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PROJECT NO: 1512

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PROJECT NAME: FLAT 2, 104 FITZJOHNS AVE, NW3 6NT – MINOR WORKS

DOCUMENT NO: 1512- 0520

MINOR WORKS & WINDOW REPLACEMENT
DESIGN AND ACCESS STATEMENT

This statement should be read alongside the other documents and drawings making up this application.

INTRODUCTION

1. Flat 2, 104 Fitzjohns Ave, is part of a 5 storey house on the corner of Fitzjohns Ave and Prince Arthur Rd. The house has been sub-divided into 7 flats.
2. 104 Fitzjohns Ave is in the Hampstead Conservation Area.
3. Flat 2 is one of two flats on the Ground Level
4. Flat 2 has sole access from Fitzjohns Ave. Flat 1 enters off Prince Arthur Rd.
5. Flat 2 has the use of 1 garage
6. There is pedestrian access from the parking forecourt to the rear courtyard of Flat 2

PROPOSAL

The proposed works consist of the following:

- the refurbishment, upgrade, alteration and extension to the interior of Flat 2
- the installation of period sash windows and doors to replace the existing out of character units
- the introduction of quality landscaping to the exterior spaces.
- the interior alterations leave all rooms in their present location, but involve the removal of a column and a wall in the lobby/kitchen area, and includes the removal of a chimney breast in the utility room.
- the kitchen is extended to the rear by approximately 1.25 sq. m between two existing flanking walls
- the addition of a natural timber fence to the SW Fitzjohns Ave boundary and the NW side boundary. The fence sits above and behind the present brick boundary wall, to a height level with the top of the SE facing side division wall towards Prince Arthur Road.

PRINCIPLES

The work is intended to significantly improve the owners' amenity of the property, and to improve the quality of the façade when viewed from the street and the rear courtyard. The landscaping of the front and rear courtyards will greatly improve the overview aspect of these two spaces. The proposed natural timber fence effectively raises the height of the current boundary walls which allows a greater privacy for the front courtyard from the busy Fitzjohns Ave.

MATERIALS AND SUSTAINABILITY

The works, we believe, will follow the best sustainability practice. Natural materials will be used wherever possible, and where appropriate, obtained from renewable sources.

ACCESS

The access to Flat 2 will remain unchanged. The front door is moved closer to the exterior wall as indicated on the drawings