

Fitzjohn's Avenue, NW3

Prepared for the London Borough of Camden

Planning, Design and Access Statement

Addendum Design Statement to accompany revisions, October 2015

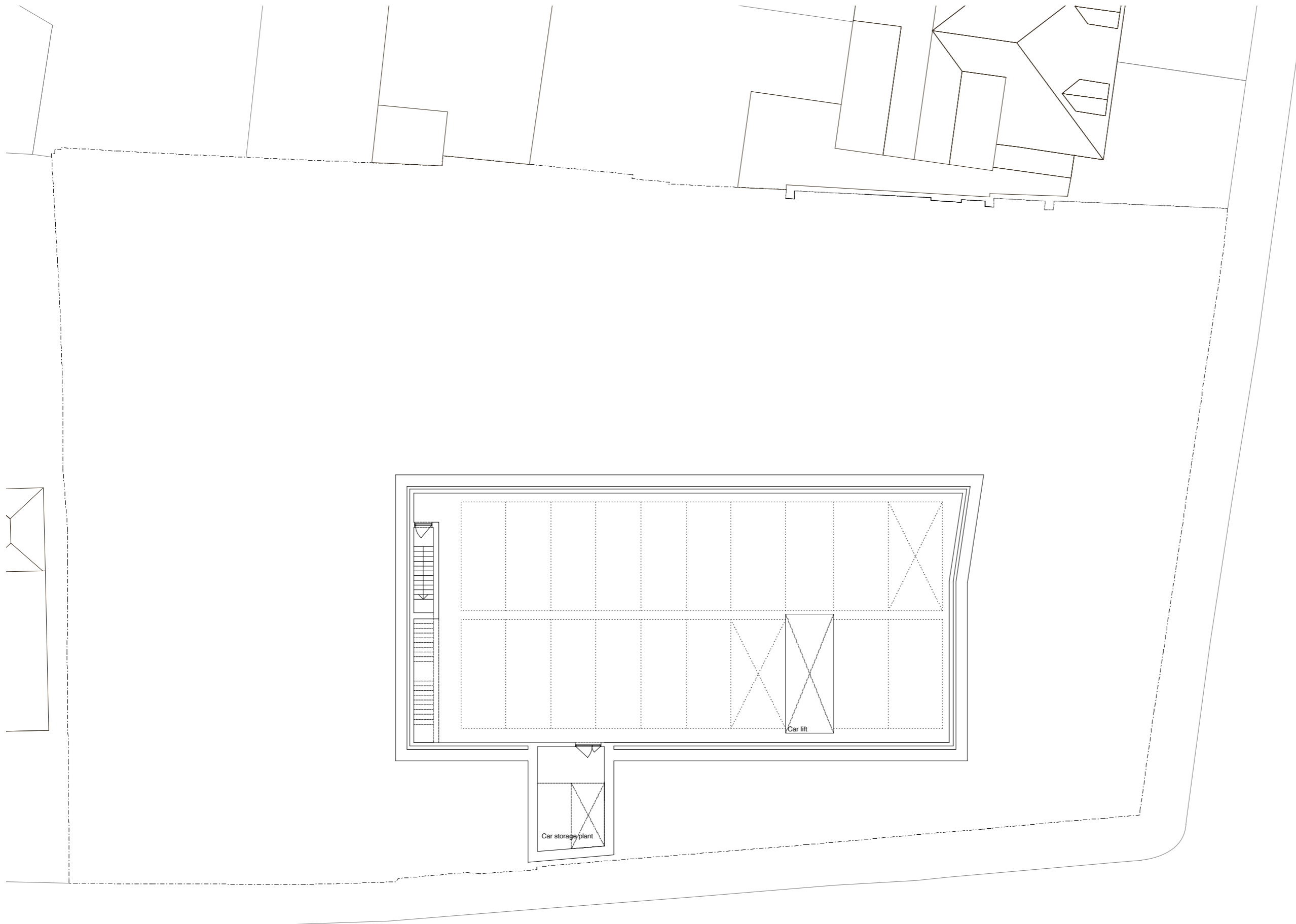


Introduction

This document describes the design development of the scheme since the planning approval.

The adjustments included in these drawings are as follow:

- Number of car park spaces reduced from 33 to 29 cars.
- Substation relocated to ground floor replacing bin store location.
- Number of windows to rear facade reduced.
- Pool exhaust terminal to side elevation.
- Rainwater pipes for lower roofs of each building.
- Cycle store size increased to accommodate 37 bikes.



Sergison Bates architects^{LLP}
Basement

Fitzjohns Avenue, NW3
Planning Technical Documents

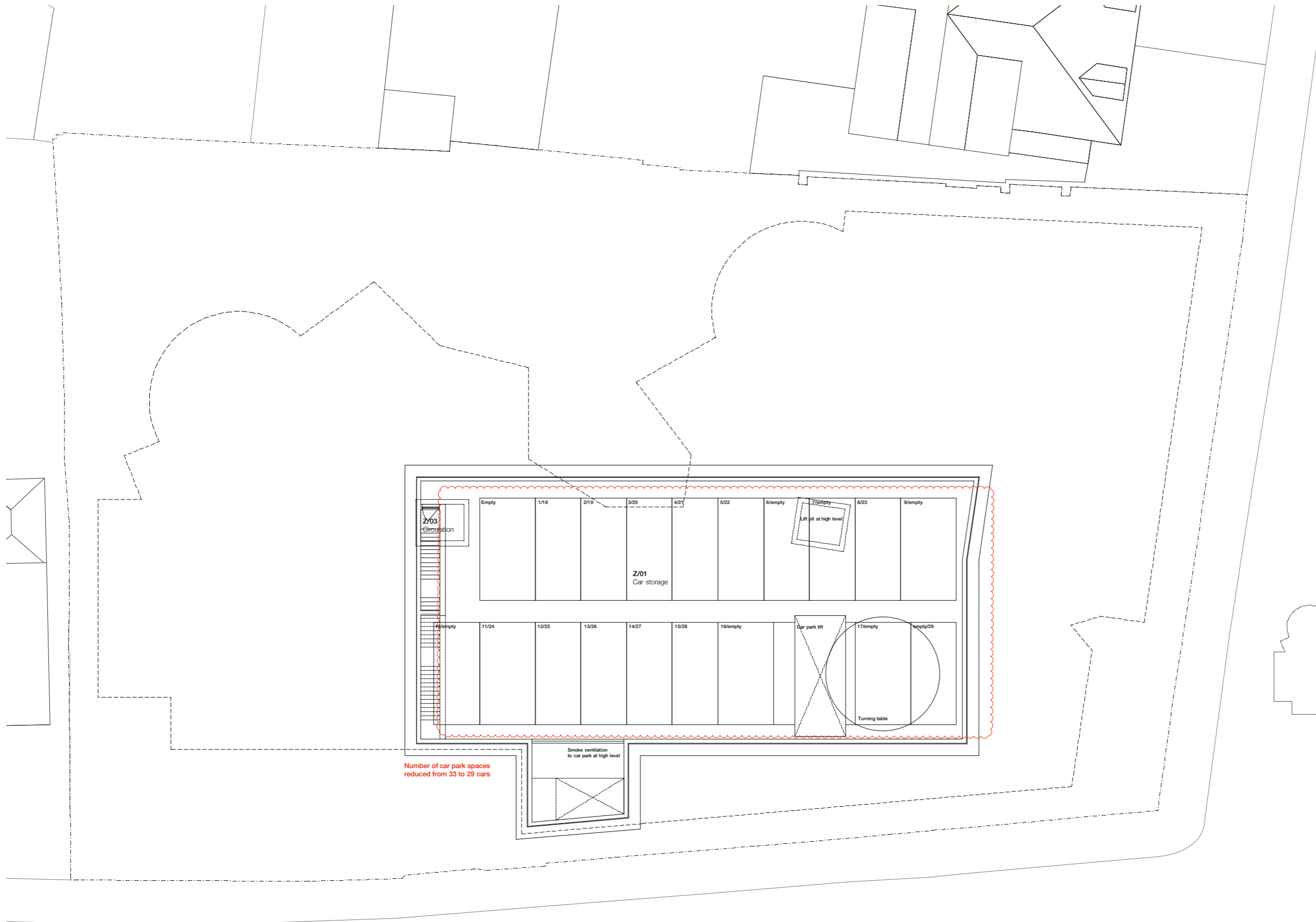
Architects	Date	Scale
Sergison Bates architects	28/01/15	1:100&A1
34 Clerkenwell Close		1:200&A3
London EC1R 0AU		
United Kingdom		

Tel +44 (0)20 7255 1564
e-mail studio
@sergisonbates.co.uk

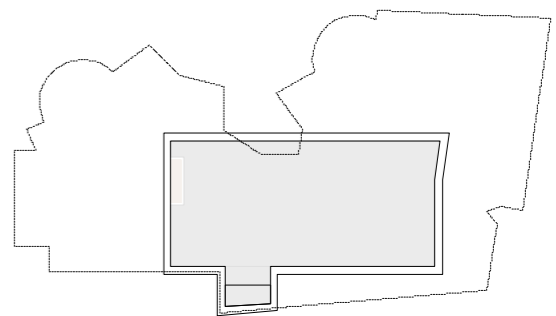
276/4221b

Revision	
A	24/03/15 General update
B	23/06/15 General update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above



Number of car park spaces reduced from 33 to 29 cars



Sergison Bates architects^{LP}
Basement

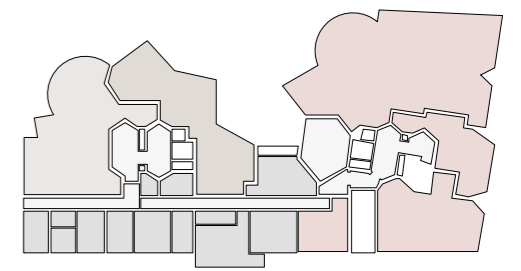
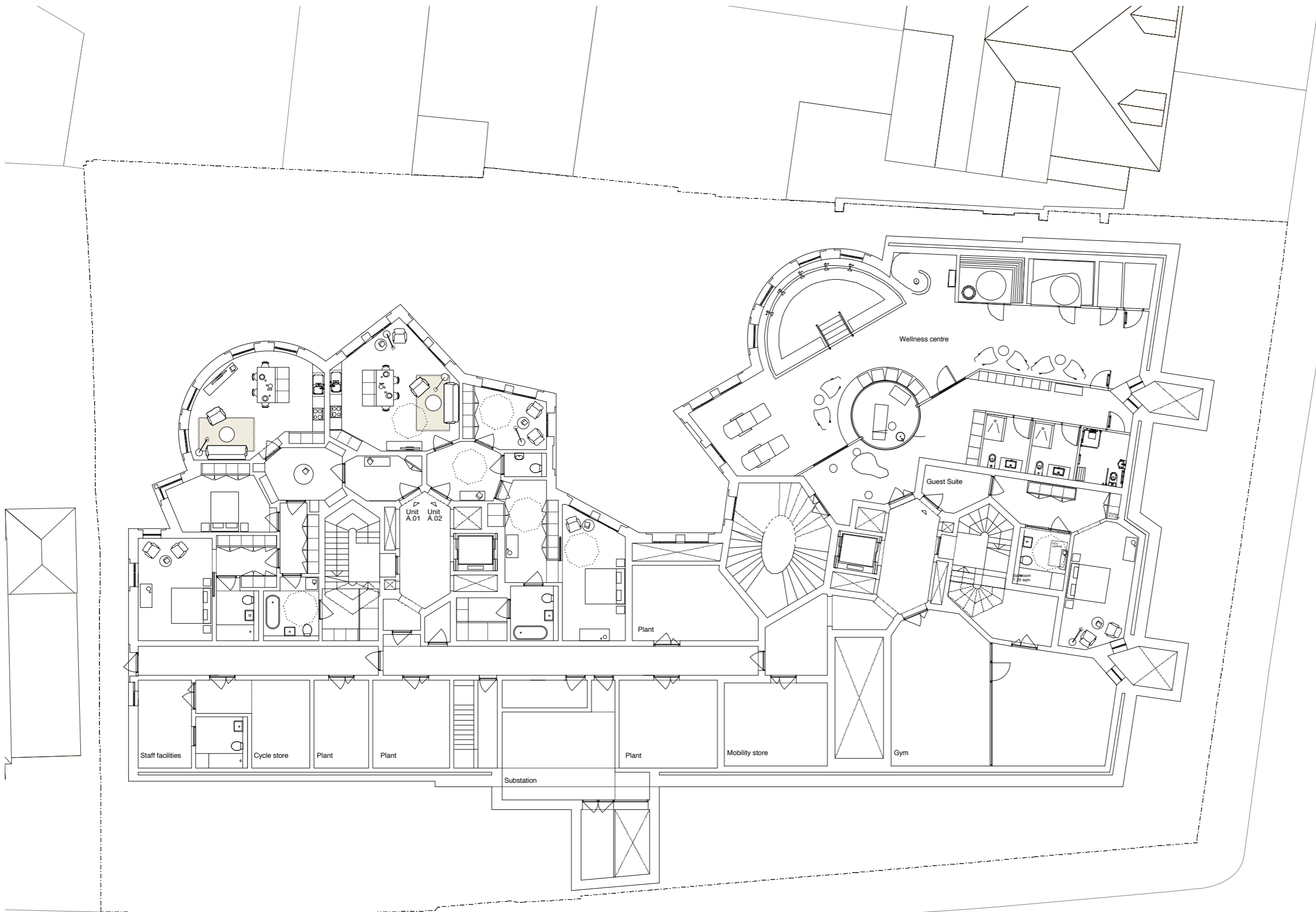
Fitzjohns Avenue, NW3
Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 0AU United Kingdom	28/01/15	1:100BA1 1:200BA3
Tel +44 (0)20 7255 1564 e-mail studio @sergisonbates.co.uk		

276/4221c

Revision	Date	Scale
A 24/03/15	General update	
B 23/06/15	General update	
C 18/10/15	General update	

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above



Sergison Bates architects LLP
Lower ground Floor internal layout

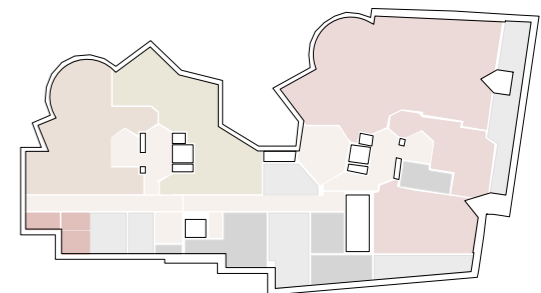
Fitzjohns Avenue, NW3
Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 6AU United Kingdom	28/01/15	1:100@A1 1:200@A3
Tel +44 (0)20 7255 1564 e-mail studio @sergisonbates.co.uk		

276/4222b

Revision	
A 24/03/15 General update	_____
B 23/06/15 General update	_____

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. 0c317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects LLP
Lower ground Floor internal layout

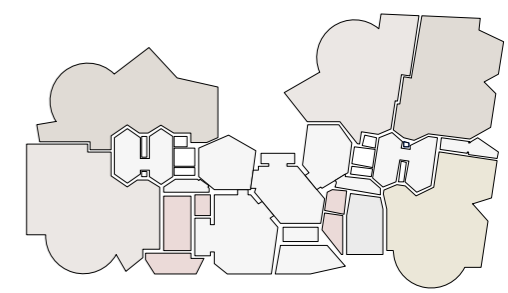
Fitzjohns Avenue, NW3
Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 0AU United Kingdom	28/01/15	1:100@A1 1:200@A3
Tel +44 (0)20 7255 1564 e-mail studio @sergisonbates.co.uk		

276/4222c

Revision	
A 24/03/15	General update
B 23/06/15	General update
C 16/10/15	General update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects LLP
Ground Floor internal layout

Fitzjohns Avenue, NW3
Planning Technical Documents

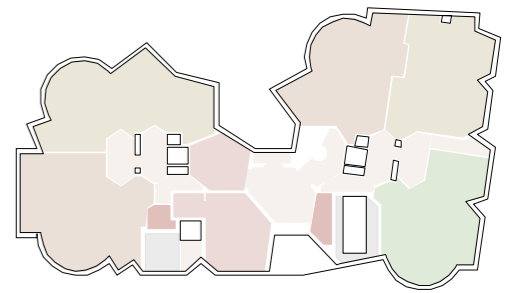
Architects	Date	Scale
Sergison Bates architects	28/11/14	1:1000A1
34 Clerkenwell Close		1:2000A3
London EC1R 0AU		
United Kingdom		

Tel +44 (0)20 7255 1564
e-mail studio
@sergisonbates.co.uk

276/4223d

Revision	Date	Scale
C 24/03/15 General update		
D 23/06/15 General update		

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317601 Registered office as above



Sergison Bates architects LLP
Ground Floor internal layout

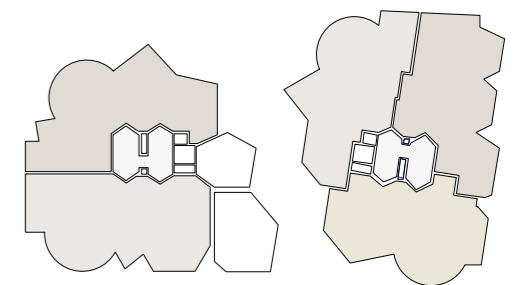
Fitzjohns Avenue, NW3
Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects	28/11/14	1:100@A1
34 Clerkenwell Close		1:200@A3
London EC1R 0AU		
United Kingdom		
Tel +44 (0)20 7255 1564		
e-mail studio		
@sergisonbates.co.uk		

276/4223e

Revision	Date	Scale
C 24/03/15 General update		
D 23/06/15 General update		
E 16/10/15 General update		

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above



Sergison Bates architects LLP
Upper ground Floor internal layout

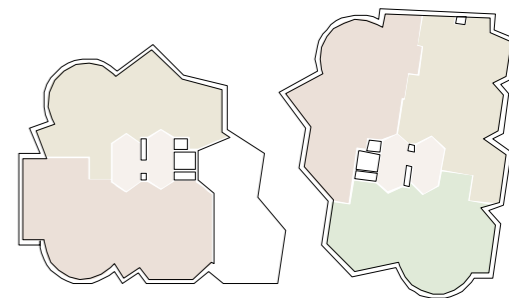
Fitzjohns Avenue, NW3
Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 0AU United Kingdom	28/01/15	1:100@A1 1:200@A3
Tel +44 (0)20 7255 1564 e-mail studio @sergisonbates.co.uk		

276/4224b

Revision
A 24/03/15 General update
B 23/06/15 General update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects LLP
Upper ground floor internal layout

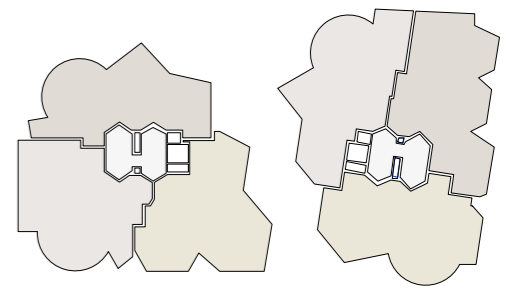
Fitzjohns Avenue, NW3
Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 0AU United Kingdom	28/01/15	1:1000A1 1:2000A3
Tel +44 (0)20 7255 1564 e-mail studio @sergisonbates.co.uk		

276/4224c

Revision	Description
A	24/03/15 General update
B	23/06/15 General update
C	18/10/15 General update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects LLP
 First Floor internal layout

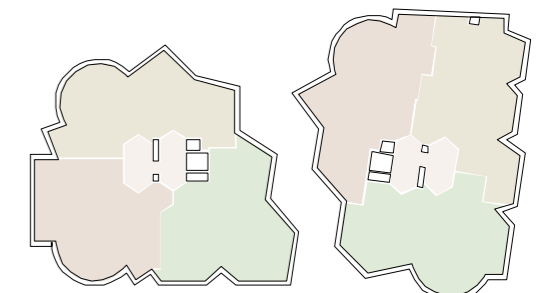
Fitzjohns Avenue, NW3
 Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects	28/01/15	1:100@A1
34 Clerkenwell Close		1:200@A3
London EC1R 0AU		
United Kingdom		
Tel +44 (0)20 7255 1564		
e-mail studio		
@sergisonbates.co.uk		

276/4225e

Revision
D 24/03/15 General update
E 23/05/15 General update

Do not scale from this drawing
 All dimensions to be verified on site
 Limited Liability Partnership Registered in England & Wales
 No. OC317501 Registered office as above



Sergison Bates architects^{LLP}
 First Floor internal layout

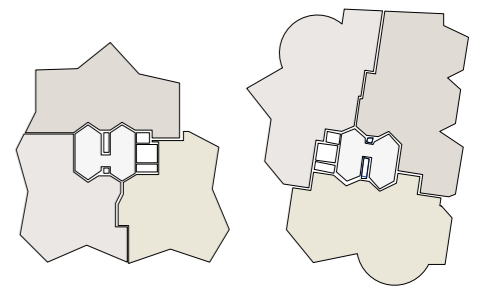
Fitzjohns Avenue, NW3
 Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects	28/01/15	1:100&A1
34 Clerkenwell Close		1:200&A3
London EC1R 0AU		
United Kingdom		
Tel +44 (0)20 7255 1564		
e-mail studio		
@sergisonbates.co.uk		

276/4225f

Revision
D 24/03/15 General update
E 23/06/15 General update
F 15/10/15 General update

Do not scale from this drawing
 All dimensions to be verified on site
 Limited Liability Partnership Registered in England & Wales
 No. OC317501 Registered office as above



Sergison Bates architects ^{LLP}
 Second Floor internal layout

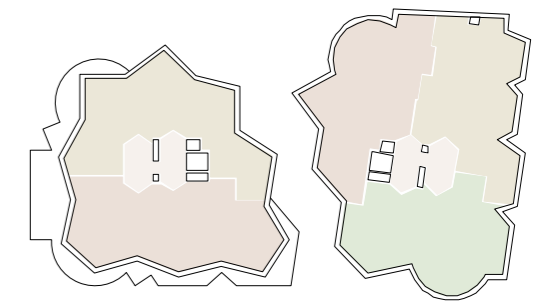
Fitzjohns Avenue, NW3
 Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects	28/01/15	1:100@A1
34 Clerkenwell Close		1:200@A3
London EC1R 0AU		
United Kingdom		
Tel +44 (0)20 7255 1564		
e-mail studio		
@sergisonbates.co.uk		

276/4226b

Revision	Date	Description
A	24/03/15	General update
B	23/08/15	General update

Do not scale from this drawing
 All dimensions to be verified on site
 Limited Liability Partnership Registered in England & Wales
 No. OC317501 Registered office as above
 Drawing may be scaled for planning purposes



Sergison Bates architects LLP
Second Floor internal layout

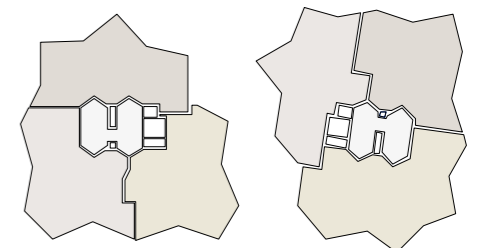
Fitzjohns Avenue, NW3
Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects	28/01/15	1:100&A1
London EC1R 0AU		1:200&A3
United Kingdom		
Tel +44 (0)20 7255 1564		
e-mail studio		
@sergisonbates.co.uk		

276/4226c

Revision
A 24/03/15 General update
B 23/06/15 General update
C 18/10/15 General update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects^{LLP}
Third floor internal layout

Fitzjohns Avenue, NW3
Planning Technical Documents

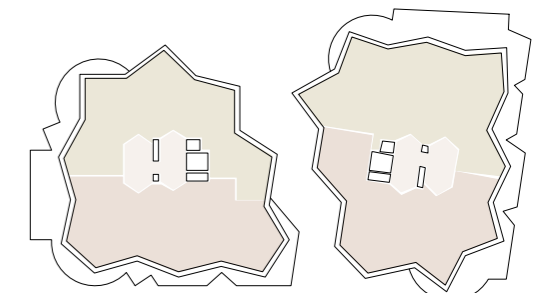
Architects	Date	Scale
Sergison Bates architects	28/01/15	1:100@A1
34 Clerkenwell Close		1:200@A3
London EC1R 0AU		
United Kingdom		

Tel +44 (0)20 7255 1564
e-mail studio
@sergisonbates.co.uk

276/4227b

Revision
A 24/03/15 General update
B 23/06/15 General update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects^{LLP}
Third floor internal layout

Fitzjohns Avenue, NW3
Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects	28/01/15	1:100&A1
34 Clerkenwell Close		1:200&A3
London EC1R 0AU		
United Kingdom		
Tel +44 (0)20 7255 1564		
e-mail studio		
@sergisonbates.co.uk		

276/4227c

Revision
A 24/03/15 General update
B 23/06/15 General update
C 18/10/15 General update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects LLP
Fourth floor internal layout

Fitzjohns Avenue, NW3
Planning Technical Documents

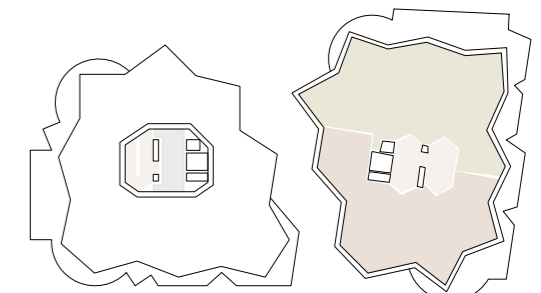
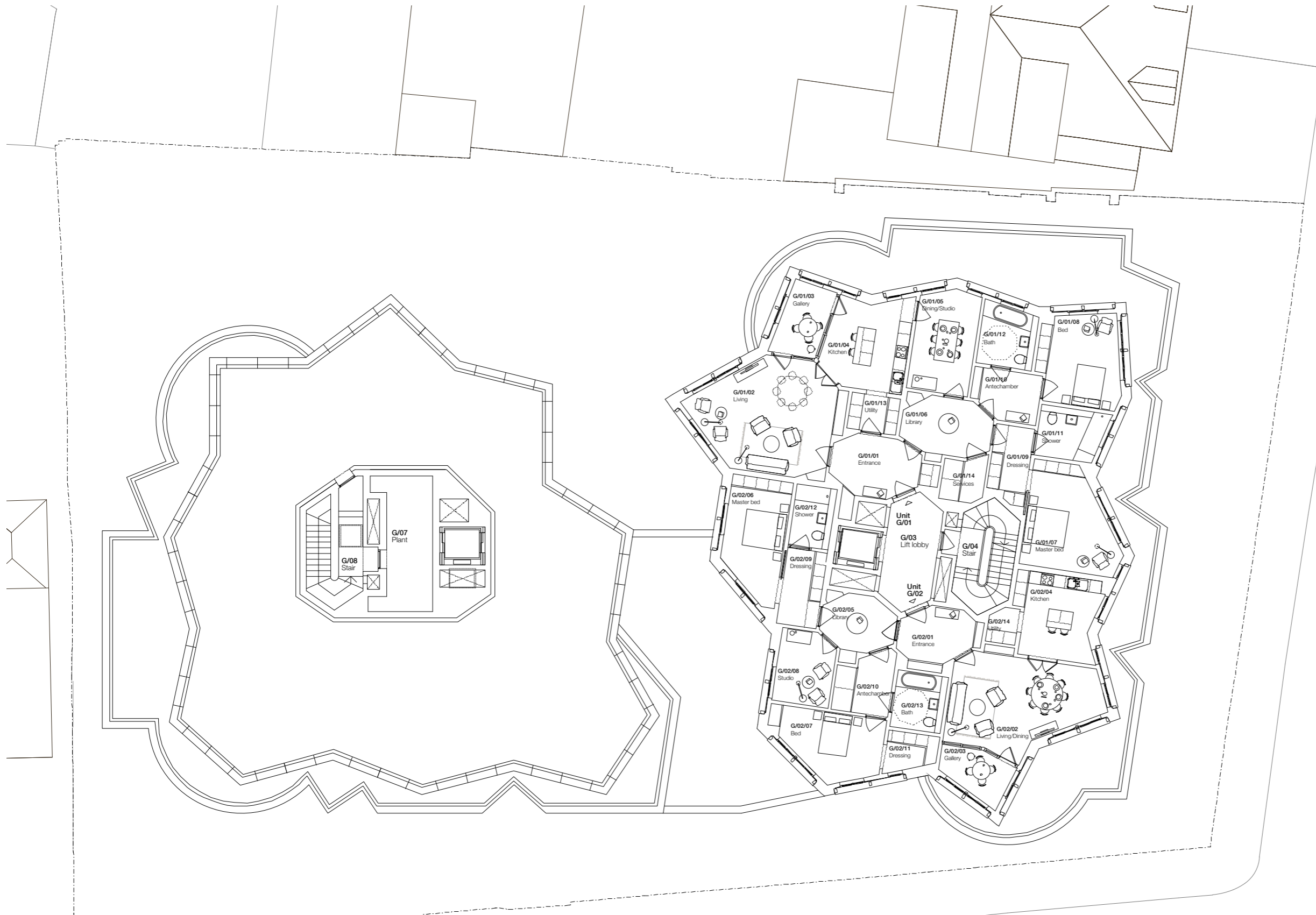
Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 0AU United Kingdom	28/01/15	1:1008A1 1:2008A3

Tel +44 (0)20 7255 1564
e-mail studio
@sergisonbates.co.uk

276/4228d

Revision
C 24/03/15 General update
D 23/06/15 General update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects LLP
Fourth floor internal layout

Fitzjohns Avenue, NW3
Planning Technical Documents

Architects	Date	Scale
Sergison Bates architects	28/01/15	1:100&A1
34 Clerkenwell Close		1:200&A3
London EC1R 0AU		
United Kingdom		
Tel +44 (0)20 7255 1564		
e-mail studio		
@sergisonbates.co.uk		

276/4228e

Revision
C 24/03/15 General update
D 23/06/15 General update
E 16/10/15 General update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. 00317501 Registered office as above
Drawing may be scaled for planning purposes



122.53=21.812

120.23=19.513

114.00=13.273

102.41=1.694

126.40=25.687

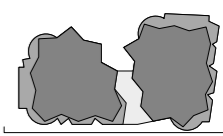
124.09=23.368

117.85=17.129

106.4=5.712

105.19=4.475 (FFL)

104.66=3.947 (FFL)



Sergison Bates architects^{LLP}
Elevation A

Fitzjohns Avenue
Planning documents

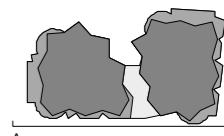
Architects	Date	Scale
Sergison Bates architects	15/12/14	1:100@A1
34 Clerkenwell Close		1:200@A3
London EC1R 0AU		
United Kingdom		

Tel +44 (0)20 7255 1564
e-mail studio
@sergisonbates.co.uk

276/4260c

Revision
A 24/03/15 General Update
B 20/05/15 General Update
C 23/06/15 General Update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects ^{LLP}
Elevation A

Fitzjohns Avenue
Planning documents

Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 0AU United Kingdom	15/12/14	1:100@A1 1:200@A3
Tel +44 (0)20 7255 1564 e-mail studio @sergisonbates.co.uk		

276/4260d

Revision	Date	Scale
A 24/03/15 General Update		
B 20/05/15 General Update		
C 23/06/15 General Update		
D 18/10/15 General Update		

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. 00317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects^{LLP}
Elevation B

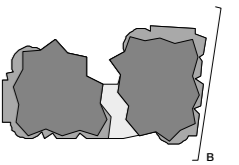
Fitzjohns Avenue
Planning documents

Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 0AU United Kingdom	15/12/14	1:100@A1 1:200@A3
Tel +44 (0)20 7255 1564 e-mail studio@sergisonbates.co.uk		

276/4261d

Revision	Date	Scale
A 24/03/15 General Update		
B 20/05/15 General Update		
C 02/06/15 General Update		
D 23/06/15 General Update		

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above



Sergison Bates architects ^{LLP}
Elevation B

Fitzjohns Avenue
Planning documents

Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 0AU United Kingdom	15/12/14	1:100@A1 1:200@A3
Tel +44 (0)20 7255 1564 e-mail studio @sergisonbates.co.uk		

276/4261e

Revision
A 24/03/15 General Update
B 20/05/15 General Update
C 02/06/15 General Update
D 23/06/15 General Update
E 16/10/15 General Update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes

126.40=25.687

124.09=23.368

117.85=17.129

106.45=5.712

105.80=4.877

104.30=3.583

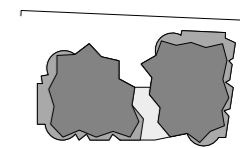
122.53=21.812

120.23=19.513

114.00=13.273

102.25=1.537

100.72=0.000 (FFL)



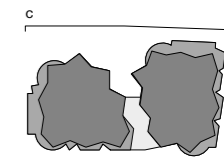
Sergison Bates architects^{LLP}
Elevation C

Fitzjohns Avenue
Planning documents

Architects	Date	Scale
Sergison Bates architects	15/12/14	1:100@A1
34 Clerkenwell Close		1:200@A3
London EC1R 0AU		
United Kingdom		

Tel +44 (0)20 7255 1564
e-mail studio
@sergisonbates.co.uk

276/4262c



Sergison Bates architects LLP
Elevation C

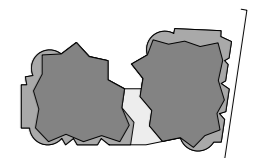
Fitzjohns Avenue
Planning documents

Architects	Date	Scale
Sergison Bates architects	15/12/14	1:100&A1
34 Clerkenwell Close		1:200&A3
London EC1R 0AU		
United Kingdom		
Tel +44 (0)20 7255 1564		
e-mail studio		
@sergisonbates.co.uk		

276/4262d

Revision
A 24/03/15 General Update
B 20/05/15 General Update
C 23/08/15 General Update
D 18/10/15 General Update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects LLP
Elevation D

Fitzjohns Avenue
Planning documents

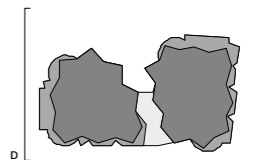
Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 6AU United Kingdom	23/06/15	1:100@A1

Tel +44 (0)20 7255 1564
e-mail studio
@sergisonbates.co.uk

276/4263

Revision

Do not scale from this drawing



Sergison Bates architects ^{LLP}
Elevation D

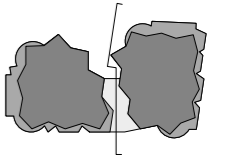
Fitzjohns Avenue
Planning documents

Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 0AU United Kingdom	23/06/15	1:100@A1
Tel +44 (0)20 7256 1564 e-mail studio @sergisonbates.co.uk		

276/4263a

Revision
A 16/10/15 General Update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects^{LTD}
Section B

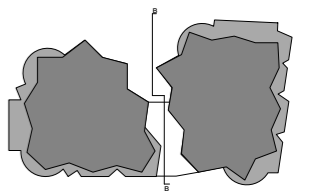
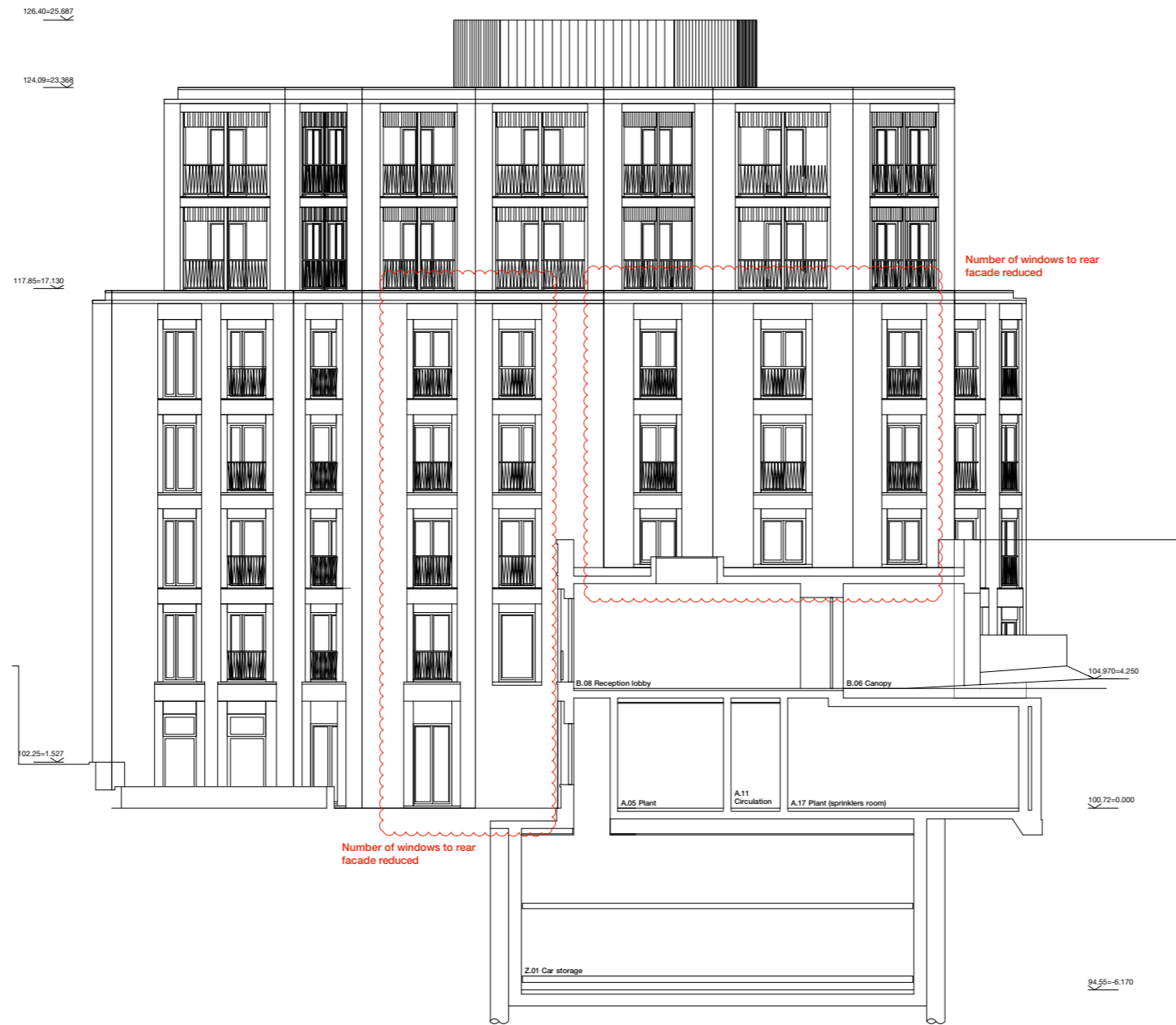
Fitzjohns Avenue, NW3
Planning documents

Architects	Date	Scale
Sergison Bates architects	15/12/14	1:100@A1
34 Clerkenwell Close		1:200@A3
London EC1R 0AU		
United Kingdom		
Tel +44 (0)20 7255 1564		
e-mail studio		
@sergisonbates.co.uk		

276/4296c

Revision	Date	Scale
A	24/03/15	General Update
B	20/05/15	General Update
C	23/06/15	General Update

Do not scale from this drawing
 All dimensions to be verified on site
 Limited Liability Partnership Registered in England & Wales
 No. OC317501 Registered office as above
 Drawing may be scaled for planning purposes



Sergison Bates architects ^{L.P.}
Section B

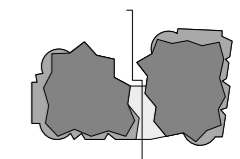
Fitzjohns Avenue, NW3
Planning documents

Architects	Date	Scale
Sergison Bates architects 34 Clerkenwell Close London EC1R 0AU United Kingdom	15/12/14	1:100@A1 1:200@A3
Tel +44 (0)20 7255 1564 e-mail studio @sergisonbates.co.uk		

276/4296d

Revision	
A 24/03/15 General Update	_____
B 20/05/15 General Update	_____
C 23/06/15 General Update	_____
D 18/10/15 General Update	_____

DO NOT SCALE FROM THIS DRAWING
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects^{LTD}
Section D

Fitzjohns Avenue, NW3
Planning documents

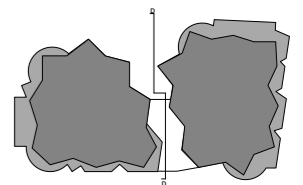
Architects	Date	Scale
Sergison Bates architects	15/12/14	1:100@A1
34 Clerkenwell Close		1:200@A3
London EC1R 0AU		
United Kingdom		

Tel +44 (0)20 7255 1564
e-mail studio
@sergisonbates.co.uk

276/4298c

Revision
A 24/03/15 General Update
B 20/05/15 General Update
C 23/06/15 General Update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317501 Registered office as above
Drawing may be scaled for planning purposes



Sergison Bates architects LLP
Section D

Fitzjohns Avenue, NW3
Planning documents

Architects	Date	Scale
Sergison Bates architects	15/12/14	1:1000A1
34 Clerkenwell Close		1:2000A3
London EC1R 0AU		
United Kingdom		
Tel +44 (0)20 7255 1564		
e-mail studio		
@sergisonbates.co.uk		

276/4298d

Revision
A 24/09/15 General Update
B 20/05/15 General Update
C 23/05/15 General Update
D 16/10/15 General Update

Do not scale from this drawing
All dimensions to be verified on site
Limited Liability Partnership Registered in England & Wales
No. OC317601 Registered office as above
Drawing may be scaled for planning purposes