

DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS TO EXISTING GARDEN HOUSE AT 17 FITZJOHN'S AVENUE, LONDON NW3 5JY

1. Introduction

The Design and Access Statement (DAS) accompanies an application for alterations to the existing garden house at the above address. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this proposal is for minor alterations to the existing garden house, some aspects such as the social and economic context are of limited applicability.

2. Design Principles and Concepts

The site is located in the Fitzjohn's Netherhall Estate Conservation Area. The house is a free standing Victorian property, set well back from the road. The construction of the house is of traditional materials, mainly in red brick. The front windows are mostly wooden, while the rear windows are PVC. The site has an area of approximately 690m² with a road frontage of 8m facing onto Fitzjohn's Avenue. The house comprises of three flats.

The rear garden is shared among the three flats.

There is an existing garden house located at the rear of the garden. The overall dimensions of the garden structure are 14.5m x 6.5m by 2.5 m height.

The proposed alteration will provide an additional enclosed space to the existing garden house.

The proposal will have no effect on neighbouring properties, as there is an already existing structure in the garden.

Access to the property will remain unaltered.

3. Layout

The current layout of the garden house is two smaller buildings connected by a sitting area with glazed roof. The proposal is to enclose the middle part with a timber wall at the rear and glass sliding doors at the front.

The current two smaller structures will remain as existing, The floor structure which is already in place will remain as existing. As there will be no construction works to the ground, none of the trees on site will be in any way affected by the works.

4. Scale

The scale of the garden house will be exactly the same as the existing building.

5. Landscaping

Landscaping of the site will be unchanged.

6. Appearance

The design concept has been to create additional enclosed space in the garden, to allow the inhabitants of the building to use the garden house for their enjoyment throughout the whole year. The changes will have a minimal impact on the existing garden house elevation.

7. Access

The access to the property will remain unaltered.

