

**49 Fitzjohn's Avenue, London NW3 6PG**

**Planning Approval 2015/5379/P dated 1<sup>st</sup> August 2016**

**Design Statement:**

In generating the detailed design of the above Planning Approval, we have had to comply with the Building Regulations. In so doing we have had to make some minor amendments to the approved design of the building. The overall size and configuration of the building has not changed and the number and size of the apartments has not changed. Only very minor internal changes to the detailed layout of the apartments has been necessary in order to comply with the Building Regulations. This also includes the requirement to have an Automatic Smoke Ventilator at the top of the staircase. All of this has led to some minor changes to the elevations of the building which are identified below.

**Front Elevation:**

Planning Approval drawing 892/52 and the revised design as shown on drawing 892/110A.

The changes made to this elevation are as follows: -

- i) The various designs of the existing windows at Second Floor Level have now been replaced with new timber sash windows to match the majority of the existing windows.
- ii) There are no changes to the design of the windows at First Floor Level.
- iii) There are no changes to the design of the windows at Ground Floor Level.
- iv) The entrance doors at Ground Floor Level are to be replaced with slightly larger glazed doors to bring more daylight into the entrance hall.
- v) The security bars are to be removed from the Lower Ground Floor sash windows.

**South Side Elevation:**

Planning Approval drawing 892/52 and the revised design as shown on drawing 892/111A.

The changes made to this elevation are as follows: -

- i) The existing first floor window within the chimney has been removed.
- ii) The small window at Lower Basement Level has been moved so that we can increase the size to bring the required daylight into the bedroom of Flat 2.
- iii) An additional window has been inserted at Ground Floor Level to provide daylight into the bedroom of Flat 4.

**Rear Elevation:**

Planning Approval drawing 892/52 and the revised design as shown on drawing 892/112A.

The only change to this elevation is the omission of the tall thin window at Lower Ground Floor, Ground Floor and First Floor Levels.

**North Side Elevation:**

Planning Approval drawing 892/52 and the revised design as shown on drawing 892/113A.

The changes made to this elevation are as follows: -

- i) The design of the spiral fire escape staircase had to be redesigned to comply with the Building Regulations and to provide a fire escape route from every level. This has had an impact on the location of the fire escape doors and a number of windows.
- ii) The small window to the Plant Room at Lower Basement Level has been omitted.
- iii) The fire escape door at Ground Floor Level has been moved and replaced with a timber sliding sash window.
- iv) A small window to a plant area has been omitted from the Ground Floor Level.
- v) An additional window at First Floor Level has been added to match those windows at Ground Floor Level and Second Floor Level.
- vi) A small window to a plant area has been omitted from the First Floor Level.
- vii) The two small windows at Second Floor level have been omitted and the required fire escape door moved/added
- viii) The required Automatic Smoke Ventilator has been located within the roof design.