

Flat 4, 55 Fitzjohns Avenue, NW3 6PH

Design & Access Statement - Rev A

This Design & Access Statement is to accompany the Listed Building Application for internal alterations, upgrade of services, and part reconstruction of the existing rear conservatory to Flat 4, 55 Fitzjohns Avenue.

Site

The application site is a large flat set over the former principle raised ground floor, comprising the existing grand entertainment spaces and main hall of a detached Grade II listed house. The property is located in the Fitzjohns and Netherhall Conservation Area. For further detail on the site see accompanying Heritage Statement by iceni.

Proposal

Being designed around the former principle floor the current layout is weighted towards living/entertainment and circulation space. The proposal seeks to address this by relocating the small kitchen from the existing side extension to the existing bedroom to the South of the flat. This will give the kitchen better proportions to suit the scale of the flat whilst providing improved access to the dining and reception areas. The installation of the kitchen will be designed in such a way to retain and protect the existing features including wall panelling, architraves and skirting boards. It is proposed that the kitchen extract will be a down draft design built into the island unit and exhausted in through the floor and out of the existing air brick to the south elevation. New drainage will again be incorporated in the floor and connected to the existing SVP to the east elevation below the existing kitchen window. Following the strip-out of the existing kitchen from the side extension, this room will be fitted with joinery to form a study.

It is also proposed to locate a bathroom and WC to the inner hallway, utilising the existing second compromised bathroom as a dedicated plant and utility room. Again this provides a better balance of spaces, improving the use as a 3 bedroom flat. In constructing the bathroom and WC it is proposed to box around the existing, non-original, stain glass where there are issues with light and sound from the communal circulation on the other side, which can be a nuisance late at night.

The Existing rear conservatory is constructed of heavy oak framed glazing with pitched roof dominating the rear elevation. This is built upon an exposed steel framed platform with steps down to the garden leaving a slightly unfinished aesthetic.

It is proposed to retain the base platform structure but to clad this in a metal or stone cladding. The roof structure will also be retained with repairs/replacement of the metal roof finish where necessary. The large overhanging eaves detail will be reduced with a new concealed box gutter incorporated into the design.

The heavy framed oak glazing will be completely removed and replaced with a more contemporary frameless glazed structure. The design will be more lightweight and less overpowering with the more modern aesthetic contrasting the original historic building.

The proposal also incorporates the general refurbishment of the flat including the following detailed items:

- Re-wire and re-plumb throughout property.
- Full decorations of existing painted areas.
- Replacement of all existing non-original oak timber flooring throughout.
- Refit of existing modern bathroom suite.
- Proposed fitted joinery.
- Removal of non-original wall mouldings and central chandelier from main reception room.
- Installation of log burner units to the existing fireplaces.

Access

The proposed use of the flat remains as existing and the existing access to the flat is unchanged.

During the works to the flat the existing access to the building will not be affected.

Conclusion

The existing layout of the apartment is not well considered and does not support its use as a 3 bedroom flat. The condition of the flat also requires attention including general plumbing and electrics which do not meet current Building Regulations and are not fit for purpose. Our proposal seeks to rebalance the existing accommodation providing a better layout whilst appreciating the historic form of the building. The proposed refurbishment of the flat seeks to retain all existing features and is again sympathetic to the historic fabric and interior.