Design Statement

Revision 0

1 and 2, 66 Fitzjohns Avenue

London

NW3 5LT

Proposal for:

Demolition of existing houses;

Construction of two new houses including basement level;

Tree Work to front.

Contents

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Architect's drawings

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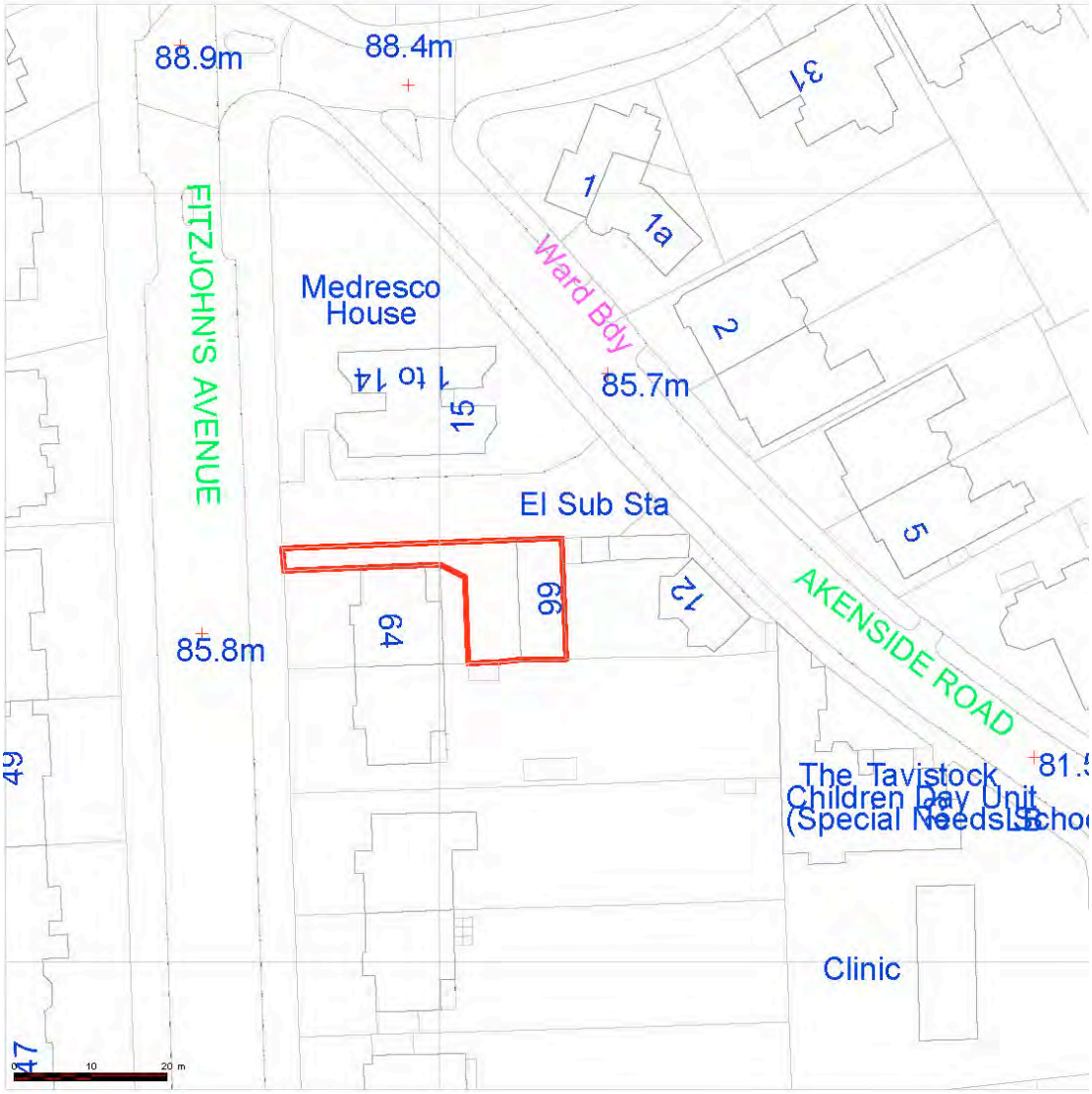
Location Plan



Existing Property

Fitzjohns Avenue is a main road running from Swiss Cottage to Hampstead. The avenue typically has large villa style properties which have largely been divided into flats. There is a wide range of architectural styles in the avenue.

Units 01 and 02, 66 Fitzjohns Avenue are accessed by a private side road.

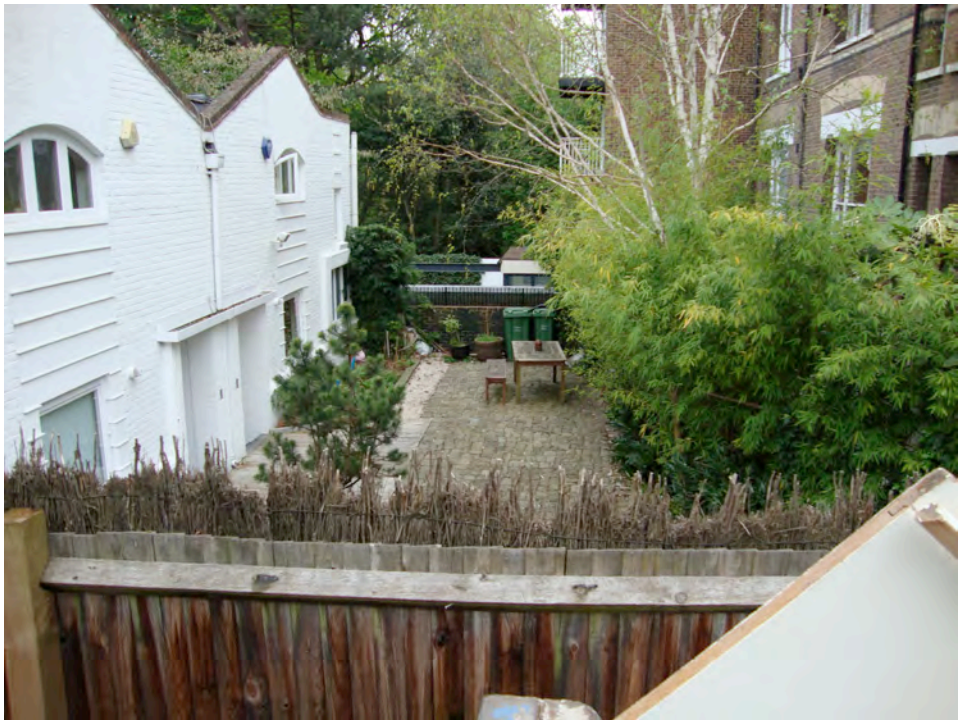
The planning history of the properties is not completely clear but we believe that the properties were converted from outbuildings to residential in the 1980s and that further alterations were approved through planning approvals in the mid 1990's.

The houses have two floors (ground and first).

The architectural style of the properties could be described as post-modern which was popular for a period in the late 1980s and early 1990s. The horizontal arched windows, exaggerated arched lintol band, vertical band of decorative stucco, 'gable end' parapets are elements that have been borrowed from traditional architectural styles but have been distorted and used in a combination that is not a recognised historic pattern. The brickwork and render of the front façade is painted white. There is no evidence that the style of the front façade has any relation with the building that occupied the site prior to residential use in the 1980s. Three of the facades are against the property boundary and are unadorned fairfaced brickwork.

The properties sit behind 64 Fitzjohns Avenue, which is a Victorian Villa displaying Gothic and Queen Anne revival style of the 1870s and 1880s. The rear of this property has been subjected to a number of modifications. The property is now divided into flats and includes a basement / lower ground floor level over the entire footprint of the property and with basement lightwells to the rear and front. A tall screen of planting (bamboo and birch tree) exists between 64 Fitzjohns Avenue and 66 Fitzjohns Avenue.

Photographs of existing

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Design Statement

Form and massing

The proposal has been designed so that the new ground floor accommodation sits within the footprint of the existing building. The height of the front projecting bays is equal to the existing gable walls of the front façade.

The new second floor has been set back from the front façade.

Materials

The proposed ground and first floor will be second hand London stock to front façade (excluding bays) and rear and sides. This is the most common form of brick used in the surrounding area and it's use will help tie the new building to the existing context. As the building is located up to the boundary on three sides the use of London stock brickwork provides a material that is commonly used for boundary walls and is a low maintenance option.

The projecting bays of the first floor will be grey zinc clad.

The second floor is to be finished with grey zinc cladding in horizontal panels with rebated joints. Grey slate and leadwork is commonly used in the area. The use of zinc will mimic these materials. As the second floor is set back then the use of grey zinc distinguishes this element from the ground and first floor and signals that this is roof level accommodation. This helps to visually support the concept thet the ground and first floors are the dominant features and the second floor is subserviant to these.

Style

The existing 1980s post-modern style of the existing building does not relate to any other building types in the area. There is no need to carry

The architecture of the proposal is a simple contemporary style.

The general style has evolved from the requirement for the building to retain privacy between 64 and 66 Fitzjohns Avenue and the desire to make the second floor subservient to the ground and first floor.

The zinc cladding (with flush joints) provides a clean, modern interpretation of lead cladding. The openings for windows and doors are large giving a light contemporary feel inside and out.

The area offers no one dominant architectural style. The properties facing Fitzjohns Avenue are mainly decorative Victorian Villas. The large neighbouring block of flats is poor quality 1960s architecture.

The location of the building set back from the main Fitzjohns Avenue frontage and the small scale of the proposal dictates that it is not appropriate to adopt a pastiche of the the decorative Victorian Villas. A simple plain style that suggests a mews building or quasi-commercial building is more suitable.

The proposed replacement building is designed to be subservient to 66 Fitzjohns Avenue. The simple style, small scale and limited palette of materials combine to achieve this.

Hampstead as a wider area has a reputation for including a variety of contemporary and individual buildings. The introduction a high guality modern architecture into the area has been frequently embraced in the past.

Fenestration

The ground floor windows are clear glass but are protected from overlooking by the overhanging first floor bays.

The ground floor entrance doors are glazed but will have obscure glass.

The first floor windows with clear glass are in the side of the projecting bays. The direction of the windows prevents overlooking on both directions.
Forward facing first floor windows have obscure glass.

The second floor bathroom windows have obscure glass.

The second floor bedroom window to one unit is in the side of a projecting bay.

The bedroom window to the other unit is at the end of the block faces down the entrance drive and is not affected by overlooking in either direction. This projecting bay has obscure glass to the sides.

Basement

The basement is single storey with a floor to ceiling height of 2500mm.

The basement will be largely open plan kitchen and dining plus some secondary accommodation (storage, utility, plant, stair) at the rear. The open plan area will be naturally lit by overhead windows (pavement lights).

An zone above the basement structure has been allowed for planting of lawn ans shrubs.

The basement is designed to be unobstrusive. The basement is proposed to extend under the existing building footprint and under the hardstanding at the front. No lightwell is proposed. Pavement lights (or rooflights at external ground level) will be incorporated into the planting of the gardens.

The basement has been designed to be constructed to avoid affecting any other buildings in close proximity.

See attached APPENDIX B Basement Impact Assessment.

External amenity

The area of existing external amenity is retained. The quality of this external space will be improved with soft landscaping (grass) and planting shrubs.

The planting to the boundary (66/64) will be retained and replaced to match existing.

Car parking

It is understood that there is currently an allowance for off-street car-parking on the front hardstanding. Due to restrictions of the hardstanding size and planting arrangement the current arrangement does not easily allow two vehicles to enter or exit independently. Sufficient hardstanding has been provided in the proposal for off-street parking and the current situation of restricted vehicle movement has not been made worse.

Trees

There are trees on and adjacent to the site.

The largest is a London Plane (labelled T10). This tree has been assessed by an arboricultural consultant and a report detailing that there is no risk of detrimental affect on the tree by the proposed development and the necessary measures for it's protection during construction have included in the arboricultural report.

A tree next to the entrance to the site will have root protection measures put in place during the construction period.

One tree on the site may need to be removed as part of the construction process but will be replaced at completion.

An ornamental pine tree will be removed.

New soft landscaping and planting will be undertaken as part of the development. This will included retention and reinstatement of the boundary planting.

See attached APPENDIX E Arboricultural Report

Energy Efficiency and Sustainability

The re-building of the two houses will enable an upgrade of the current energy efficiency performance beyond the minimum U value requirement of the Buioding Regulations and will include the following where possible:

Installation of new efficient gas condensing boilers with a SEDBUK 'A' rating;
Installation of solar panels for electricity generation may be possible on the south facing wall as this faces an open car-park and is not overshadowed;
Insulation will be used in excess of recommended standards for all building elements;
Argon gas double glazing with low emissivity glass will reduce heat loss;
Underfloor heating will be supplied to all floors which will optimise energy efficiency due to it's lower themperateure requirement (ie. 35 degrees compared to 75 dreggres for conventional radiators);
The construction of the junctions to the extrenal envelope will be detailed to minimise air leakage and threfore heat loss;
Materials with low embodied energy will be used where possible for the new build construction.

Refuse

The existing refuse and recycling storage on the right hand side of the entrance of the private access road will be retained.

Bicycles

Facility for securing bicycles will be incoroprated into the external works.

APPENDIX A

Access for All

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

The proposal is for the refurbishment of the existing houses.

01 Car Parking

Cars will be able to stop outside the front of the house where off-street parking is provided.

02 Access from car parking

Access from car will be directly to access ramps.

03 Approach

Access from car to front door is direct and short down an access ramp.

04 External Entrances

The proposed entrance will be illuminated by overhead lights.

05 Communal Stairs

There are no communal stairs as the house is a separate dwelling.

06 Doorways and Hallways

Any new internal doors will have a minimum 700mm clear opening width.

07 Wheelchair accessibility

Wheelchair accessibility is maximised by providing open plan kitchen and dining.

08 Living Room

The living room is on the entrance floor which is at ground floor level.

09 Bed space at ground floor

No bed space is provided on the ground floor entrance level as existing. A bedroom could be incorporated in the future.

10 WC at ground floor

A WC is proposed at ground floor entrance level.

11 Bathroom walls

New walls in the bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift is not possible.

13 Main Bedroom

The main bedroom and bathroom are on the same level on the first floor or second floor.

14 Bathroom Layout

The bathrooms are all generous in size.

15 Window Specification

New windows will be openable with long lever handles which allow easy operation.

16 Fixtures and Fittings

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.

APPENDIX B

Basement Impact Assessment

To be sent separately

APPENDIX C

Construction Management Plan

APPENDIX D

Planning Policy Statement

APPENDIX E

Arboricultural Report