

## Design and Access Statement

1582/01/04 Rev P01

Address: Flat No. 5, 112 Fitzjohn's Avenue, London, NW3 6NT

Date: 05/12/2019

### Description of the existing property

The existing property is a late Victorian period brick building, consisting of 5 residential flats arranged over 5 floors. Key features include white painted stucco rendered window reveals and surrounds with timber sash windows at Lower Ground, Raised Ground, First and Second floor levels. Flat No. 5 is located at Third floor level and is enclosed by a plain clay tiled mansard style roof structure, with hipped corners and lead clad dormers arranged vertically above the window openings at lower level. The windows at third floor level are more contemporary in their configuration, which suggests they are a later addition to the period features at the lower levels. They are a combination of fixed panels, casements and pivot windows, all constructed from painted timber and single glazed panes secured with putty into the frame.

### Design Proposal

The Applicants are currently in the process of remodelling the interior of the flat, including making upgrades to the thermal efficiency of the property. They would like this to include upgrading the windows to thermally broken aluminium framed tilt & turn windows to reduce heat loss, noise pollution from the main road and surrounding area - as well as long term maintenance costs.

The proposed window configuration removes the upper top hung outward opening units to reduce the amount of framing and simplify the composition so that they are more in keeping with the sash windows at lower level. The horizontal mid rail is set at 1100mm above FFL, so that the fixed glazed panels below the mid-rail act as balustrade panels to prevent falling.

In addition, the Applicants wish to paint the lead cladding to the roof dormers with specialist white paint so that they visually connect with the stucco window surrounds and lower level and provide more cohesion to the overall composition, particularly the principal elevation.



No. 112 Fitzjohn's Avenue - looking North East



Existing single glazed timber framed dormer windows