

Planning Permission Ref: **2016/0544/P**
Project Address: **37A Fitzjohns Avenue,
London
NW3 5JY**

This Design & Access Statement is to support an application for Variation of Conditions relating to the Planning Approval gained for the above address.

Variation of Conditions

Application to vary Condition 3:

"The development hereby permitted shall be carried out in accordance with the following approved plans..."

The application is to vary the above condition 3 to state the revised drawings (within submitted application) which reflect the below design changes.

01 - Addition of 3No. obscured windows to side elevation

The proposal is to add three obscured glass windows to three bathroom on the side elevation of the property. The proposal is to ensure the natural light is available within the three bathrooms.

Currently:

Existing 1st floor bathroom : No window

Existing 2nd floor bathroom : No window

Existing 2nd Floor bathroom : Roof light

As the already permitted extension will cover the current roof light to one bathroom on the third floor, it is the intention to allow this natural light to be retained by the addition of a wall window. The proposal seeks to introduce natural light into the existing two bathrooms to increase the comfort levels in the existing bathrooms. These window would be arranged on the side elevation with minimal impact on the streetscape. It is proposed that the windows would be obscured glass so as to avoid any potential overlooking.

02 - Addition of drainage runs on side elevation

The proposal is to have RWP on the side elevation to reduce the impact of rwp on the front elevation and streetscape.

Currently

The all drainage for the building is routed through the building. This has caused major issues within the property of leaks and difficulties with maintenance and access. It is proposed to take the drainage external of the building to the side elevation. Thereby reducing the risk of damage and cost with internal leaking. As well as allow ease of access for all future maintenance. The proposed finish of the RWP's are to be dark grey square section aluminium - to reflect the 1960's architectural style.

03 - Material of proposed window to be dark grey finished aluminium

It is proposed that the new windows and doors to the property be dark grey finished aluminium. This proposed finish has been successful in the neighbouring property (37B). 37 A B and C are all part of a block of 1960's architecture which has a modern aesthetic. If the successful window materiality is reflected on 37A - the individual block of three will become re-united in aesthetic.

Please see attached image of 37A and the successful window materiality at 37 B.

cont./



Existing Side elevation of 37A - *proposed elevation for windows & drainage*



Grey Aluminium framing at 37B