



DESIGN AND ACCESS STATEMENT

- FITZJOHN AVENUE-
31, Fitzjohn Avenue
London - NW3 5JY

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Prepared by

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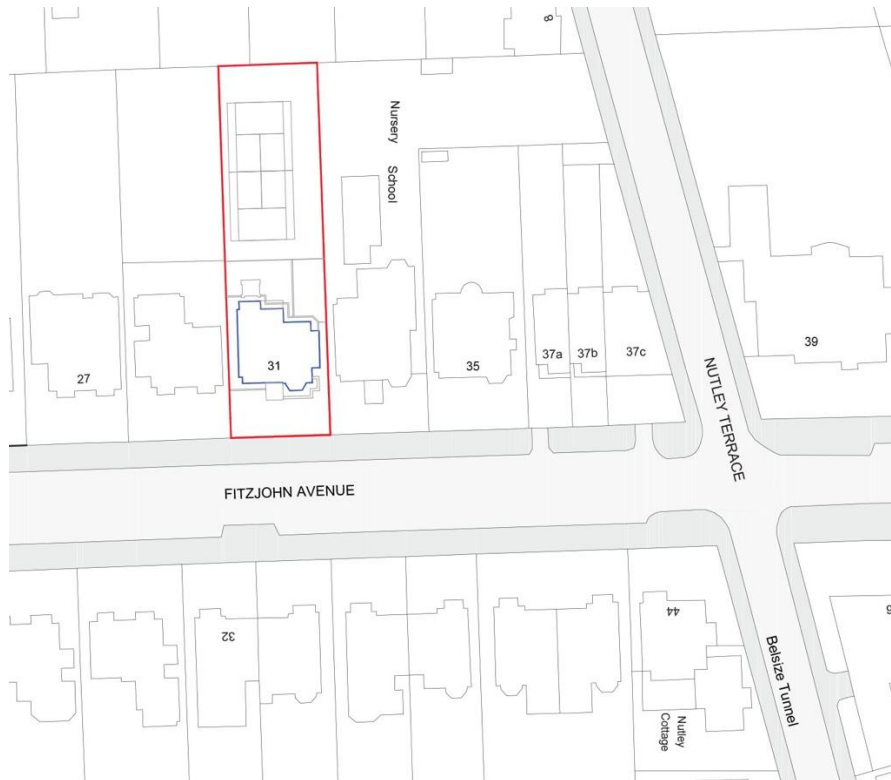
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1.0 INTRODUCTION



1.1 SUMMARY

This Design and Access Statement has been produced by USL Architects.

The Application relates the creation of a rear extension on the lower ground floor of the flat of the property.

The site is currently in use for residential purposes.

The proposed scheme seeks to retain the character of the existing building and the area.

The purpose of this document is to provide further information relating to the design, accessibility and massing of the proposed scheme.

This statement should be read in conjunction with other material submitted including:

- Planning Application form
- Application drawings

1.2 DESIGN TEAM

CLIENT

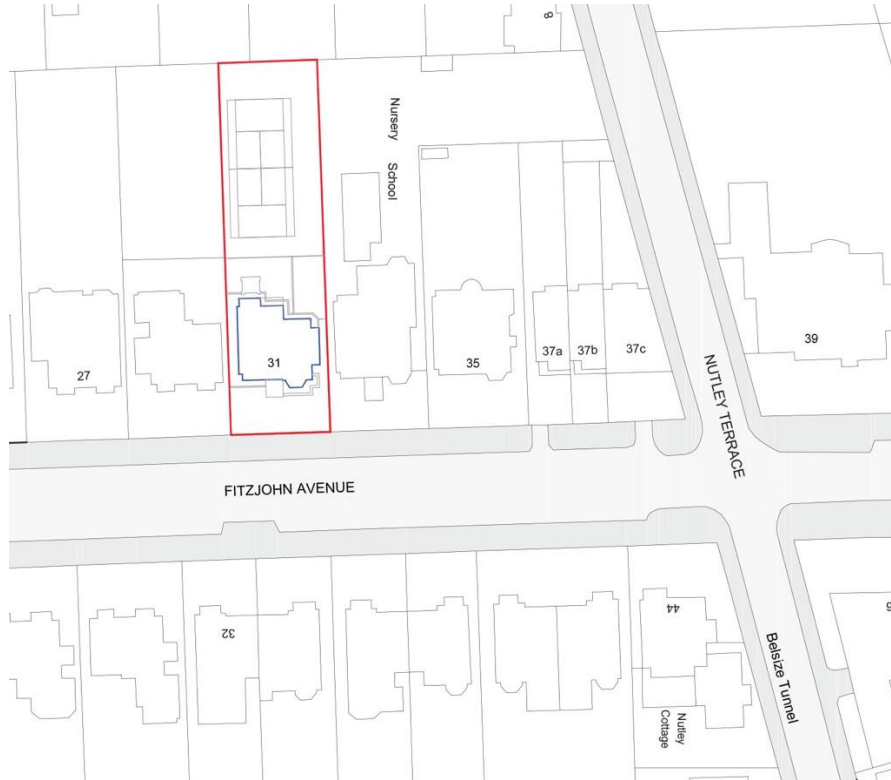
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2.0 PART 1 – ARCHITECTURAL CONTEXT

2.1 SITE LOCATION



The site is surrounded by detached houses.

2.2 LAND CONTEXT

31, Fitzjohn Avenue is a detached house located in West Hampstead in the London Borough of Camden in North -West London.

The neighbourhood is characterised by detached houses. Most of its direct surroundings are three to four storey dwellings with rear extensions.

The existing flat is use as a dwelling for family use (C3 use).

The proposal seeks to provide a well-integrated rear extension which is going to provide natural light into the lower ground floor of the house and a large access to the garden.

PRE APPLICATION ADVICE:

2018/5874/PRE: Erection of rear extension at lower ground floor level to lower ground floor flat – *“The proposed lower ground floor rear extension is considered to be acceptable in design and amenity terms.”*

3.0 PART 2 – OUTLINE PLANNING APPLICATION – CAMDEN COUNCIL

This section of the statement aims to summarise the analysis undertaken in the design policy documents relative to the new design.

3.1 DESIGN GUIDANCE

- MASSING:

The proposal seeks to preserve the character of the house and stay within the proportion of its surroundings with the creation of a lower ground floor rear extension.

The new extension is 3,79m to be aligned with the main rear elevation.

Given the relationship of the proposed rear extension to the neighbouring properties, including their orientation, the proposal will not have a detrimental effect on the existing streetscape.

The size and height of the proposed rear extension is made to be sensitively integrated to create a harmonious extension while keeping the original shape of the house.

- LANDSCAPING – GARDEN SPACE:

The new proposal seeks to retain the existing landscaping at the front and rear of the house, with minor aesthetic modification only.

The front of the house will remain the character with the surrounding area.

The surrounding properties and the site are characterised by well-established hedging, trees, walls and railings.

- DAYLIGHT – SUNLIGHT – OVERSHADOWING

As a detached house, the extension is comfortably sited to avoid any overshadowing onto the neighbouring properties.

All living spaces and bedrooms are oriented to have natural light and ventilation.

3.2 PARKING AND PUBLIC TRANSPORT

There is no effect on parking, refuse provision or similar matters.

4.0 PART 3 – DESIGN PROPOSAL

4.1 DESIGN STRATEGY

- MATERIALS:

The new rear extension seeks to be designed in relation to adjoining properties, so the proposal does not result in an overbearing appearance to neighbours.

Double glazed windows and foldable doors will be integrated at the rear to provide natural light on the lower ground floor without overlooking at the neighbour's properties.

The finish material will be redbrick to match the existing.