



Proposed Rear Balcony to Existing Ground Floor Flat

Flat 1, 19 Fitzjohns Avenue, London NW3 5JY

Design and Access Statement

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Planning Application Ref: PP-04120721

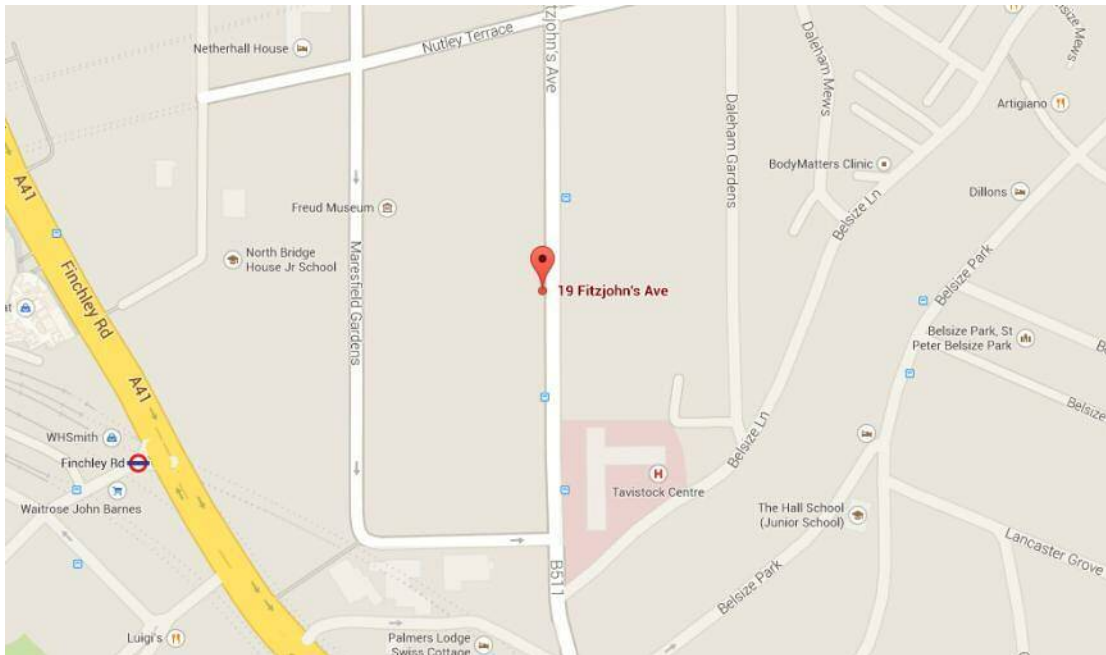
Document Ref: 208_DnA

Introduction

This document describes a proposed balcony to ground floor level to the rear of a detached house.

Site Location

The proposed site is a ground floor flat which enjoys the share of freehold of the detached mansion flat located within the popular Hampstead residential area with walking distance to both Hampstead and Finchley centre.



location map n.t.s.



OS map extract n.t.s.



Street view of proposed site from Fitzjohn's Avenue.



Existing view of proposed site from rear garden showing existing balcony to first and second floors as well as consented scheme to modify the existing terrace with new balcony to loft flat.



Existing relationship between proposed site and adjacent property no.21 Fitzjohn's Avenue with mature vegetation between the houses.



Existing relationship between proposed site and adjacent property no.17 Fitzjohn's Avenue with mature vegetation between the houses.

Design Proposal

The proposed site is a detached Victorian house situated in the Fitzjohn's/Netherhall Conservation Area. The property has been converted into 5 flats with share use the front and rear garden. The proposed scheme will provide for a small balcony to Flat 1 at ground level at the rear elevation similar to the existing consented balcony to the house at upper floor levels.

Small in scale the alteration will have no impact on neither neighbouring properties nor the proposal is visible from the public road.

The proposed balcony is located at the recessed section of the West facing rear facade which will have minimal impact to the projected bay profile living room glazing area to its South.

The glazing directly underneath the balcony is serving the existing kitchen which has recently been renovated.

The proposed balcony is in line with the character and appearance of the original building and as well as the surrounding conservation area with the following examples of recent planning consent.

Planning Precedents:

1. Flat 4, 19 Fitzjohns Avenue (ref. no.2014/2878/P) 2014;
2. Flat 3, 17 Fitzjonhs Avenue (ref.no. 2009/3328/P) 2009;
3. Flat 3, 17 Fitzjonhs Avenue (ref.no. 2005/1417/P) 2005;
4. Flat 3, 19 Fitzjohns Avenue (ref.no. PWX0002423) 1998;
5. Flat 2, 19 Fitzjohns Avenue (ref.no. PW9702912R1) 1997.

Layout

The layout of the flat will remain unchanged other than access through existing window.

Scale and Appearance

The scale and height of the existing remains unchanged with a light way balcony with design and materials to match floor above.

Floor Area

There is no gain of Gross Internal Area for this application with approximate balcony size of 9m².

Landscaping

There is no alteration to the garden in this application.

Access

The existing pedestrian entrance approach to front of house will be retained.

Parking

Parking facility will remain unchanged.