



DESIGN AND ACCESS STATEMENT

March 2016

*83A Fitzjohn's Avenue
London,
NW3 6NY*

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1.0 Introduction

- 1.1 This supporting Design and Access Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, Hendon, London, NW4 4AR (0208 202 3665), on behalf of the applicant at 83a Fitzjohn's Avenue, London, NW3 5NY.
- 1.2 This statement has been prepared in support of the application for the construction of a timber framed conservatory to the rear of the ground floor flat.
- 1.3 The purpose of this statement is to justify the proposal and to demonstrate that the proposal is beneficial to the surrounding area and will not detract from the character of the existing built and natural environment.
- 1.4 The current scheme has been design by Drawing and Planning and the detailed drawings to accompany this application are included within the attached drawing pack.

2.0 Site and Surrounding Area

- 2.1 The property is located on the main frontage of Fitzjohn's Avenue close to the junction with Prince Arthur Road and is a relatively quiet two-way street. The character of the local area is generally residential, with a mix of different house types and ages of construction.



Fig. 1: Existing View: Front Elevation



Fig. 2: Existing View: Rear Elevation

- 2.2 The subject building is a large semi-detached property arranged over four floors. The property, situated within Hampstead, is of brick built construction. The property presents its front elevation onto Fitzjohns Avenue, with a double storey projecting bay to the front. 83 Fitzjohn's Avenue is currently arranged as three self-contained flats, arranged over ground, first and upper floor levels. The entrances to each of the flats are located within the communal hallways accessed via the main entrance.
- 2.3 83a Fitzjohns Avenue is a two bedroom garden flat which boasts a single storey extension to the rear, alongside an outdoor amenity area that supports both soft and hard landscaped elements.

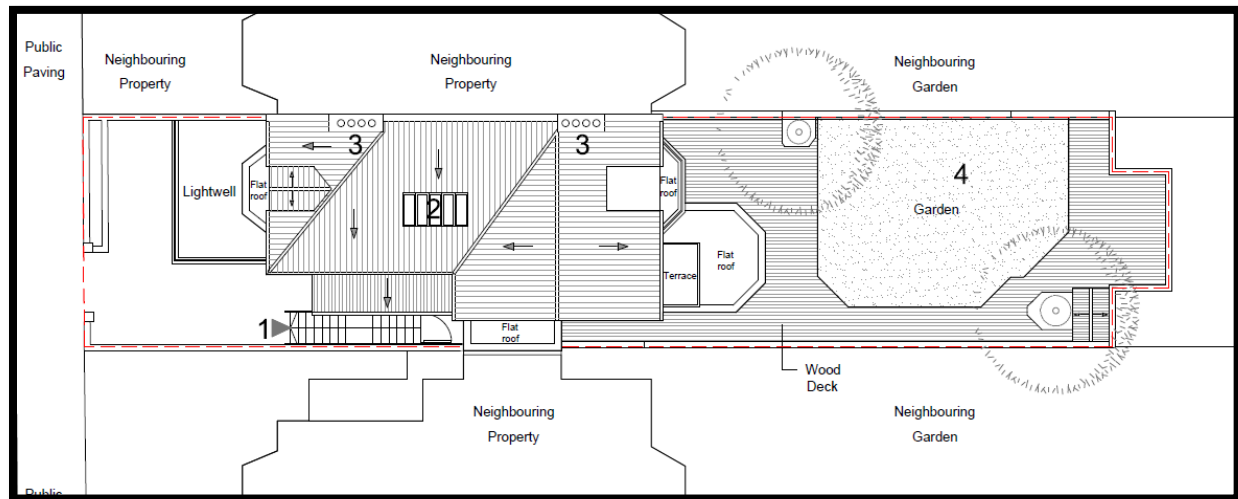


Fig. 3: Existing Site Plan

- 2.4 The area is well served by public transport with multiple bus routes within walking distance. Fitzjohns Avenue is also conveniently located within walking distance to Hampstead Tube Station. The main shopping facilities are within Hampstead.
- Fitzjohn's/Netherhall Conservation Area:
- 2.5 Trees are an inherent and characteristic part of the Conservation Area. Throughout the Conservation Area there are trees of mixed size and species. Many are self-sown, a few may be the remnants of the first estates and gardens while others are more recent additions. The private landscape often contains significant trees, whether groups or individual specimens, contributing to the character of the area, visible from public places or perhaps from surrounding properties.
- 2.6 The Conservation Area is mainly residential but also has a large number of institutional and educational uses that have an impact on the streetscape as a result of the private schools generating vehicles within the area.
- 2.7 There has been some Infill and demolition, both for private developers and for the London Borough of Camden. However, despite these later changes the area has an over-riding sense of a quiet leafy suburb.

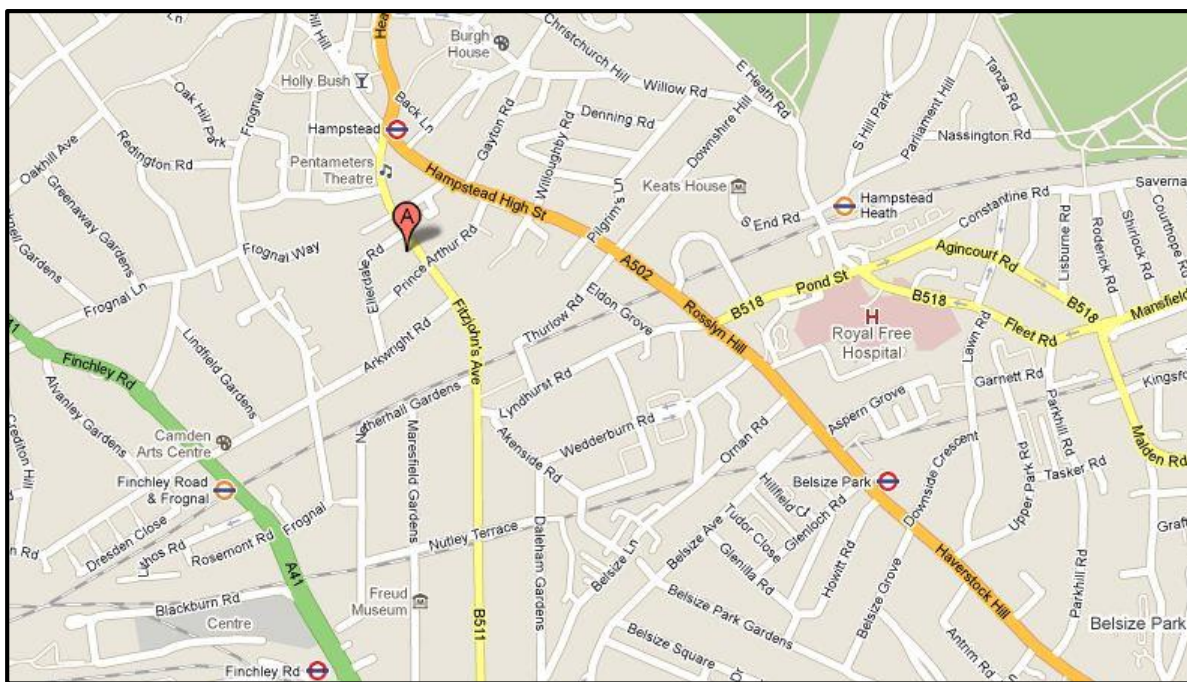


Fig. 4: Map of site within local area

3.0 Planning History

Application Number:	2011/3795/P
Development Type:	Residential Extension
Proposal:	Erection of single storey ground floor rear extension
Current Status:	Granted

4.0 Proposal Description

- 4.1 The development as proposed, has been detailed on the plans attached to this application. The plans show the nature and form of the proposed conservatory, the conservatory's location to vegetation on the site and the existing hard and soft landscaping.

Design

Conservatory Scale

- 4.2 The proposed conservatory will have extend approximately 3.0m from the rear façade of the parent dwelling and will span approximately 3.0m. The height of the shallow pitched roof of the conservatory will be approx. 3.0m from natural ground level.
- 4.3 The proposal will infill the space between the existing single storey rear extension and the southern boundary. The proposed conservatory will be setback approximately 0.6m from the large tree that is located along the southern boundary.
- 4.4 The proposed rear conservatory would include the installation of a set of full height patio style doors to match in line with the existing bay window door style. These doors would

then allow access to the rear garden which comprises of a mix of hard (wooden decking) and soft (grassed) areas. Two full height windows will be placed next to the patio style doors to maximise the amount of sunlight entering into the conservatory as well as providing the occupants of the dwelling with an enhanced view outwards to the rear outdoor amenity area.

- 4.5 The location of the conservatory will be where existing decking has been laid and will not create any additional hard landscaping at the rear.

4.6 Conservatory Materials

The proposed conservatory frame will be constructed out of timber. The timber frame will then be placed on a timber foundation. As such the construction method of a timber raft foundation can be implemented to ensure that the root-zone of the large tree located along the southern boundary is protected. Appropriate conditions of consent can be imposed to ensure that works within the dripline (root-zone) of the tree are undertaken in a manner that ensures the health of the tree.

- 4.7 Overall, the proposed materials to be used to construct the conservatory will enable the structure to be light weight as well as complimentary to the immediate built and natural environment.

Appearance

Front Elevation

- 4.8 No alterations will be undertaken to the front elevation. As such there will be no change to the existing streetscape character of Fitzjohns Avenue.

Rear Elevation

- 4.9 The large bi-fold doors and two windows at the rear of the conservatory are the main new features proposed. The design focused on creating a high level of amenity, which will enhance and maintain the character within the immediate and surrounding area.
- 4.10 The orientation of the bi-fold doors and windows on the rear elevation and their setback from the rear boundary and living areas of the neighbouring dwellings ensures that there will be no direct overlooking, therefore maintaining adjoining properties privacy.
- 4.11 Furthermore the boundary treatment along the northern and southern boundaries consist of large boundary fencing with trellising above. The height of the boundary treatments are in excess of 2m and as such, the proposal will not create any direct overlooking or shadowing which may adversely affect the neighbouring occupier's amenity.

Side Elevation

- 4.12 The new side elevation will be altered in a minor way. The proposed conservatory (infill) will not create any visual impact on views from adjacent properties, as the site already contains an approved single storey rear extension.

Access

Inclusive Access

- 4.13 The proposed scheme has no impact on the accessibility of the existing site. The private access to the residential dwellings will remain the same and will not be changed or altered.

Summary

- 4.14 Overall the proposal will enhance the liveability of the site and will not detract from the character of the area. Specific design measures such as the choice of construction materials have been stipulated to ensure that the effects on the trees which are an integral part of the fabric of the conservation area are protected.

5.0 Planning Policy

- 5.1 The following Local Development Framework Policies and Supplementary Guidance were used in the consideration of this application.

LDF Core Strategy and Development Policies

- CS5 Managing the impact of growth and development
- CS14 Promoting high quality places and conserving our heritage

LDF Development Plan Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Fitzjohns/Netherhall Conservation Area Statement

- 5.2 Specific Planning Policies and Guidance

LDF Core Strategy and Development Policies

CS5 - Managing the impact of growth and development

The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:

- a) providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;*
- b) providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;*
- c) providing sustainable buildings and spaces of the highest quality; and*
- d) Protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.*

The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:

- e) making sure that the impact of developments on their occupiers and neighbours is fully considered;*
- f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and*
- g) requiring mitigation measures where necessary*

Comment:

The proposed conservatory uses high quality, light weight building materials to ensure that the development not only protects the surrounding heritage and character, but it also ensures that the impacts on the immediate neighbouring properties are minimal.

The design (scale and bulk) of the conservatory takes into consideration the adjacent neighbouring properties and what impact of the conservatory might have on them. As such, the proposed dimensions and use of materials will ensure that the amenity of the neighbouring properties are upheld.

It is therefore considered that the proposal complies with the above policy direction.

CS14 - Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- h) requiring development of the highest standard of design that respects local context and character;*
- i) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- j) promoting high quality landscaping and works to streets and public spaces;*
- k) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- l) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views*

Comment:

The conservatory at the rear of the dwelling has been designed to complement its immediate local character and heritage. The conservatory has been designed to complement the existing single storey rear extension. The conservatory will complement the existing rear elevation through its use of materials and its separation distance between the bay window of the rear extension and the side of the conservatory. These specific separation dimensions are detailed on the plans provided in the attached drawing pack.

The design ensures the retention of the large tree in the rear garden that contributes to the character of the conservation area. As such, the proposal will not alter the character of the existing environment.

Overall, it is considered that the proposal will continue to promote high quality spaces within areas of significance.

LDF Development Plan Policies

Policy DP22 - Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

- a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and*
- b) incorporate green or brown roofs and green walls wherever suitable*

The Council will promote and measure sustainable design and construction by:

- c) expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016*
- d) expecting developments (except new build) of 500 sq.m of residential floorspace or above or 5 or more dwellings to achieve “very good” in Eco Homes assessments prior to 2013 and encouraging “excellent” from 2013;*
- e) expecting non-domestic developments of 500sqm of floorspace or above to achieve “very good” in BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019*

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

- f) summer shading and planting;*
- g) limiting run-off;*
- h) reducing water consumption;*
- i) reducing air pollution; and*
- j) not locating vulnerable uses in basements in flood-prone areas*

Comment:

The proposed timber frame and foundation design of the conservatory will ensure that the large tree at the rear of the property is not harmed. It has been stated in the Fitzjohn's/Netherhall Conservation Area appraisal that the character of the conservation area is characterised by existing vegetation which contributes to the leafy characteristic of the area. As such, through implementing sustainable construction methods it is considered that the health of the tree that contributes to the conservation area and heritage of the area will be maintained and continue to positively contribute to the area.

It is therefore considered that the proposal is consistent with the above policy.

Policy DP24 - Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility*

Comment:

The proposed concept of the conservatory indicates the sustainable ethos of the design.

The use of natural materials such as timber, which can be locally sourced, will ensure that the health of tree at the rear of the yard is maintained.

The location of the conservatory is where there is currently wooden decking. As such, the location and establishment of a structure such as the proposed conservatory would not generate and increase in runoff, as it was previously hardscaped is considered. The proposal is therefore deemed to be a sustainable form of development.

The infill developments location to the rear of the property will not have an adverse effect on the character or amenity of the built or natural environment. The location is restricted from public views and the view of the conservatory from neighbouring properties will reflect the surrounding environment. As such the proposal is considered to be a sustainable form of development that would increase the occupants of the dwellings amenity while maintaining the surrounding natural and built amenity.

Policy DP25 - Conserving Camden's heritage Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*

- e) *preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage*

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

Policy DP26 - Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) *visual privacy and overlooking;*
- b) *overshadowing and outlook;*
- c) *sunlight, daylight and artificial light levels;*
- d) *noise and vibration levels;*
- e) *odour, fumes and dust;*
- f) *Microclimate;*
- g) *the inclusion of appropriate attenuation measures*

We will also require developments to provide:

- h) *an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
- i) *facilities for the storage, recycling and disposal of waste;*
- j) *facilities for bicycle storage; and*
- k) *outdoor space for private or communal amenity space, wherever practical*

Comment:

The proposal is considered to have been designed to be sympathetic to the environment in which it is located. The design ensures the preservation of the existing tree through the use of light weight construction materials. Overall the proposal seeks to conserve the conservation area by proposing a development that continues to maintain and enhance the immediate and surrounding area.

The bulk and scale of the rear conservatory will not have an adverse effect on the neighbouring properties amenity (sunlight) or privacy. It has been detailed in the above statement, the existing boundary treatment will provide adequate mitigation screening from the proposed conservatory. As such the proposal is in general compliance with the above policy.

Planning Guidance – Conservatories

4.19 Conservatories should normally:

- *be located adjacent to the side and rear elevations of the building;*
- *be subordinate to the building being extended in terms of height, mass, bulk, plan form and detailing;*

- *respect and preserve existing architectural features, e.g. brick arches, windows etc.;*
- *Be located at ground or basement level. Only in exceptional circumstances will conservatories be allowed on upper levels;*
- *Not extend the full width of a building. If a conservatory fills a gap beside a solid extension, it must be set back from the building line of the solid extension; and*
- *be of a high quality in both materials and design*

Comment:

The analysis of the design in relation to the planning guidance points listed above indicates that the conservatory generally complies with the above guidance. The proposed rear elevation in the drawing pack illustrates that the conservatory will preserve the architectural features of the parent dwelling by including sharp simple lines and subtle features such as the flat roof to seamlessly integrate into the existing and surrounding development.

As such, the proposal has been designed using the guidance for conservatories and is therefore a structure that is anticipated within the area.

6.0 Conclusion

Overview

- 6.1 The proposed development of the conservatory will contribute positively to the conservation area and liveability of the area. The site is entirely suitable for the proposed development. The residents of the ground floor flat and neighbouring properties will benefit from high levels of amenity to be provided through the design approach. The proposed conservatory is of an overall scale and design that will sit comfortably within the surrounding area and the development approach will maintain and to a degree enhance the amenity values and character that is establishing and anticipated within the area. As such, the proposal will ensure that the land resource is used efficiently as the conservatory at the rear of the site is consistent with the wider development strategies for the area.

Assessment

- 6.2 The net effects of the proposed development are considered to be less than minor. It is also considered that no mitigation measures are necessary beyond those that are proposed as part of the development and which are normal for applications of this nature.
- 6.3 The proposed design approach will ensure that the amenity values associated with the surrounding area are maintained and to a degree enhanced and that there will be limited potential for adverse effects on receiving built and natural environments.
- 6.4 Based on the above statement it is commended to the Council for approval.