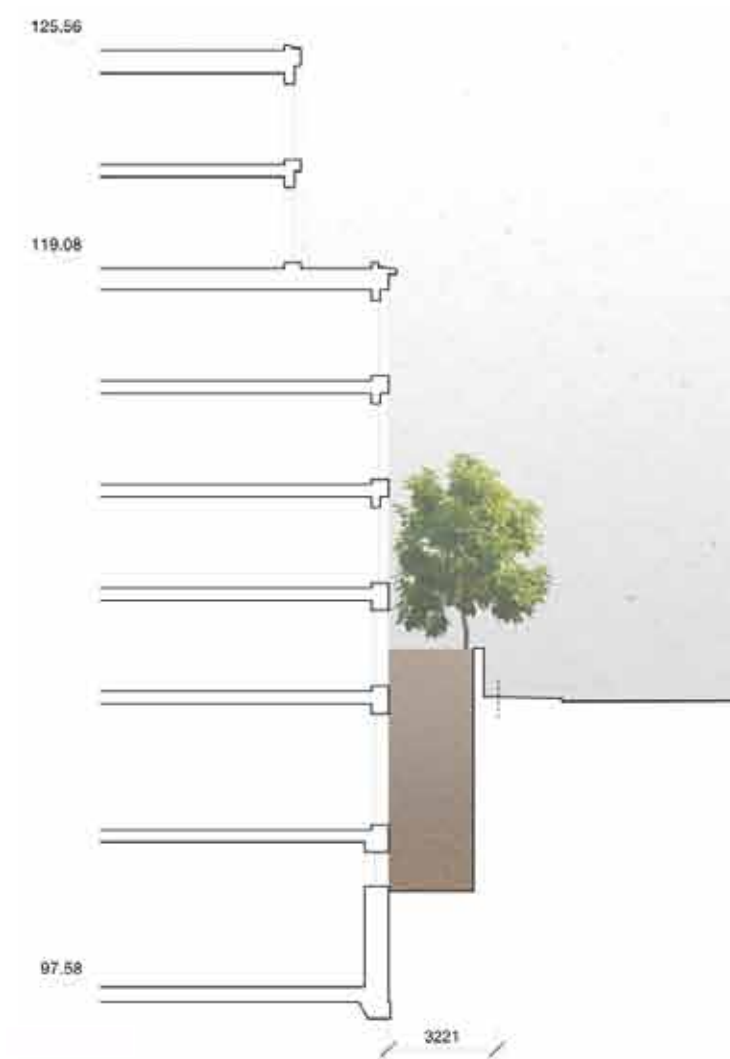
Heath Mansions, Hampstead.  
Example of raised ground floor

## Building line Section B - Fitzjohn's Avenue



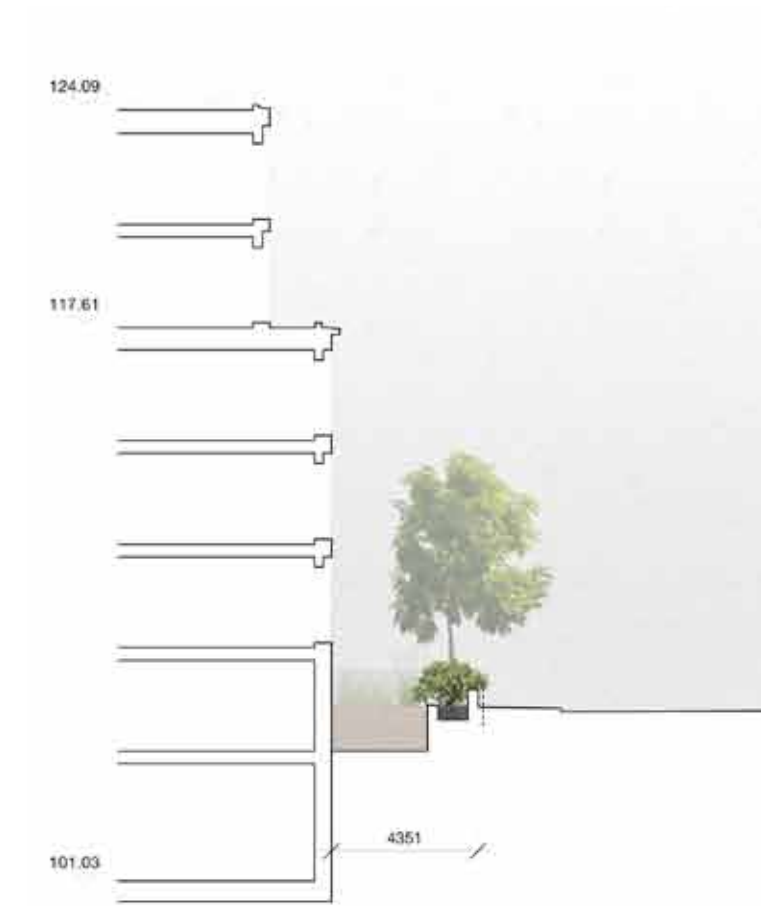
### Existing building

Maximum distance to pavement in this section: 7,76 m  
Minimum distance to pavement in this section: 4,35 m



### Planning application scheme

Maximum distance to pavement in this section: 5,22 m  
Minimum distance to pavement in this section: 3,22 m



### Revised scheme

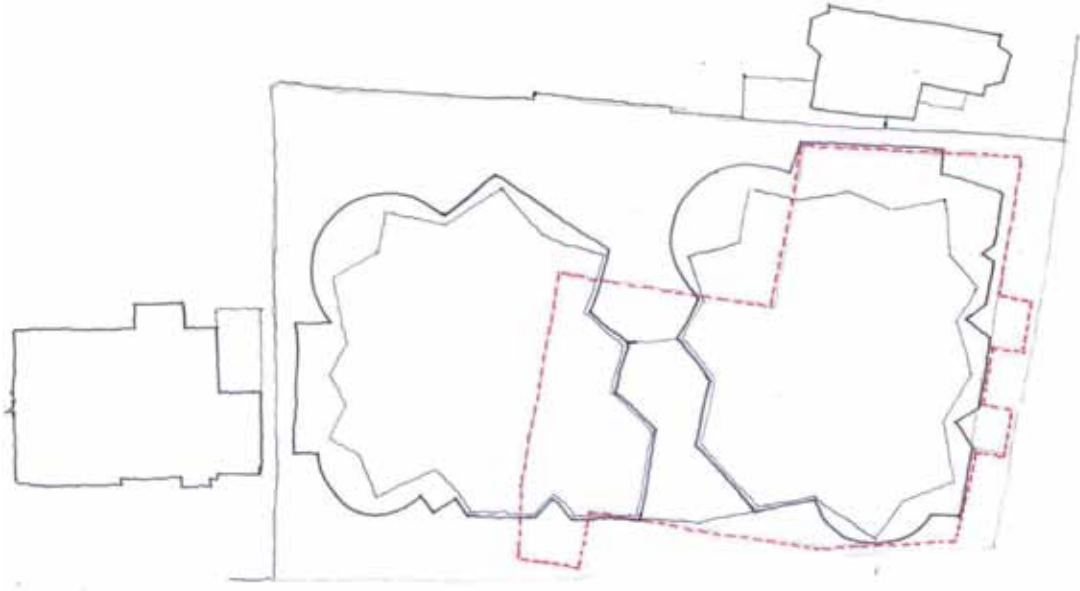
1,5 m sunken lightwells along Fitzjohn's Avenue elevation.

Maximum distance to pavement in this section: 6,58 m  
Minimum distance to pavement in this section: 4,35 m

Gardnor Mansions, Hampstead.  
Example of sunken lightwells

Building line  
Basement

Planning scheme  
Footprint area: 1.267 sq m  
Plot size: 2.072 sq m  
Ratio: 61%



Adjusted scheme  
Footprint area: 1.191 sq m  
Plot size: 2.072 sq m  
Ratio: 57%

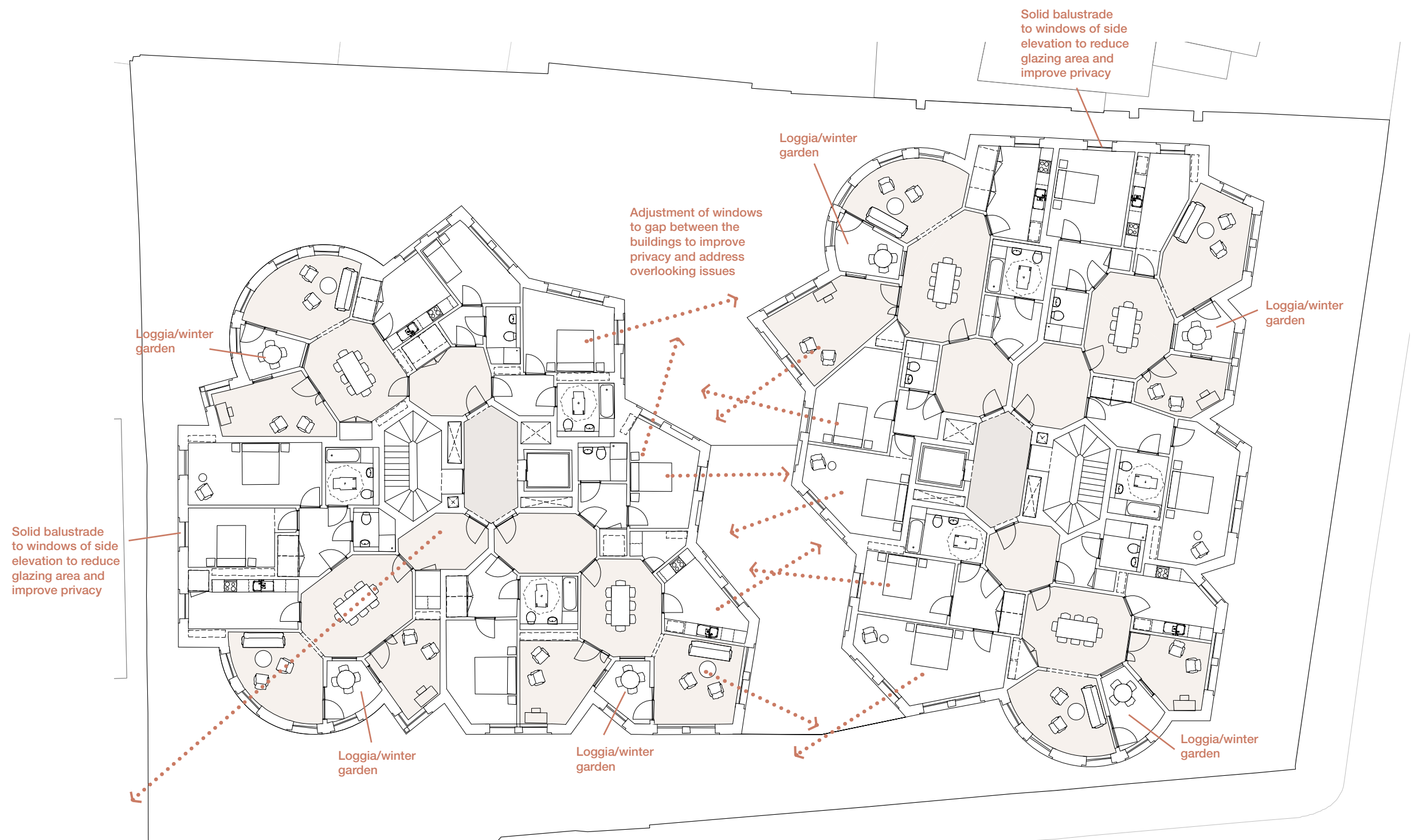


The tightening of the scheme has resulted in a slightly improved footprint : plot size ratio.

The size of the basement has been reduced by approximately 50% and it is now sitting further away from the site boundary. This reduces substantially the impact of the basement, as well as minimising disruption during the construction period.



## Internal arrangement Typical Floor

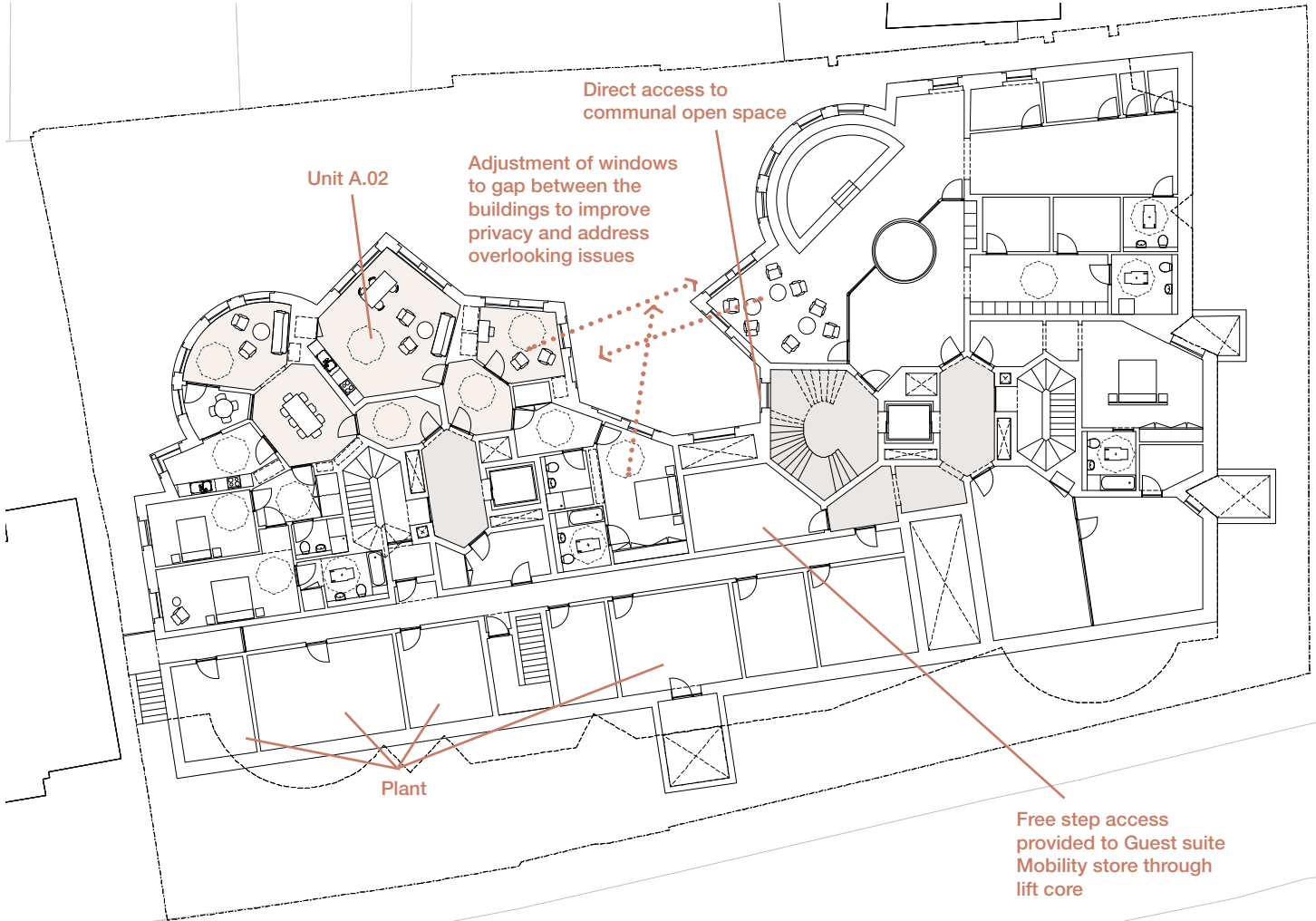
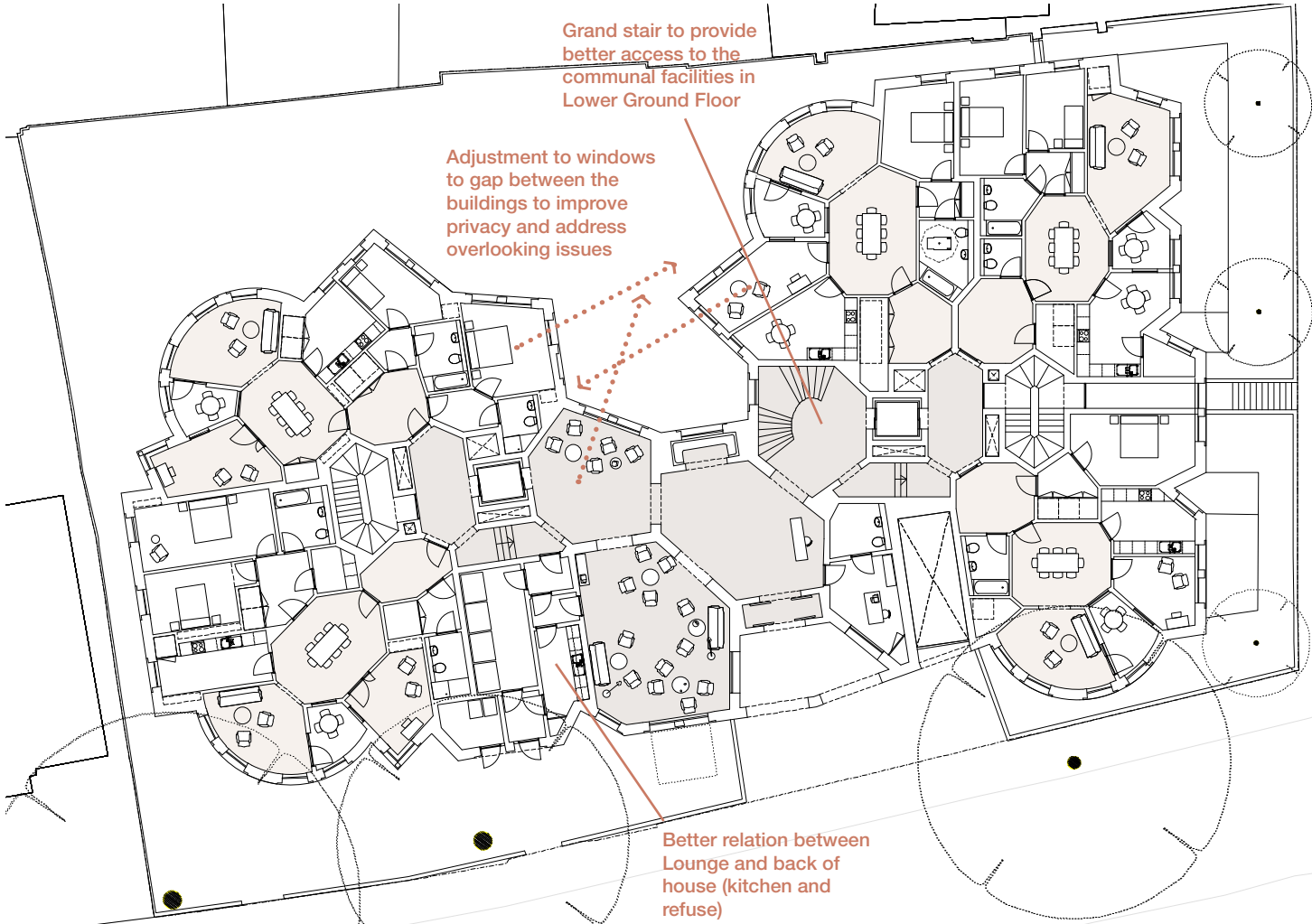


### Typical internal layout plan

- The design of the internal layouts has evolved and now provides a better hierarchy between the three central spaces (entrance hall/dining room/living room), while improves the functionality within the flat.
- Apart from the mobility store provided in lower ground floor, buggies could be stored within each flat due to the generosity of the entrance hall space.
- Every flat is provided with more than 1,5 sq. m of storage space.
- There are no bedrooms next to living rooms of adjoining units in the revised scheme. (Sound insulation at all locations between units is designed to achieve 3 Code for Sustainable Homes credits out of a possible 4. This equates to a +5dB improvement on the minimum standard required by the Building Regulations Approved Document Part E. It is considered that this is a robust level of sound insulation, which is unlikely to result in noise disturbance.
- Internal noise levels are designed following BS8233 guidance. This gives a maximum noise from lifts in bedrooms of 25 dB LAF max. Where it is not possible to locate bedrooms elsewhere, this noise target can typically be achieved with an independent lining to the lift shaft, and appropriate vibration isolation to the lift equipment.
- Every flat is provided with an external loggia/winter garden.



# Internal arrangement Ground & Lower Ground floors



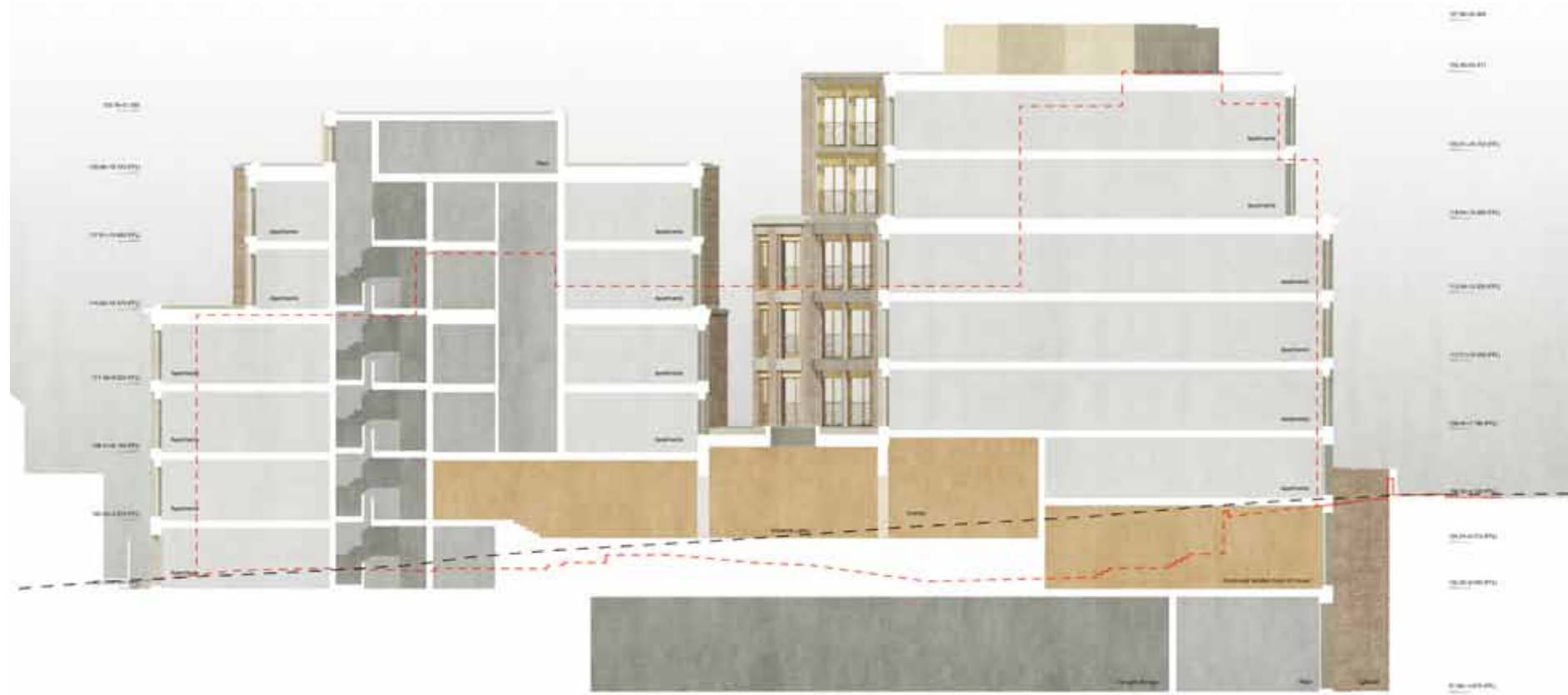
**Internal layouts of Ground floor and Lower Ground floor**

- The revised scheme improves the quality of the rear communal open space, which now presents bigger due to the adjustments done to the massing. These changes have a very positive impact on the orientation and quality of the communal facilities, which now receive more afternoon sunlight.
- The adjusted flat arrangement in the revised scheme provides flat A.02 (previously A.03) with a better orientation as well as solves the privacy issues between the living room of the flat and the communal facilities.
- A grand stair improves the accessibility to the Communal facilities.
- The revised massing allows the communal facilities to have direct access to the rear courtyard without going through the Wellness centre.

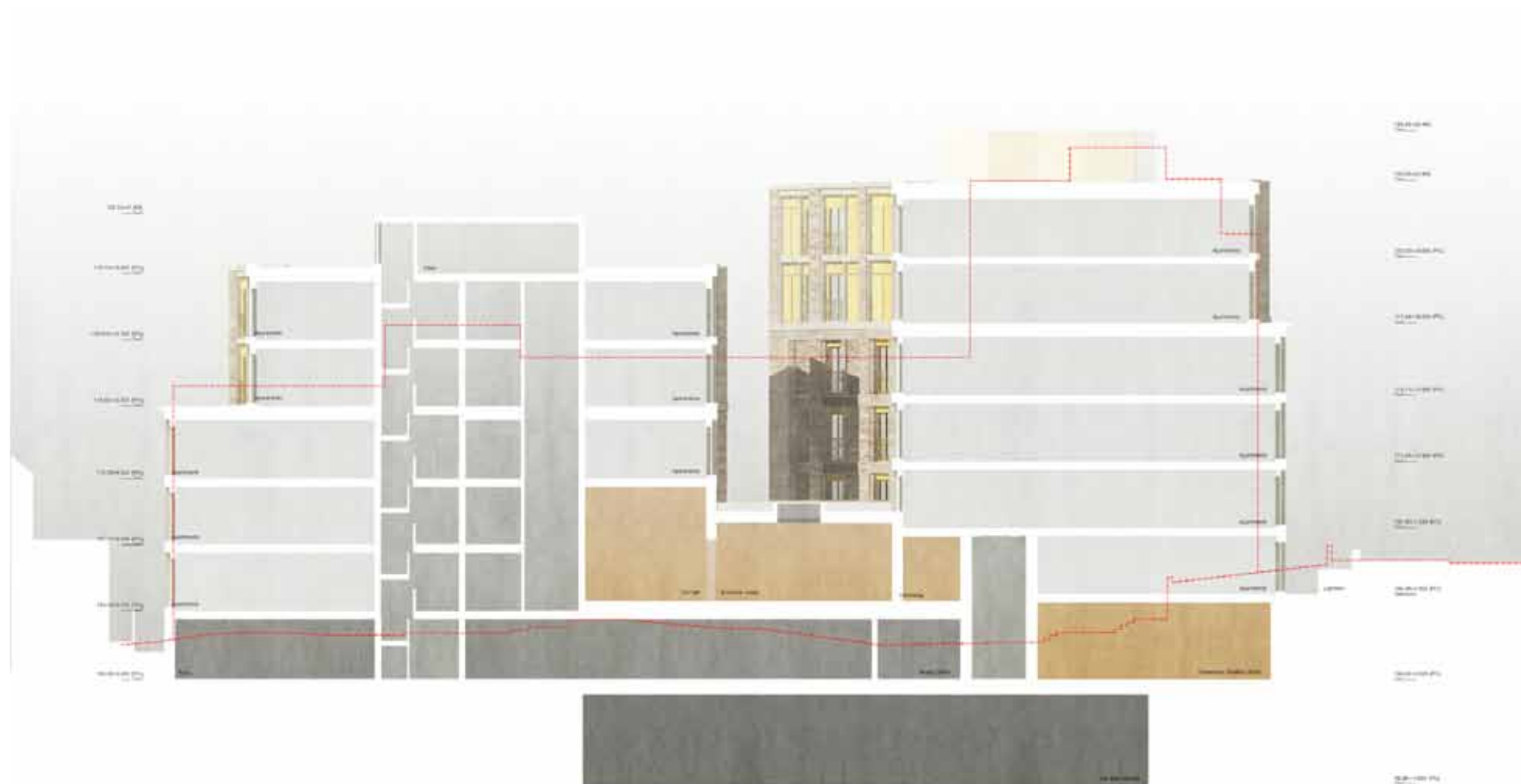
1  
Ground Floor plan of revised scheme

2  
Lower Ground Floor plan of revised scheme

## Revised scheme Section



1



1  
Planning application scheme.

2  
Revised scheme (March 2015)

Red dotted lines  
Existing building outline



# Revised scheme Elevation - Prince Arthur Road



1  
Planning application scheme.

2  
Revised scheme (March 2015)

Red dotted lines  
Outline of the planning scheme

# Revised scheme Elevation - Fitzjohn's Avenue

1



2



1  
Planning application scheme.

2  
Revised scheme (March 2015)

Red dotted lines  
Outline of the planning scheme



Revised scheme  
Street view - Fitzjohn's Avenue



1  
Planning application scheme.  
Drawing contained in the PDAS  
document (page 52)

2  
Revised scheme (March 2015)



Revised scheme  
Street view - Prince Arthur Road



1



2

1  
Planning application scheme.  
Drawing contained in the PDAS  
document (page 53)

2  
Revised scheme (March 2015)



Model of the revised scheme  
(March 2015)