



DESIGN & ACCESS STATEMENT

Project: **9 Fitzjohn's Avenue, NW3**
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A. Introduction

This Design and Access Statement is provided in support of a full planning application for the retention of a garden house at 9 Fitzjohn's Avenue.

The following chapters set out the character of this outbuilding and its immediate context. They should be read in conjunction with the drawings submitted with this application.

B. Assessment



Birds Eye view Fitzjohn's Avenue

Site and Context

The property is located within Fitzjohn's Netherhall Conservation Area in the Camden Council. It is one of a series of detached and semi-detached houses along the Fitzjohn's Avenue from the late 19th Century.

No. 9 Fitzjohn's Avenue is a single-family house that has been recently refurbished, including a rear extension and a basement (refer to section Planning History). The works were completed in 2016.

The rear extension of the main house (part single, part two-storey) opens to a patio that elevates via steps into the rear garden. At the other end of the lawn area – surrounded by low planters – faces a garden house that conceptually mimics the contemporary extension of the main house.

The garden house provides approximately 80 square metres of gross internal floor space comprising a gym with en-suite bathroom and shower, as well as a study. As such it is wholly ancillary to the main house.



9 Fitzjohn's Avenue – Main house front elevation



9 Fitzjohn's Avenue – Main house rear elevation



9 Fitzjohn's Avenue – Site including garden and garden house

C. Evaluation

Policy Framework

The proposal in all but two aspects meets the criteria for permitted development as set out in the Householder Permitted Development Rights, in particular Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. These are described in detail in section D of this document (Design Proposals – Design).

Planning History

- 9 Fitzjohn's Avenue (2014): Ref. [2013/2547/P](#) (granted)
 - Change of use from hostel for temporary accommodation of homeless families (Class C1) to single family dwelling house (Class C3) involving erection five-storey rear extension (including basement and attic level); excavation of new basement, part two / part single-storey rear extension with ground floor level terrace; alterations to front lightwell; alterations to rear, front and both flank elevations including erection of chimney to south flank; installation of 4 x rooflights on main roof; alterations to front boundary wall; relocation of existing crossover; and associated landscaping (following demolition of existing rear fire escape stair structure and single storey and five storey rear extensions).
- 9 Fitzjohn's Avenue (2014): Ref. [2015/5506/P](#) (granted)
 - Variation of condition 3 (approved plans) of planning permission 2013/2547/P dated 16/01/14 as varied by planning permission 2014/3445/P dated 14/08/2014 namely to amend the location of refuse storage, soft and hard landscaping, glass canopy, doors, staircase, fenestration, access hatch, and reduction in size of basement.

There are more recent planning applications relating to properties in the vicinity which are deemed relevant for this application in that they are very similar in nature to this application:

- 2 Lambolle Road (2015): Ref. [2014/7199/P](#) (granted)
 - Erection of a single storey garden house at rear of garden.
- Lower Ground Floor Flat 9 Belsize Square (2014): Ref. [2014/4900/P](#) (granted)
 - Erection of single storey garden house.

D. Design Proposals

Design Concept

Summary of the Works

The works included the new build of a single storey garden house set on top of a patio that is level with ground level at the rear boundary of this slightly upward sloping site. The building is wholly ancillary to the main house.

Design

The design intent was to mimic the gesture of the contemporary extension of the main house and to frame the lawn and landscaping elements. By using the same artificial grass for the garden and the green roof of the garden house, as well as keeping the same palette of materials as the rear extension of the main house, the concept was to be an unobtrusive and carefully designed addition to the overall project.

The existing topography of the site has a level difference of 1.25 metres between the terrain at the main house and the terrain at the rear end of the property. In order to keep the floor level of the garden house level with the terrain at the back (West boundary), the whole building had to be raised. By keeping the grass and play area in the middle of garden as flat as possible, further steps had to be introduced to access the raised platform.

As stated above the garden house design does not comply with two criteria set out in Class E of Part 1 of Schedule 2 of the Town and Country Planning Order 2015. They are as follows:

- E.1 (e), the eaves height as built exceeds the permissible height
 - North 2990mm
 - East 3550mm
 - South 3400mm
 - West 2990mm
- E.1(g), the garden house incorporates patio which, by virtue of the topography of the site is raised in respect the main garden level

Materials

All materials were carefully selected to match the extension of the main house. The solid elements of the structure are clad in a white composite material with a contemporary glass façade that opens towards the garden. The flat roof is covered with artificial grass that continues the lawn area of the garden.

Amenity

Privacy & Overshadowing

The siting and massing of the garden house and its patio within its surroundings and context was treated so that there is no increase in overbearing on, and overlooking or overshadowing to, neighbouring properties compared with the existing conditions.

Impact on local Services

The proposed development will not add to the existing housing density so that there will be no increased demands on local services such as schools, hospitals etc.

Access Statement

The property will remain a single-family home, thus there will be no additional vehicles parked outside the property. With regards to accessibility for disabled these considerations do not apply in this instance as the proposals relate to a private domestic dwelling.

The proposal does not have any impact on any highway or public route, nor does it affect any existing amenities.

Trees & Landscaping

The only tree in the immediate vicinity is a lime tree (trunk: 800mm dia., see site plan for location) which is not affected in any way by the building. The foundation with its mini piles was designed in a way to not interfere with the roots and the crown sits unfettered high above the flat roof.

E. Conclusion

The works to 9 Fitzjohn's Avenue as described in this application, in its contextual detailing and massing and siting is mostly compliant with the Householder Permitted Development Rights. The outbuilding respects the character and the established rhythm and massing of the site and it does not pose a risk to the amenity or integrity of the adjoining properties. Therefore we consider the exemptions – as described in section D. Design – as reasonable and acceptable.