



39 Fitzjohns Avenue, Hampstead NW3 5JY

Conversion to 20 Apartments + Single Dwelling

Design and Access Statement

Revised July 2019



1 Introduction

This Design & Access Statement has been prepared in support of a planning application submission to refurbish, extend and convert the existing property at 39 Fitzjohns Avenue, Hampstead NW3 into 20 apartments plus 1 large single dwelling house.

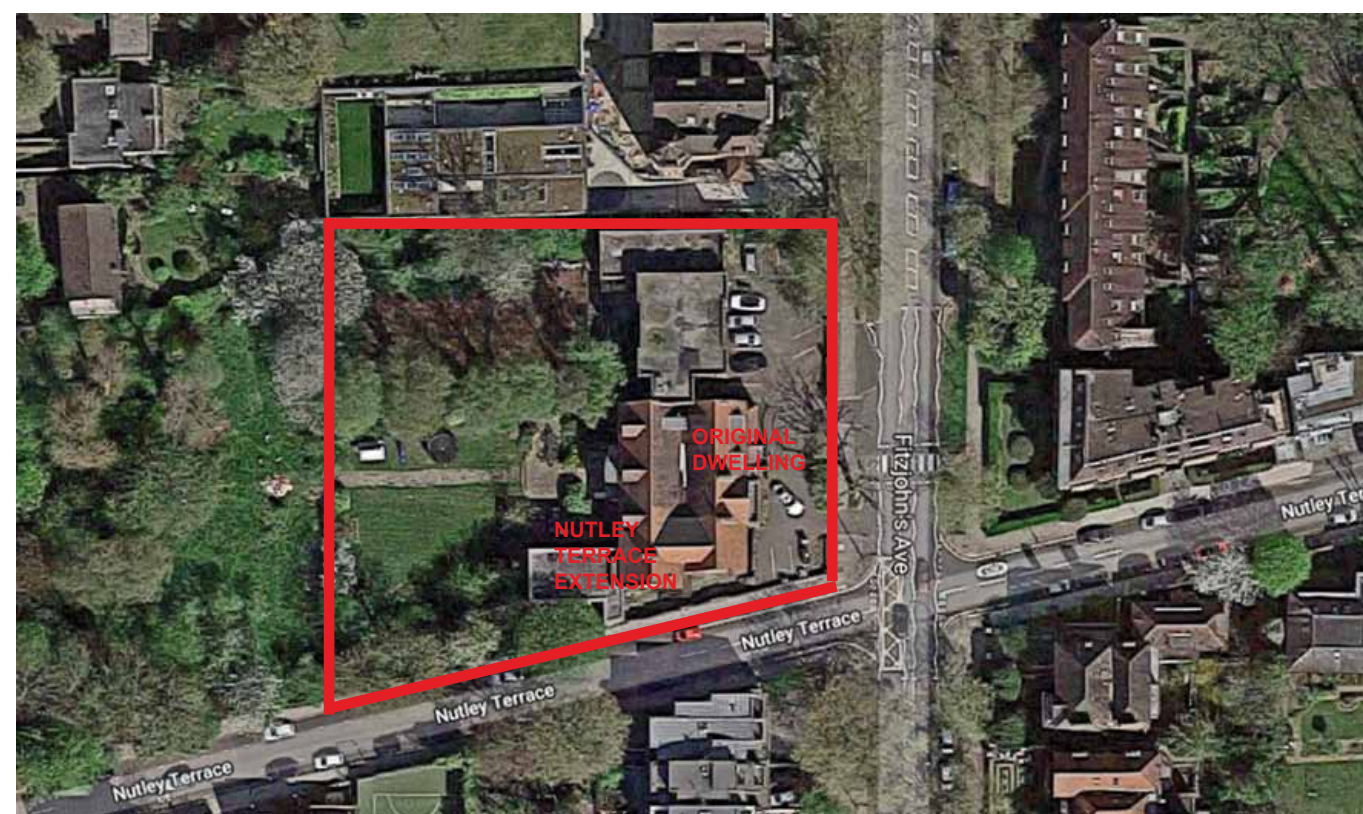
The existing house is a detached part 2 and part 3 storey private dwelling with accommodation at basement, ground, first, and second floors with additional accommodation in the roof space. The building is not listed but is located in the Fitzjohns & Netherhall Conservation Area. This Design & Access Statement is appended to the application to explain the relevant design and planning considerations in its support.

A recent planning application ref. 2017/4654/P has been granted subject to a S106 agreement. This is to enlarge and extend the existing property as a single dwelling. This new application follows the principles of the approved design but includes the conversion of the property into 20 apartments in the original Victorian house.

The later constructed North Wing of the property will remain as one single dwelling house.



Aerial photos showing the plot in its context



Aerial photo with plot outlined



Views to the front of 39 Fitzjohns Avenue

2 Site Appraisal and Conservation Area

2.1 The Existing Site

No. 39 Fitzjohns Avenue is a self-contained, detached private dwelling located at the northwest corner of that road's junction with Nutley Terrace in the northern section of the London Borough of Camden.

Fitzjohns Avenue is a significant connecting road running from Swiss Cottage to the heart of Hampstead village. Fitzjohns Avenue provides a diagonal connection to both the main local roads, Finchley Road the A41 to the West, and Haverstock Hill the A502 to the East and forms an important part of the local road network. It connects at either end to two local transport hubs with numerous bus lines as well as the Northern and Jubilee branches of the Underground.

Both the Finchley Road and Hampstead village provide a full range of local services and shops and Fitzjohns Avenue itself has several local schools.

Fitzjohns Avenue is the grandest of the local network of residential roads lined with substantial detached, private dwellings on ample plots. The houses in the context are of mixed architectural design mostly developed during a brief period of 10 years from 1876. The architectural ensemble is rendered from a palette of red and grey brick with stone and terracotta detailing and timber sash and casement windows. Roofs are mostly of clay tile and pitched with both hipped and gabled forms. There is a pattern of later domestic insertions developed through subdivision of some of the larger plots although these are generally smaller in scale. Although many existing properties have been altered, the alterations are generally sympathetic to their host buildings and the neighborhood provides a remarkably coherent whole.

The property lies on a roughly rectangular plot which is unusual in the locality for its large size. The plot provides a frontage of 48 metres to Fitzjohns Avenue and 69 metres along its return frontage to Nutley Terrace. The topography gently rises from south to north and is relatively level from east to west. As a result the southern flank of the original dwelling features an undercroft storey facing Nutley Terrace which doesn't exist under the later extension to the North.

The original house was built in 1885, and in 1937 was sold to the Trustees for the Roman Catholic Purposes Registered and entered a period of residential institution use. It was rechristened Southwell House by the Jesuit order who occupied it in honour of an Elizabethan Jesuit martyr. Two significant extensions were carried out during this period of occupation although these would both appear to predate the public planning records. The earlier extension is a 3 storey red brick wing to the North of the original dwelling which fills the gap between it and No. 43-



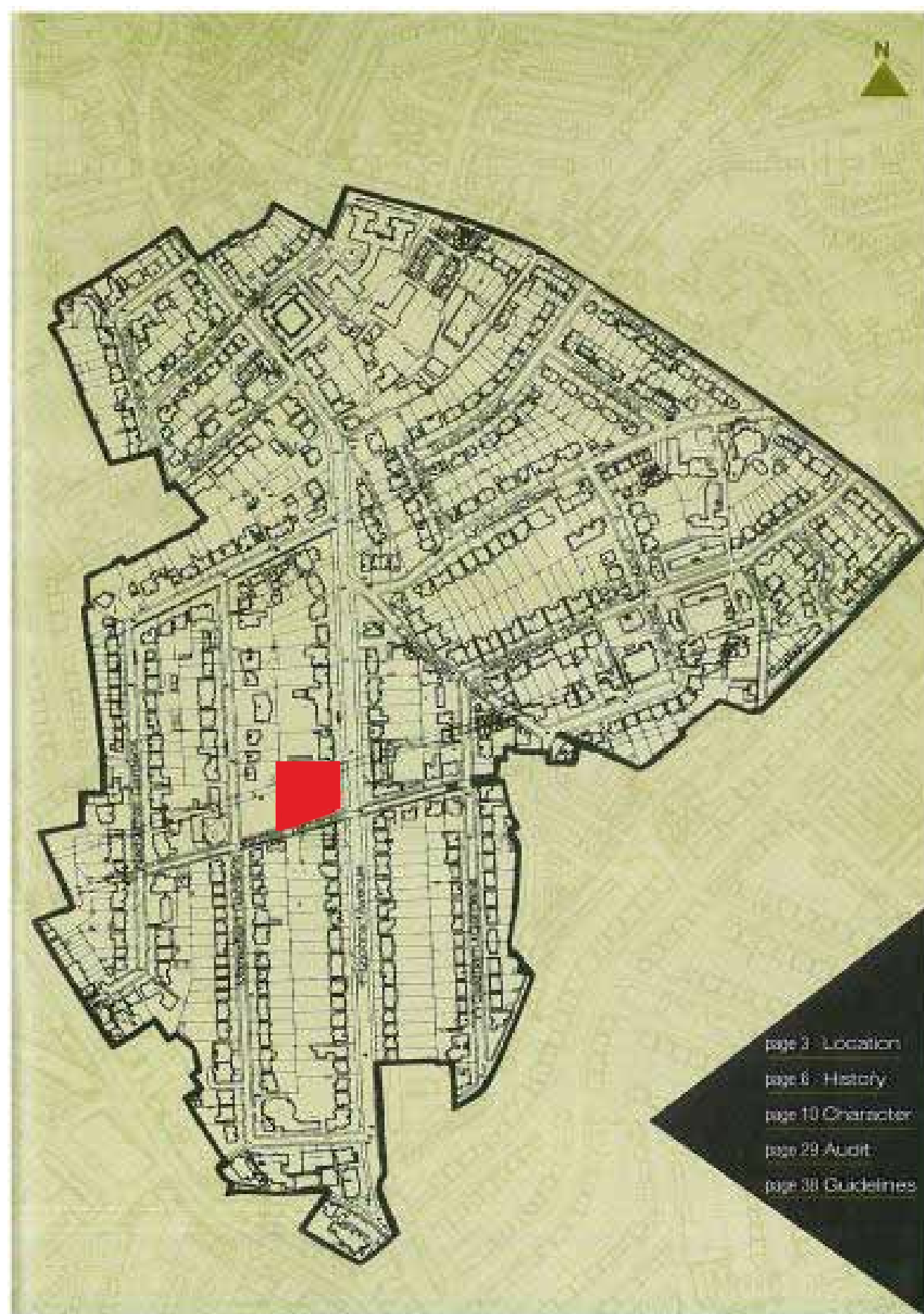
45 Fitzjohns Avenue. This North wing contains a mixture of bedrooms and communal rooms. A 1960's 3 storey wing with an angular stair tower built up to the boundary was subsequently added to the southwestern corner of the original building extending its frontage along Nutley Terrace. Both of these wings are notable for their more institutional architectural character, flat roofs, and relatively awkward integration with the original dwelling house.

Mature trees and substantial planting ensure that the context provides a high standard of privacy and separation between individual properties. This is particularly true along the Nutley Terrace side of the property where the later extension is screened by tree cover and the rear garden is all but invisible. This private rear garden provides ample area for a generously proportioned lawn with planted boundaries.

The public boundaries of the property are defined by low brick walls which retain the higher land level on the property. The deep front setback to Fitzjohns Avenue enables provision of off-street parking accessed by a carriage drive.



Views of the property from Nutley Terrace



Conservation Area plan from CAS

2.2 Conservation Area

The site is located in the Fitzjohns & Netherhall Conservation Area (CA) established in 1984 and for which the relevant Conservation Area Statement (CAS) was published in 2001. The character and appearance of the CA is described in the CAS thus: “long views along the Avenues combine with substantially scaled properties and generous grounds to create an imposing district.”

The CAS outlines the rich range of architectural styles and details included in the district which include: “neo-Gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival, Arts and Crafts/Norman Shaw.” It makes particular note of roof forms stating: “roofs are an important and conspicuous element, a development of mid-late Victorian architecture that dominates the profile of the skyline.”

The importance of the landscaping and mature trees as well as boundary walls adding to the character of the streetscape is noted. With respect to later additions the CAS notes that “there has been some infill and demolition...” but “despite these later changes the area has an overriding sense of a quiet leafy suburb.”

The CAS assesses each district and street in turn. Of Fitzjohns Avenue it notes that “the impact of the scale, topography and architecture of this mature avenue is powerful” and “... make it the most prominent street in the area”. The CAS makes very little particular comment relating to No. 39 other than to state that “between Nutley Terrace and Netherhall Gardens the west side consists of imposing detached properties...” and “there is some difference in plot widths, with wider plots at Nos. 39 & 47...”

Some particular analysis of neighbouring properties to No. 39 is significant. Facing it on the east side of Fitzjohns Avenue, “Nos. 48-50 is a four storey block of maisonettes (1976) linked to 31a Daleham Gardens, for Camden Housing Department... The block fits into the context of the road and makes a positive contribution of 20th century architecture.” It describes No. 46 at the northeast corner of Fitzjohns Avenue and Nutley Terrace as “a five storey plus sub-basement block of inter-war flats, with cornice above third floor level. The bulk and design is over dominant.” Finally, it remarks of the buildings at the southwest corner of that junction: “slightly out of character is Nos. 37a, b, c, a group of 1960s houses with timber cladding and brick.”



2.3 Adjoining properties

The site is surrounded by similar large properties, originally private dwellings with many converted either to flats or institutional uses.

The adjoining property to the north No. 43 Fitzjohns Avenue has recently been converted to apartments. This building rises to 4 stories and has a richly formed roofscape with steeply pitched hipped roofs rising in a Belle-Epoque fashion.

To the rear of the adjoining property No. 43 a new semi-underground dwelling has been built along the shared boundary with No. 39 in a creative reuse of a plot originally housing a suite of garages (Ref 2012/1692/P). Although not apparent at garden level the new dwelling presents a blank wall to the boundary, its green roof with its scattering of rooflights, open courts and parapet walls forms a significant departure from the typical character of the rear gardens in the neighbourhood. It also demonstrates the degree and nature of development which has been deemed to be acceptable to properties within the Conservation Area.



Views of new building in rear garden of No. 43



3 The Existing Building

No. 39 Fitzjohns Avenue was originally built as a large private dwelling with an unusually horizontal emphasis as compared to its near neighbours. With only 2 full stories and an inhabited roof space, the main house is a full storey shorter than most dwellings of Fitzjohns Avenue. Stretching approximately 22metres with a 4 bay façade along the street it is considerably wider than the typical detached dwelling which may extend to 13metres.

The building is finished in purple brick with red brick arched lintels and string coursing and terracotta detailing to the eaves and across the gable faces. The main entrance is provided with a projecting porch surmounted by stone balustrading and finials and a recessed arched bay at 1st floor level. To the left side of this an articulated projecting brick bay is finished with wrought iron railing above. Elongated timber sash windows with lattice glazing bars to the upper sashes are grouped in pairs and trios. The steeply pitched, tiled roofs have regular double windowed dormers and the gable faces feature shallow projecting timber window bays. Tall elongated chimney stacks break through the pitched roofs and articulate the skyline.

The earlier of the two 20th century extensions to the North of the main building is of a decidedly more institutional character, reflecting the use of the site by the Jesuits for whom it was built. This 3 storey, flat roofed structure with a raised parapet is connected awkwardly to the main house at 3 stories by a recessed bay which although deferring to the end gable none the less crashes unceremoniously into the side flank. This red brick block with flared and arched window lintels is further articulated with simple purple brick coursings at each floor level and a soldier course below the stone parapet. The 5 bay main façade is broken by the 1st and 4th bays' shallow projections. The height of the 5th steps down to 2 stories with a second entrance door and a crenelated parapet. Although not unadorned, the simple rhythmic character of this wing does not balance well with the richer detailing, rhythm and massing of the original house to which it adjoins. At the rear of the property the 2 storey bay has an incongruous horizontal window and a metal escape stair which mars the architectural coherence. The awkward junction between the two buildings is if anything more apparent to the rear and a single storey projection visually detracts from the original main building.



Views of existing rear garden



Views of 1960s wing from rear garden & Nutley Terrace

The later extension to the West of the original house built in the 1960s along Nutley Terrace is a more discordant feature of the property. This 3 storey red brick structure is articulated with brown brick string courses at lower ground and ground floor window levels and a concrete parapet which brutally slams into the host dwelling, although this at least is below the main original cornice. It also features a flat roof providing no articulation to the roofscape of the ensemble. Windows are various in pattern and proportion, some featuring black tiled spandrels, others are small projecting bays with copper roofs. On the side facing Nutley Terrace a monolithic brick stair tower breaks free from the main building volume to meet the property boundary with an angled face.

Neither of the two extensions to the original dwelling are mentioned in the Conservation Area Statement either for positive or negative impacts. However, it can readily be appreciated that their massing, form, detailing and articulation are not harmonious with the original Victorian dwelling, nor the character of the Conservation Area. Neither is either structure of particular architectural merit judged on the contributions of their respective periods.

4 Proposed Scheme

4.1 Accommodation - Apartments

The proposed development provides 20 no. residential apartments in the refurbished and extended Victorian building. The North Wing is separated and retained as a separate dwelling.

The apartments are laid out over the existing Lower Ground, Raised Ground and 2 Upper Floors and also occupy a new 3rd floor loft space formed within the profile of the existing roof. 3no. apartments at Lower Ground Floor are duplex units with a new garden level below.

At the rear of the building the existing Lower Ground Floor is extended out into the garden to the plan area of the floors above and also a further garden level is provided within this extended footprint.

The proposed accommodation in the apartment block provides the following mix of unit sizes, complying with Camden's Policy.

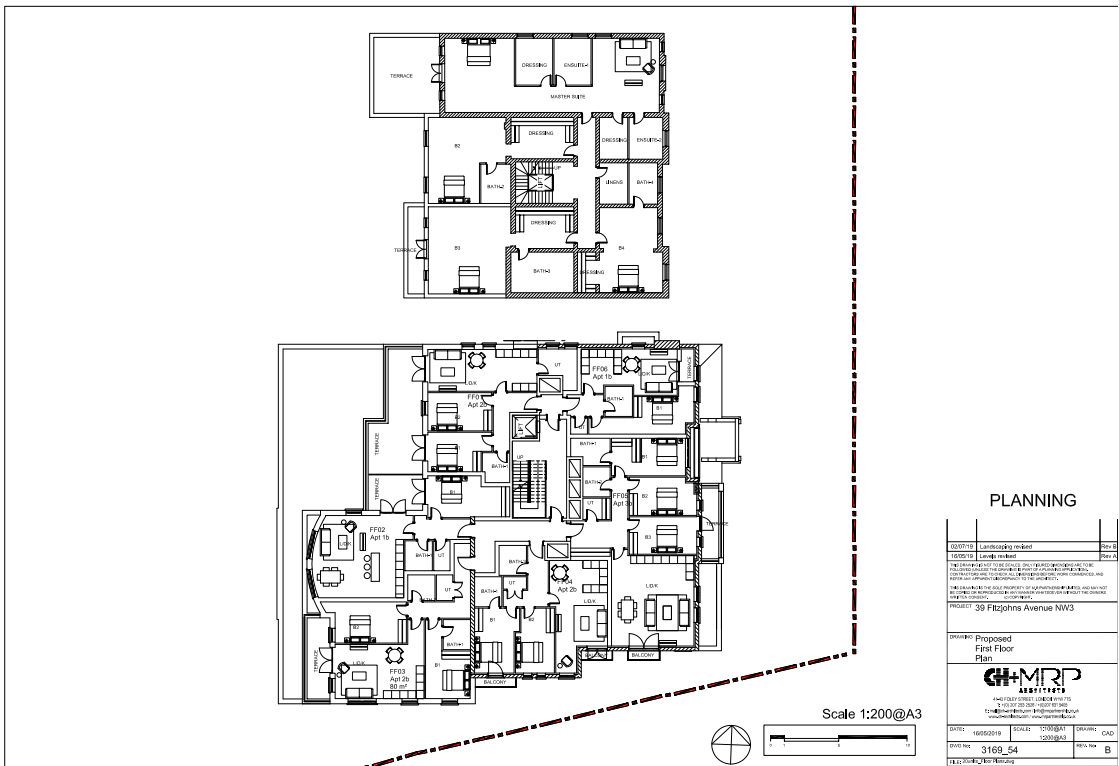
	1 bed	2 bed	3 bed	4 bed
Lower Ground Floor	2	1	2*	-
Ground Floor	-	1	3	-
1st Floor	2	3	1	-
2nd Floor	1	1	1	1
3rd Floor	-	-	-	1
* 3no. apartments at Lower Ground Floor are duplex units with a new garden level below.	5	6	7	2

In addition, a single dwelling is retained in the existing north wing. A more detailed accommodation schedule with areas is provided in Appendix 1.

The accommodation provides generous sized apartments exceeding both Camden space standard guidelines and London Plan requirements.

All bedrooms are designed as double bedrooms providing minimum area of 11.5m².

The layouts provide positive outlook and privacy from each flat at both the front sides and rear of the building. There is no loss of privacy or outlook from any adjacent buildings due to the orientation of the extended building in relation to the site boundaries.



First Floor Plan



Raised Ground Floor Plan

The footprint of the extended building is identical to the earlier consented scheme and has the same relationship to the existing side boundary and to adjacent properties. This ensures any increased overshadowing of the adjacent gardens is avoided.

The Lower Ground Floor apartments are provided with large windows and external glazed doors facing onto private patios formed in existing and new lightwell areas. This increases day lighting into these lower ground floor flats.

Internally the flat layouts are configured to comply fully with Building Regulations and Lifetime Homes guidelines. 2no. units are to be accessible flats and sized in accordance with Building Regulations Part M4(3). This is described more fully in Section 5 below.

4.2 Demolition

The application scheme seeks to provide a high quality development and a positive contributing feature of the Fitzjohns and Netherhall Conservation Area. The high quality architecture and detailing of the original Victorian house on the main elevations facing Fitzjohns Avenue and Nutley Terrace will be carefully preserved. Elements which detract both from that building and its setting have been carefully considered for alteration and demolition.

It is proposed to remove the existing link to the Northern Wing in its entirety thereby enabling the gap between the 2 buildings and the views of the roofscape against the sky to be restored. The existing link between the buildings is a harmful later addition and its removal will restore the original configuration of the Victorian house and completely separate the later North Wing building. This localised demolition will positively enhance both buildings in the main street facing views from the Conservation Area.

Whilst the existing brick facades of the original building to the north, west and south elevations will be retained and refurbished, further careful demolition internally will be necessary to create the new internal layout within the original walls.

On the Nutley Terrace side of the building it is proposed to completely remove the 1960s built extension. This wing has no particular architectural merit and although much of it is not readily visible due to the significant tree cover it none the less provides a discordant feature in the streetscape. This is primarily due to the looming form of the stair tower and the unsympathetic manner in which its brickwork connects to the original building without reflecting any of its architectural detailing.

The demolition of the 1960s wing will undo the significant harm caused both to the form of the original building and to the character of the Conservation Area.

Guideline F/N12 of the CAS states “The Council will ... only grant consent for demolition where it can be shown that the building detracts from the character of the area.” The proposed demolition of both the 1960s block and link to the North wing will restore the property to its original condition more consistent with and sympathetic to the character of the neighbourhood.



Demolition - Nutley Terrace elevation



Demolition - Fitzjohns Avenue elevation

4.3 The Original late Victorian house - refurbishment

The front and side elevations of the original dwelling will be carefully refurbished and restored to their original state as part of the works. These facades of the building form an integral and important feature of the Conservation Area and are of significant architectural character. Any alterations to these elevations would be modest and at roof level. It is proposed to create 2 new dormer windows on the roof facing Fitzjohns Avenue which will duplicate the form and details of the existing two dormers. Also proposed is the addition of modestly scaled, conservation rooflights at positions on the upper roof where a new level of accommodation will be formed under the existing ridge. These openings have been carefully considered in locations relating to the adjoining dormers.

4.4 Extensions - Original building

In general this new application scheme follows the principles of design, massing and bulk set by the earlier scheme 2017/4654/P which has been granted subject to a S106 agreement. The proposed extensions described below are all to the same footprint and to a similar height as the earlier design.

4.4.1 Rear Extension

To the rear of the original building a new infill extension is proposed on all levels to the same footprint as the earlier scheme 2017/4654/P. The massing of this rear extension is integrated with the existing building making a coherent garden elevation not unlike that of the original dwelling.

The design of the extension complies with CAS Guideline F/N20 on Rear Extensions: “extensions should be in harmony with the original form and character of the house and historic pattern of extensions within the terrace or group of buildings.

The composition of the new facades to the rear extension reflects the rhythm of gables and bays on the existing facades, and by changes to the roofline breaks down the mass to an informal and domestic scale.

Windows to the extended facade reflect the prevailing pattern of white painted timber sash windows and doors with small paned top sash and are articulated in height, width and disposition to reflect the order and proportion of the constituent parts of the facade.

New brickwork to the extension will similarly reflect the original building’s design with gauged brick flat lintels, and heavy brick string course. The brick will be a dark purple/red to match the adjacent house, laid in Flemish bond with natural struck joints.

The roofs to the extended areas will be of traditional hipped construction with clay tile covering and traditional dormer windows. Projecting feature gables project forward over the wings below with centralised dormers in bays continuing forward from the brick gable face.



Proposed East Elevation - Fitzjohns Avenue



Previously consented Elevation - Fitzjohns Avenue
(subject to S106 agreement)

The extension therefore retains the appearance of a large Hampstead house and the new facade reads strongly with the existing retained facades. The quality of architectural detail noted in the Conservation Area statement is thereby preserved.

4.4.2 Nutley Terrace Extension

The existing 1960s wing will be replaced with a new extension designed to follow the architectural style and character of the original building and to the same footprint as the earlier scheme.

The proposed extension will therefore cause no greater impact on the streetscape and in addition will remove the offending existing projecting stair tower. The new massing will repeat the 3 storey height of the existing wing but floor levels would be raised in order to connect seamlessly with the floor levels in the original dwelling.

Details including the terracotta eaves, roof forms and gable ends, window pattern and rhythm have been taken from the original dwelling in order to ensure that the new wing is sympathetic. The roof profile has been lowered and proportioned so that the extension will read as subsidiary to the original building. Retention of the existing trees along Nutley Terrace will ensure that the massing will be largely hidden from view and will not compromise the privacy of neighbours.



Proposed South Elevation - Nutley Terrace



Previously consented South Elevation - Nutley Terrace
(subject to S106 agreement)

4.5 Roofscape

In general the roofscape of this application scheme follows the principles of the earlier approved scheme (granted subject to a S106 agreement); the only exception being an additional dormer on the Fitzjohns Avenue and rear elevations.

The proposed top storey on the original Victorian building will feature a crown roof extension which infills an existing internal valley and would be wholly invisible in public views along both Fitzjohns Avenue and Nutley Terrace. There are numerous precedents for this type of roof on other local properties. The relatively low height of the existing building with only 3 occupied stories enables the insertion of the new floor of accommodation into the roof profile without loss of character or increase in bulk.

With reference to the CAS Guidelines on Roof Extensions F/N15 the proposal is not detrimental to the form and character of the existing building; the property is not part of a group or terrace which this alteration would unbalance; the roof would not be prominent either from public or private realm views; the building is currently lower than its surrounding neighbours and the proposal would not actually raise its height.

4.6 The North Wing

Following demolition of the existing link structure joining the two blocks the existing North Wing will form a separate family dwelling. The southern elevation of the block will be infilled with matching brickwork where the link is removed.

Whilst of lower architectural quality than the original dwelling the existing north wing does form an important part of the historical development of the property although the facade facing Fitzjohns Avenue has relatively unadorned detailing and rather unsympathetic massing.

In addition to the full refurbishment of the Fitzjohns Avenue facade as the earlier consented application 2017/4654/P we propose the following alterations and additions:

- replace sash windows with new units featuring glazing bar patterns which echo those on the earlier Victorian facade
- the addition of an inset mansard roof behind the existing parapet which introduces a more variegated skyline profile more in keeping with the adjoining structure
- an additional storey of accommodation
- the introduction of new narrow windows either side of the existing protruding northernmost bay with an additional storey added to raise the parapet to meet the rest of the structure.
- two new brick gables to provide additional roofline articulation and reinforce the bay rhythm of the building.

Similarly at the rear of the North Wing the proposed scheme includes:

- 3 storey extension to the southern 4 bays aligned with the main dwelling.
- a ground level projecting extension which aligns with the new single storey dwelling erected in the next door's rear garden
- at first floor level, the existing building is retained but a new opening would replace the existing awkward window.

All the above extensions and alterations match the earlier consented scheme 2017/4654/P.



Proposed West Garden Elevation



Previously consented West Garden Elevation
(subject to S106 agreement)

5 Accessibility

5.1 Philosophy - Inclusive Design

The proposed development is designed to ensure all future residents, users and visitors have safe, comfortable and independent use of the local environment and facilities. Access to all parts of the 2 buildings is unimpeded with appropriate space and features to ensure ease of use and understanding of the building.

The 2 buildings are designed to meet the latest legislation and good practice guidance on accessibility, including the Building Regulations Parts B, K and M, the Disability Discrimination Acts 1995 and 2005 and relevant government advice on planning and access, including Camden's own planning policies.

All residential flats will incorporate most Lifetime Homes features as explained in 5.6 below. In addition 2no. flats (10%) and the single dwelling are wheelchair accessible dwellings as Building Regulations part M4(3)2b.

5.2 Location and Approach to the Buildings

The buildings are sited on the corner of Fitzjohns Avenue and Nutley Terrace with bus routes stopping within 50 yards of the site entrance. Finchley Road tube station, although not equipped for disabled access, is 10 minutes walk away. There is a level pavement along Fitzjohns Avenue and Nutley Terrace with no obvious pedestrian obstacles. Cars and taxis accessing the site can set down immediately outside the entrance to the development or drop off within the forecourt.

The entrance to the site is via the existing entrance in the boundary wall on Fitzjohns Avenue. The existing entrance gates on Nutley Terrace will be replaced with a new secure gate

5.3 Building Entrances

From the site entrance, in addition to the retained existing entrance steps, a new ramped access leads up to the existing residential entrance to the apartments providing full wheelchair access to the building. The ramp length and width will comply with Building Regulations parts K & M, including provision of intermediate landings and handrails. Paving will include tactile features at top and bottom of ramps and landings.

The single dwelling will similarly have a flush, accessible entrance with the new ramped access.

The new entrance doors will have large handles and automatic power actuated opening devices ensuring safe and easy use by sight and mobility impaired persons.

5.4 Internal Circulation

A new 8 person lift is provided in both buildings complying with all requirements of chair bound occupants and visitors in accordance with Building Regulations Part M. Landing areas and internal lobbies in the flats will be configured to provide a minimum of 1200mm width with 800mm minimum width doors and 300mm clear side panels.

The proposed residential units will all comply with Part M of the Building Regulations and conform to the London housing design guides to allow for ease of access and mobility throughout the home. 90% of units will be accessible/adaptable in accordance with M4(2).

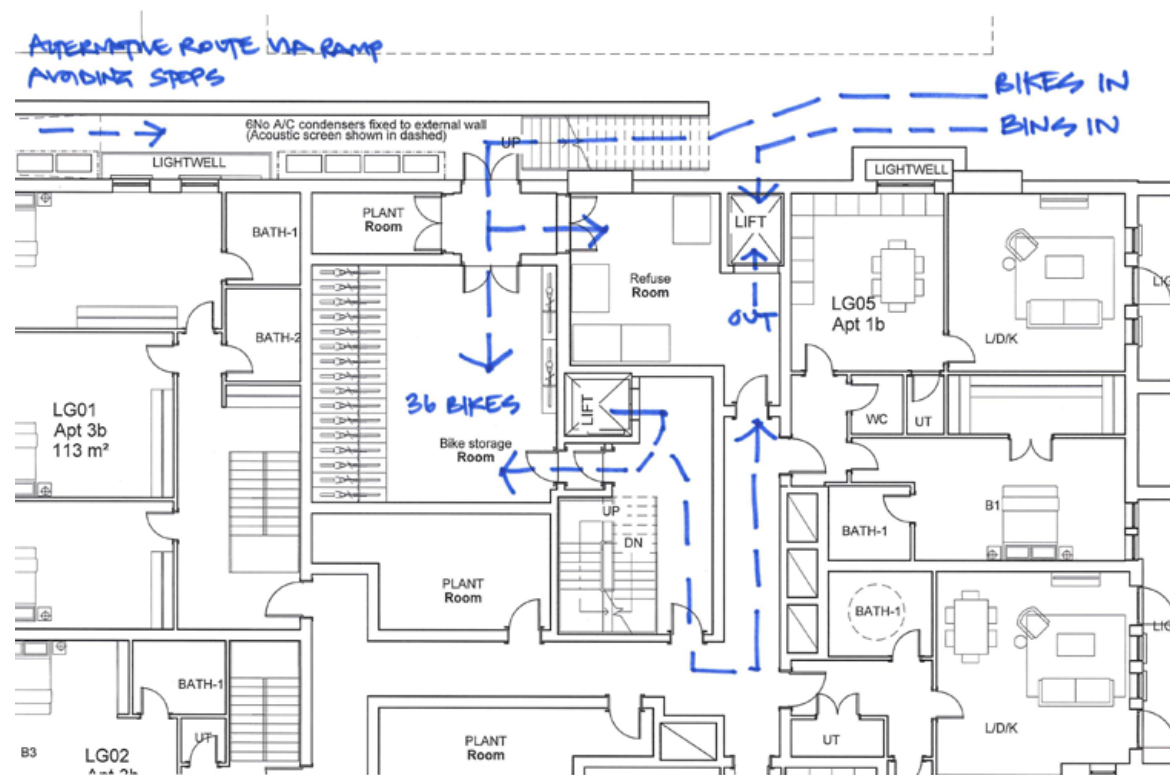
The main staircase in both buildings will comply with Building Regulations for ambulant use for those who prefer not to travel by lift.

Signage, door furniture, finishes and colours will be carefully selected throughout the building to aid vision and hearing impaired persons.

5.5 Wheelchair accessible dwellings

2no. flats LG03 and LG04 (ie 10%) are to be designed as wheelchair accessible dwellings in accordance with M4(3). At least one bathroom in these flats will be wheelchair accessible as diagram 3.16C in M4(3) - shower only.

The single dwelling will also be wheelchair accessible.



Lower Ground Floor level

5.6 Waste Storage

A dedicated waste and recycling store is included at lower ground floor level. The store is accessed by residents internally within the building at lower ground floor. For bin collections the store is accessed from outside via a dedicated hoist from ground floor level and external stair down from the front of the building. The storage capacity is in accordance with Camden’s guide on waste storage requirements. Internal refuse collection will be managed by a facility manager/ caretaker as is common in most similar size residential developments.

Size of household	Number in development	Projected Weekly Waste per household	Waste per household Waste produced from all households	
1B	5	100	500	
2B	6	170	1020	
3B	7	240	1680	
4B	2	310	620	
Single dwelling	1	500	500	
			Total = 4320 litres	4no. 1100 litre bins
			2no. bins are for waste	
			2no. bins are for recycled materials	

On collection days bins will be taken from the internal store by the facility manager by hoist to ground floor level and then to two temporary holding areas adjacent the site boundary on Fitzjohns Avenue. Alternatively there is also ramped access for bins at the rear of the building around to the collection points. From here, there is clear access for moving bins close to the kerbside for collection.

Waste storage from the single dwelling will be within the building.

5.7 Cycle Storage

A secure cycle store is included at lower ground floor level. This store can be accessed internally from the flats or from outside. The route externally is via the side steps fitted with a dedicated cycle rail or alternatively via the new ramped lightwell adjacent the north elevation leading down to the door into the bike storage room at lower ground level.

36 spaces are provided in the apartment building exceeding London Plan & Camden guidelines (1 per 1 bed flat: 2 per 2/3 bed flat). The bikes are stored on Josta 2 tier racks.

In addition Sheffield stands for visitors’ cycles’ spaces are provided on the front forecourt area.

6 Sustainability

We are committed to achieving a high level of sustainability into the 2 buildings although this is limited by the use of traditional materials and construction details required in the Conservation Area.

The scheme will comply with London Borough of Camden and London Plan requirements for sustainability and energy efficiency design. Please refer to separate Energy & Sustainability Statement prepared by DSA Engineering and accompanying the planning application.

Specifically the following features are planned to be included:

New heating will be provided by new highly efficient gas fired boilers;

New lighting will be energy efficient with appropriate daylight and P.I.R. movement controls in common areas;

Ventilation will be natural via opening windows and trickle ventilation;

Bicycle parking will be provided within a secure store at Lower Ground Floor level.

Water saving sanitary fittings will be introduced;

External walls will have enhanced thermal insulation, and solar performing double glazing to windows;

Bat/bird boxes will be incorporated into the rear elevation detailing;

Surface water discharge from the roof will be controlled and harvested for irrigation of planned planting;

External amenity space is provided in the large garden area and most flats have either terraces or small balconies.

7 Landscaping

There is no change to the frontage of the site on Fitzjohns Avenue apart from the one entrance way which will be widened by approx. 1m to suit the swept path of emergency, servicing and delivery vehicles accessing the site.

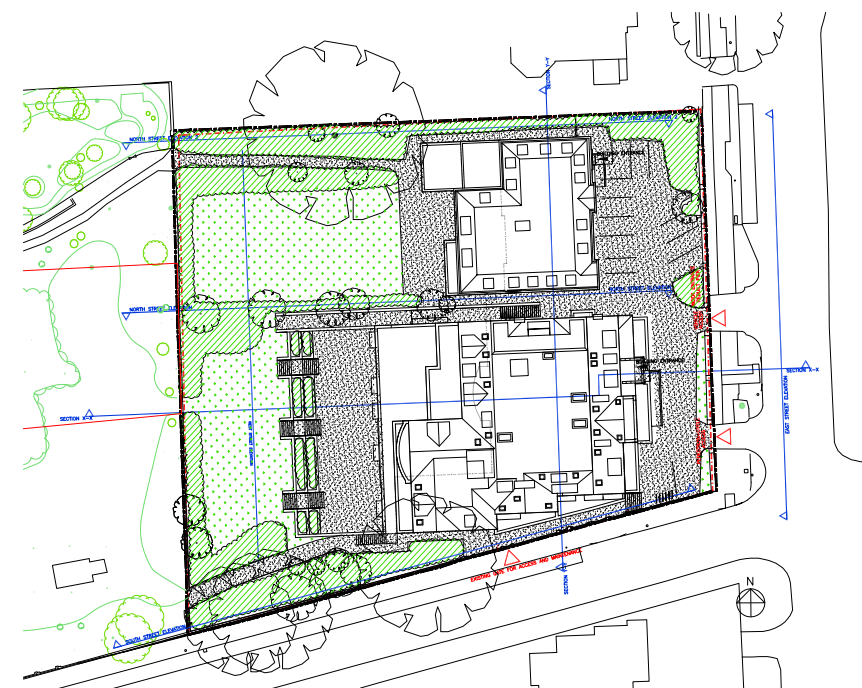
The existing brick dwarf wall and perimeter fencing on Nutley Terrace will be retained and refurbished with new gates replacing those existing.

The existing large Horse Chestnut along the Nutley Terrace boundary will be retained as annotated on the tree protection plan. The boundary wall here will be repaired.

The new ramped access up to the 2 entrances will be paved in high quality stone with ornamental metal balustrades. The existing steps up to the original projecting porch to the main house will remain. The subsidiary entrance which currently exists at the northern end of the north wing will be retained and will provide direct access to the new dwelling separate from the new apartments. Landscaping across the site will be enhanced working with the existing features so that the density of planting and the capacity to provide privacy screening is enhanced.

In the rear garden the existing tennis court will be removed and replaced with a new lawn and soft planting in surrounding beds. Existing and new paths will be re-paved with permeable materials.

Lightwells will be paved in high quality materials including permeable paving and external railings will be of traditional design.



Conclusions

- The proposals to convert, refurbish and extend the existing property respond in detail to Camden's Conservation guidance and provide a design of high quality which would enhance the context and the Conservation area.
- The isolated demolitions associated with the later extensions to the original dwelling are justifiable since those elements hold no particular architectural merit to warrant protection
- The building to plot ratio after redevelopment would represent an intensity of development of the site which is typical for the context of Fitzjohns Avenue and neighbouring roads, particularly with relation to the unusual size and isolated character of the property
- The proposed accommodation provides an increase of 20 units to Camden's housing stock.
- The single dwelling house retains the current use on the site in an improved building.
- The proposal would not result in loss of amenity to adjoining properties because the scheme has been designed with particular response to the relationships with adjoining existing buildings to prevent overlooking or overbearance.

In summary the scheme will enhance the existing buildings, the setting of the site and the wider Conservation Area.

Appendix 1

Schedule of Areas - Apartments

APT	NIA(m²)**	4Bed	3Bed	2Bed	1Bed	Bed/Person
LGF***						
LG01	239		1			3B 6P
LG02	309		1			3B 6P
LG03	113			1		2B 4P
LG04	74				1	1B 2P
LG05	86				1	1B 2P
GF***						
GF01	154		1			3B 6P
GF02	106			1		2B 4P
GF03	119		1			3B 6P
GF04	127		1			3B 6P
FF***						
FF01	71			1		2B 4P
FF02	74				1	1B 2P
FF03	80			1		2B 4P
FF04	78			1		2B 4P
FF05	114		1			3B 6P
FF06	50				1	1B 2P
SF***						
SF01	74			1		2B 4P
SF02	114		1			3B 6P
SF03	159	1				4B 8P
SF04	74				1	1B 2P
TF***						
TF01	213	1				4B 8P
TOTAL****	20	2428	2	7	6	5

** NIA of individual apartments include bathrooms, en-suites and toilets

*** Total NIA does not include internal open-sided balconies

**** ALL areas approximate subject to detail design

Appendix 2

Schedule of Planning Drawings

EXISTING		
3169_001	Location Plan	1:400 @ A3
3169_002	Site Plan	1:400 @ A3
3169_003	Lower Ground Floor Plan	1:200 @ A3
3169_004	Ground Floor Plan	1:200 @ A3
3169_005	First Floor Plan	1:200 @ A3
3169_006	Second Floor Plan	1:200 @ A3
3169_007	Roof Floor Plan	1:200 @ A3
3169_010	Section X-X and Y-Y	1:200 @ A3
3169_011	East/North Elevation	1:200 @ A3
3169_012	West/South Elevation	1:200 @ A3
PROPOSED		
3169_50	Site Plan	1:400 @ A3
3169_51	Garden Level Plan	1:200 @ A3
3169_52	Lower Ground Floor Plan	1:200 @ A3
3169_53	Ground Floor Plan	1:200 @ A3
3169_54	First Floor Plan	1:200 @ A3
3169_55	Second Floor Plan	1:200 @ A3
3169_56	Third Floor Plan	1:200 @ A3
3169_57	Roof Floor Plan	1:200 @ A3
3169_60	Section X-X and Y-Y	1:200 @ A3
3169_70	East/North street Elevation	1:200 @ A3
3169_72	West/South street Elevation	1:200 @ A3