



COUPDEVILLE
ARCHITECTS

DESIGN STATEMENT
GARDEN FLAT
20 FITZJOHNS AVENUE
JUNE 2015

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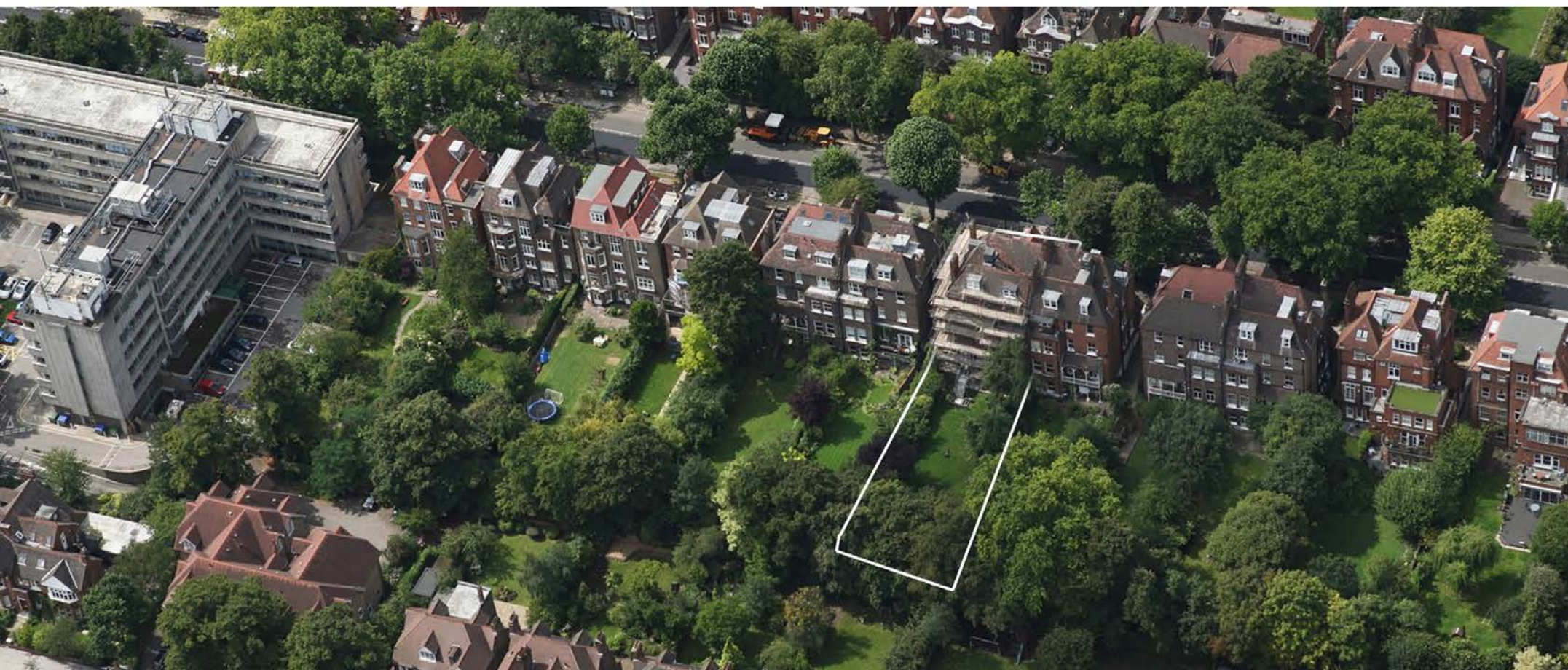
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0.0 INTRODUCTION

0.1 Project Description

Coupdeville Architects has been commissioned to submit a design proposal for a rear ground floor extension to the garden flat within the property at 20 Fitzjohns Avenue.

The subsequent Design Statement is that proposal.

The proposed is located within Camden Borough Council, within the confines of Fitzjohns & Netherhall Conservation Area.

The development site is situated on the western side of Fitzjohns Avenue and is a five storey, semi-detached property that has been separated into 5 flats (one per floor), with a small front garden and large garden to the rear.

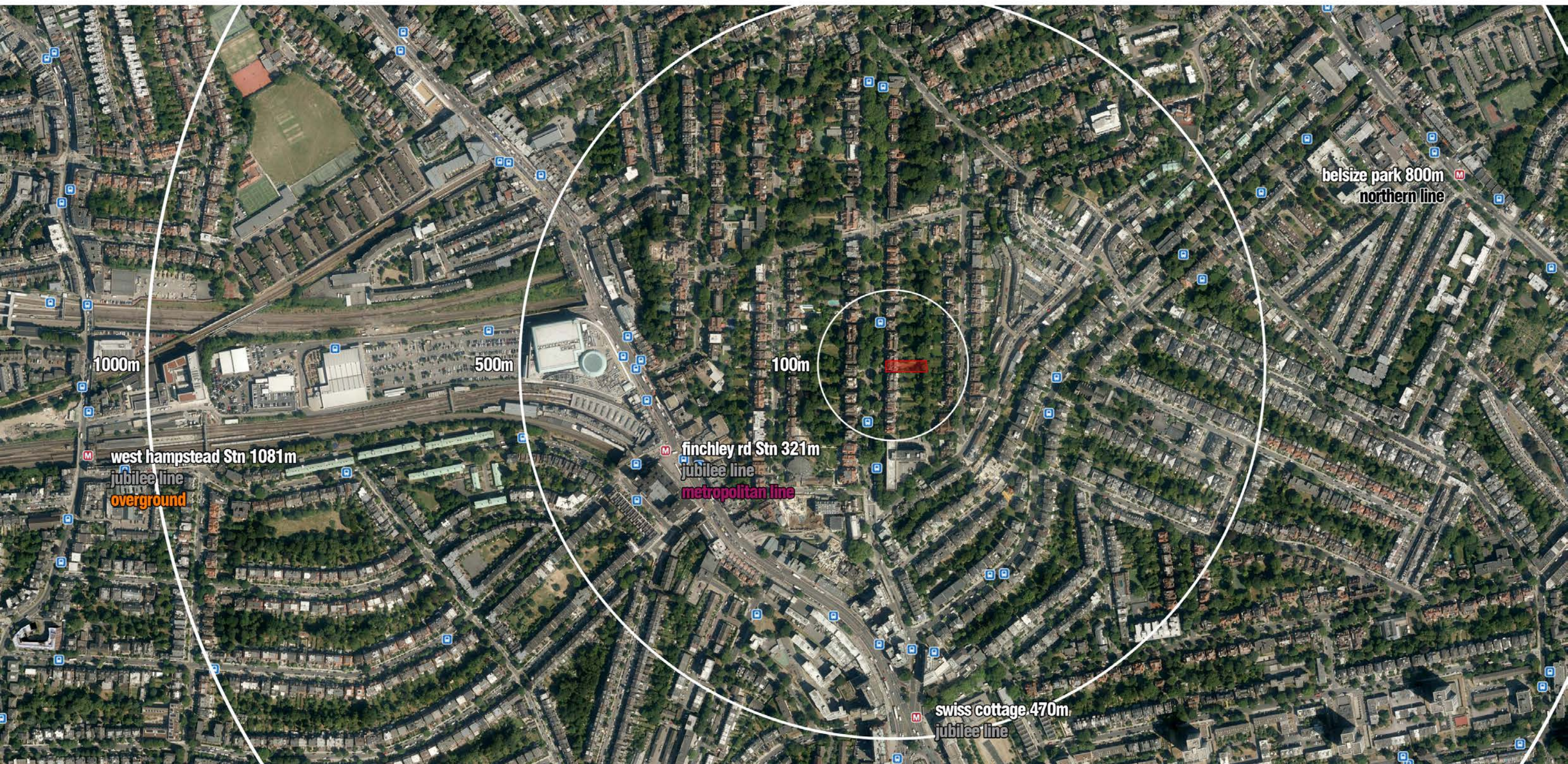
The property is of a typical mid-late 19th century Victorian style with red brick and terracotta being the prominent materials. The mass of the buildings along the street varies between 4 & 5 storeys, however the Victorian style is retained mostly throughout.



0.0 INTRODUCTION

0.2 Public Transport Links

There are various transport links within walking distance of the property with 2 bus stops within 100m and Finchley Rd & Swiss Cottage tube stations within 500m.





1.0 DESIGN INTENT

1.1 Proposal

The proposal seeks to extend the garden flat to the property, creating a larger bedroom facing onto the garden and increasing the open living space to provide a separate dining space looking out into the garden.

1.2 Access

Access into site and the flat will be maintained from the street and any new doors internally to the flat will comply with document M.

A large sliding glass door will provide ventilation and access to the garden from the dining area, whilst a hinged glass door will allow access from the bedroom.

Access to the garden from the side pathway has been maintained and in order to maintain access to the garden from the flat at upper ground floor level we are proposing to replace the staircase with one that ties in with the style of the proposal in a new position to the side of the extension.

1.3 Use

Use is to remain C3 class residential.

1.4 Landscaping

Landscaping to the rear will remain largely unchanged. However, a tree report accompanies this document, which refers to a class C pear tree; as noted in the structural report we are seeking to replant this tree given its proximity to the building.



1.0 DESIGN INTENT

1.5 Style & Materials

The proposal takes into account the form of the approved larger proposal at No9 Fitzjohns Avenue and will be of a modern style with metal clad facades and large glazed panels which open up to the garden.

Part of the roof will consist of a large glass panel that wraps down the front of the extension to allow natural light to penetrate the existing footprint of the house.

The original garden access stair for the upper ground flat will be removed and replaced with one that is of a matching material and colour to the new extension. However the existing white timber balustrade will be maintained and a new opening formed for the proposed stair.

The new large double glazed glass windows and doors will be metal framed in a dark aluminum.

The bronzed metal facade colour has been chosen to mix with the red of the brickwork and help the new extension to tie in with the existing building.



Bronzed Metal Cladding



Proposed Rear Elevation
No.9 Fitzjohns Avenue



Proposed Rear Elevation
No.20 Fitzjohns Avenue



2.0 CONCLUSION

Taking into account the size and form of the approved application 2014/3445/P & original application 2013/2547/P for the property at No9, Fitzjohns Avenue, we feel we have put forward a design that is acceptable in size and style for the property and its surroundings.

We have also taken into account all pre-planning advice from Tony Young in regards to the pre-planning application 2015/2367/PRE.

In regards to issues with scale, we have now reduced the overall footprint of the extension to 3.0m as a way of reducing the overall mass of the proposal. We have also moved the building line away from the boundary by over half a meter which we are hoping will reduce the impact on the neighbouring property in terms of scale when viewed from the neighbouring garden and its impact on light.

As a way of maintaining and enhancing the sub-division of the proposal, the 3 bold vertical lines of the proposed elevation have been altered to be more in line with the staggering of the existing building. We hope this now gives a better reflection of the existing within the proposed design and as such a more noticeable correlation between the two.

As such, our proposal has been sensitively designed, with keen attention to specifying materials, construction methods and detailing, as set out in this document, in keeping with the neighbouring properties.

We envisage this proposal having positive effect on the street row and the neighbouring area.