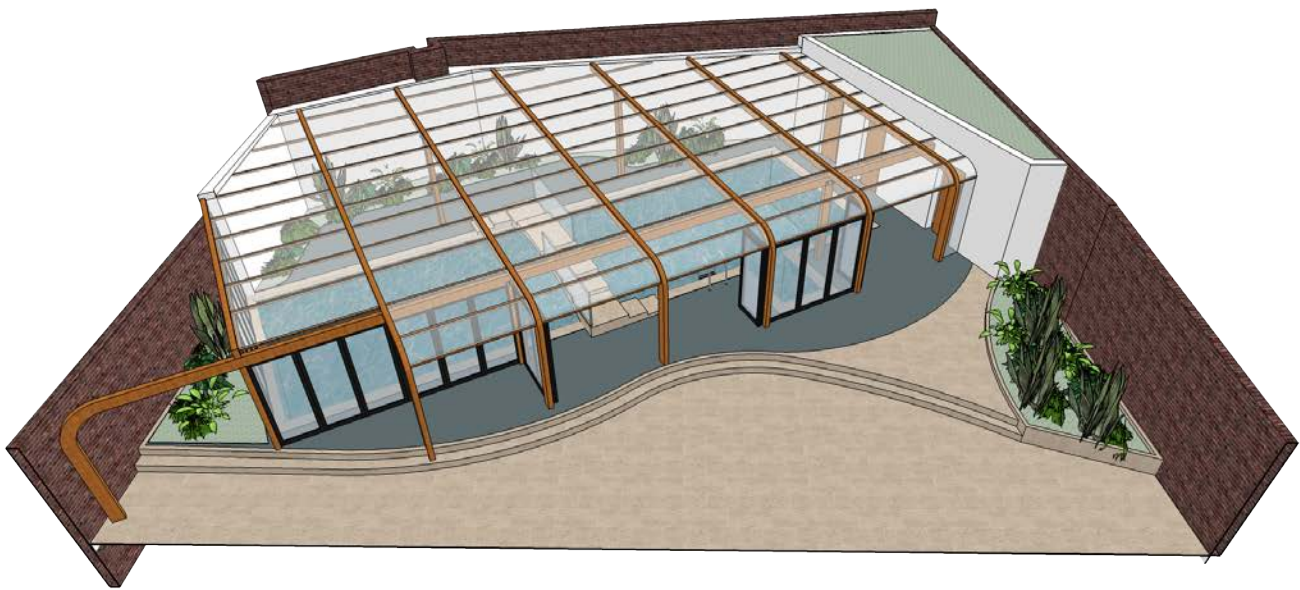


Design & Access Statement

5 Fitzroy Close, London, N6 6JT

March 2017



Proposal

This statement is accompanied with a planning application for 5 Fitzroy Close, London, N6 6JT

This proposal is a reconsidered design for a pool enclosure in a past application (2016/6977/P granted most recently on 06/03/2017). The cause of this redesign is due to a proposed extension to the house at the same property in a different application, and the clients wished to have the materiality and architectural features coherent between the house and pool designs. The proposals primarily utilise a glulam timber structure and for the pool - either glazing or polycarbonate roofing (dependant on permission and costing).

This statement should be read in conjunction with the Planning statement, and the accompanying set of Proposed drawings.

Location

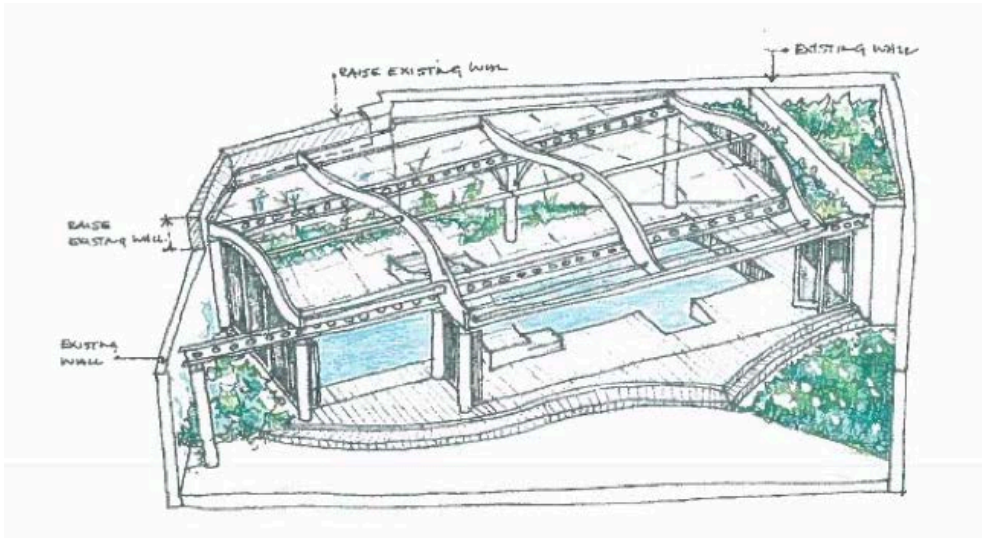
The property is located on the northwest end of Fitzroy Close, which has only 5 properties.

Fitzroy Close itself is off Fitzroy Park, a private road running parallel to Hampstead Heath, which forms the eastern boundary of the Highgate Village Conservation Area, within the Fitzroy Park sub-area.

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Previous Design

Our new design consists of virtually identical form and layout structure to the previously approved design (above) however it doesn't use the castellated steel beams and instead utilises the glulam timber as the primary structure. The previous design proposed the 'wave beams' that shape the roof but instead with aim to use a declining sloped roof with which we have managed to decrease the overall height of the new structure in an attempt to minimise visual impact. We also aim to not disturb the existing listed boundary wall and wish to create just inside the garden perimeter a matching brick wall to better hide the pool enclosure from neighbouring view.

Design

The design of the enclosure is informed by the style of the redesign for the house extension, and largely the layout and concept of the previous pool's design objective remains the same. We aim to use living wall/ hung planting as the backdrop to the pool and so will be incorporating it into the new interior wall to increase the amount of green space in the proposal. (Note proposed living wall not shown in the 3D model images)

The same as in the previous application design we shall use a rubberised 'play' surface for safety around the pool, and bi-folding doors that can be opened on warm days to provide the connection between enclosure and garden, and in cold months the doors can be closed to keep heat within.

Breakdown of the proposed works:

- Creation of interior wall as supporting structure for roof and a visual mask from neighbours
- Creation of structure housing the pool plant, changing room and a w/c, with a biodiverse green roof
- Erection of glulam and either glazed or polycarbonate roofing structure over existing pool with Aluminium bi-folding doors
- Creation of small bridge structure across pool
- Creation of plant beds
- Refurbishment of pool
- Repositioning of garden paving and steps and laying of rubberised soft 'play' ground surface around pool

Amount

Areas:

	EXISTING	PROPOSED
Outbuilding GIA	n/a	9.5 sqm
Rear garden	205 sqm	205 sqm

Materials

Proposed materials will contribute to conservation of energy making the enclosure as eco-friendly as possible.

1. Glue-laminated curved timber and glass/polycarbonate structure
2. Matching brick for new boundary wall
3. Biodiverse green roofing
4. PC Aluminium bi-folding doors and windows
5. Render and 'living wall' on interior of new boundary wall

Impact

The visual impact of the new structure is hidden almost entirely behind the existing boundary wall, however in the case of the boundary to No.3 the pool enclosure will be hidden by the new matching brick wall. Furthermore, with the revised design and materiality, the biodiverse green roofing and timber elements aim to visually merge the building into the surrounding foliage and be in-keeping with the character of the area.

In terms of light spillage from the structure, careful consideration will be made as to select a low-level down lighting solution that will not cause light pollution when the pool is used in the evening.

Conclusion

With the reasons given in this statement document, the supporting drawings providing the clear design intention, the granted nature of the previous applications and renewals regarding this enclosure and in light of other policies - we believe Camden should grant planning consent to this ameliorated proposal for the pool enclosure.

Further Images

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Internal View



Bi-folding doors opened



Example Glulam and polycarbonate pool enclosure

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