

Design & Access Statement

5 Fitzroy Close, London, N6 6JT

March 2017

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Proposal

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

This proposal is for the erection of a second floor extension, replacing the existing pitched roof with flat bio-diverse roofs and roof terraces to the northeast and southwest sides of the new 2nd floor level; additionally the erection of a triple height front façade and void structure in glazing and curved glulam timber that wraps the existing house, providing penetrating daylight through the building, in addition the void future-proofs the family home by providing space for a lift.

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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Use

The property is a self-contained single residential dwelling and there is no change of use proposed.

Design

The proposed new 2nd floor level and front feature extensions have been designed to respond with consideration to the context of the site by utilising glulam timber as a key material of the new structure.

The design objective for this proposal is to respond better to the existing house and site in terms of design and material in comparison to the previous planning application for this property (2016/6844/P).

Breakdown of the proposed works:

- Removal of existing pitched roof
- Creation of timber clad roof level extension with bio-diverse flat roofing
- Adding 2 roof terraces with raised parapet walls and bio-diverse planters on southeast side
- Full height glulam timber and glazed new front entrance and light-well structure replacing existing porch and entrance
- Repositioning of garden brick wall and steps to create space for new entrance structure

Amount

Areas:

	EXISTING	PROPOSED
Plot area	731 sqm	731 sqm
Lower Ground Floor GIA	55 sqm	55 sqm
Ground floor GIA	157 sqm	161 sqm
First floor GIA	146 sqm	155 sqm
Second floor GIA	n/a	74 sqm
TOTAL GIA	358 sqm	445 sqm
Front garden	353 sqm	348 sqm
Rear garden	205 sqm	205 sqm
TOTAL AMENITY	558 sqm	553 sqm

Design Comparison

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NEW PROPOSED DESIGN - FRONT ELEVATION
SCALE 1:100



PREVIOUSLY APPROVED DESIGN - FRONT ELEVATION
SCALE 1:100

Brooks Murray Architects created the previous design (on the right) in 2005 [application 2005/4621/P]. It went for planning renewal in 2009 [application 2009/4343/P] and was granted permission. Again in 2012 the design was renewed [application 2012/5789/P], and once more at the end of 2016 [application 2016/6844/P]. However whilst working with the client, we at Building Designs have amended the dated design for various reasons, of which we believe, make it a more suitable proposal and better architectural response to the site and location now.

The previous design proposed a rendered façade to cover the existing brickwork; the replacement of the existing timber feature windows with new metal framed ones, and the costly curved glass and steel structure. Also proposed in the application were a 2-storey side extension with balcony that gained space in the living room and 1st floor bedroom; and a 'glazed box' extension overlooking the garden to the rear. When compared to its context, the proposal seemed to transform the existing 1980's house into something more suited to a Mediterranean climate, entirely changing the character of the building and site.

We are proposing a design we feel to be altogether more sustainable, eco-friendly and ameliorating to the existing house and context than the previous proposal. We propose the retaining of the existing brickwork and timber window features; and for the new structures to complement the house in material choice and form, as opposed to being in great contrast to the surroundings as was with the previous design.

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Layout

Lower ground floor

The existing basement level will remain unchanged.

Ground floor

A triple storey height void at the front of the house is proposed to replace the existing porch entrance and provide a light well to allow daylight to penetrate deeper into the existing house. It also creates the space for a later potential installation of a small personal lift to future-proof the house for the family. The entrance will extend 1.2m further out than the original porch and will mean the low brick wall and front steps by the entrance shall be repositioned. The rest of the existing ground floor rooms will be unchanged.

First floor

After removal of the entrance porch; the 1st floor area where the study was, will be extended 1.2m to fill the void left by the porch roof (gaining 2.5sqm), and a planter will act as a balustrade to allow hanging plants to grow down into the void. There will be a new flight of stairs to access the 2nd floor at the rear of the house, continuing the existing stairwell upwards.

Proposed Second Floor

The proposed 2nd floor will consist of a large interior open plan living/entertaining area with a corner kitchenette and island bar. The glazing and glulam structure from the front of the house curves up and around the 2nd floor roof creating a central skylight strip that separates the living space from a study and bathroom. Again, there will be a planter/balustrade with hanging plants down the void to the front of the house. Aluminium and glazed sliding doors go from the living space to a northeast roof terrace and also a set of doors access a balcony overlooking the garden. This balcony begins to run along the rear of the house but passes back inside the glulam/glazed structure and across a walkway through a set of doors to gain access to a narrow L shaped roof terrace on the southwest side. The roof terraces utilise raised parapet wall and bio-diverse planters to minimise overlooking to neighbouring properties.

Appearance

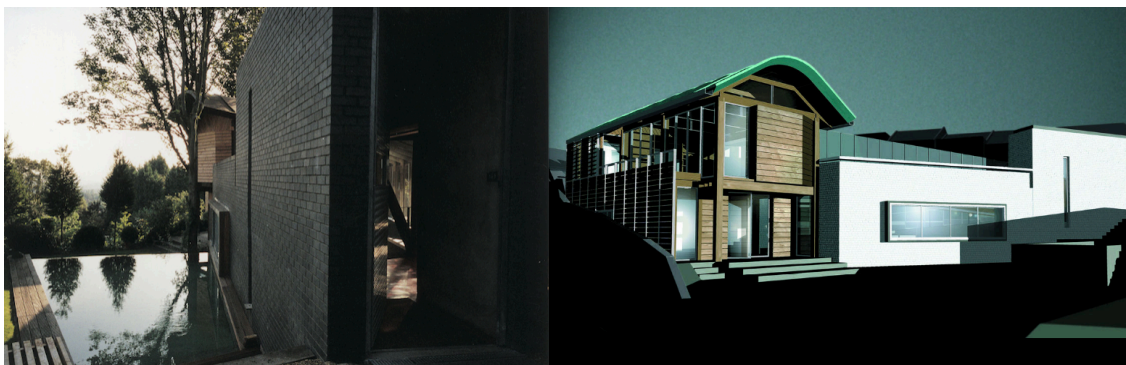
By keeping the existing brickwork and timber window features, we will greatly retain the character of the existing building, and the addition of the curved glulam/glazed structure and the bio-diverse roof spaces will complement the organic nature of the site location's trees and vegetation. The raised parapet walls will be in matching brick to the existing, and the glulam timber will be chosen and/or stained to complement the timberwork features on the existing house. At each point we are making sure the selected materials are sympathetic to the original building whilst providing an indisputably contemporary update.

The large glulam structure is not a purely aesthetic feature, as it is able to both let a vast amount of daylight into the building; saving energy, and incorporates space for a future personal lift as and when the family has need of one. Furthermore the curved glulam timber moments soften the new roofline and juxtapose with the rectangular aspects of the existing house, parapet walls and window frames.

Precedents



5 Fitzroy Close, London, N6 6JT - Previous application design by Brooks Murray Architects
2016/6844/P (renewal of granted 2012/5789/P)



82 Highgate High Street, Highgate, London, N6 5HX by Sutherland Hussey Architects

Access

The access to the building will not change.

Materials

Proposed materials will contribute to conservation of energy making the existing building energy efficient.

1. Glue-laminated curved timber and glass structure
2. Timber cladding to new roof extension
3. Matching brick for raised parapet walls
4. Biodiverse green roofing
5. PC Aluminium sliding doors and windows to new extension

Design Appraisal

The proposed additions will create a coherent extension of the building and would not detract from the character of the home. Given that the proposal would have a diminished impact upon the amenity of the occupiers of the neighbouring properties than the previous application design, it should still be considered acceptable in terms of amenity impact.

The visual impact of the new alterations and extensions to the house are masked greatly by the level changes and thick foliage of the surrounding vegetation, and only through glimpses through the trees and from being within the far end of Fitzroy Close can the additions be seen. Furthermore, with the revised design and materiality, the biodiverse green roofing and timber elements aim to visually merge the building into the surrounding foliage.

Conclusion

The submitted design approach has been carefully reconsidered with significant weight given to the character and context of the building and location. We believe the new proposal preserves and restores the character of the original house while gaining an exciting, eco-friendly and contemporary extension; and in doing so future proofs the home for the family.

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 property and in light of other policies - we believe Camden should grant planning consent to this ameliorated proposal.

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