

Heritage Statement

Proposed Garden Room at Garden Flat, 91 Fitzjohns Avenue, LONDON, NW3 6NX

The strategies of the design of the proposed development have been investigated and outlined in this statement.

The plans which form part of this application are:

P/20/062/001C, P/20/062/002C, P/20/062/003C, P/20/062/004C and P/20/062/005C

This is a revised application following the Approval (2020/1315/P) for an extension on the same footprint. Following concerns of the adjacent neighbours with possible overlooking the revised scheme seeks a minor change from glazing to brickwork.

The proposed development will be carried fully in accordance with the above plans, we believe that the details are considered to be such that they cause no harm to the existing fabric and as such will safeguarding the heritage aspects amenity of the area.

The proposals are considered to preserve the historic fabric, character, appearance and features of architectural and historic interest of this building and its setting.

The proposal will not cause harm to, or loss of, the significance of the heritage asset or its setting and the proposal therefore complies with standing advice.

The present building is dry and stable with no know defects, the existing structure / details and all windows shall be retained, their general form and proportions, do make a positive contribution to the character of the building.

The proposed building is surrounded by a tall Garden wall which shall be retained and protected during the erection of the lightweight glass structure.

The building is considered as historically significant by virtue of its street scene contribution.

Given the status of the building the proposed development has given careful consideration in respect of ensuring this significance is retained.

The site consists of a brick six storey building. The existing details shall be retained to preserve the building character.

The existing flat occupies the Garden Flat area.

Design – Use

It is also important that the building remains in viable economic use in order to ensure its survival and for this it is necessary for the building to be functional.

The proposed conversion would allow continued use of the building while preserving historic fabric in situ.

The existing architectural features and openings shall be retained and preserved to ensure the character and historic use and association to be identified.

The proposed seeks to erect a lightweight glass structure.

The proposed external appearance seeks to blend in with the external façade of adjacent building, in terms of design, height and materials there are no external alterations proposed.

Detailing has been taken from the adjacent buildings in the surrounding area. The proposed scheme makes full use of the existing secluded external spaces.

The designs provide maximum privacy of adjacent dwelling with only windows to the front aspects onto the existing private garden, which provides the necessary daylight, and outlook.

This small-scale development scheme provides a modern density which concurs with the surrounding established developments of the surrounding dwellings in this locality.

The structure will be constructed of glass.

Amount

The proposal seeks to erect a lightweight structure, on mini auger piles.

The scheme consists of a single storey rear extension the existing footprint shall be retained.

The proposed we believe will represent an enhancement through the retention and safeguarding of a heritage asset.

The scheme represents a good use of the space, with a relatively spacious Garden Flat, making use of the existing building's arrangement without alteration to its external or internal fabric.

Layout

The existing and proposed floor plan shall be retained all within the existing wall confines.

The site is established there will be no overlooking into any private residential spaces from the proposed structure.

The proposed Rear Garden affords a private secluded space.

Scale

The site lies within an extensive plot the existing dwelling which accords with the existing dwelling, and other dwellings floor area to plot ratio.

All the areas affected and included within the application are under the same ownership.

Landscaping

The existing landscaped areas shall all be retained. All the existing brick wall and single tree shall be retained. It is not proposed to remove any of the existing landscaped areas.

Planning Permission has been granted (2020/1413/T) to Fell the only existing tree (Scots Pine) in the Existing Garden which affects the proposed extension.

There are no other trees on the site or in adjacent Gardens which would be affected by the proposal.

Appearance

The existing and proposed elevation plans shall be retained with no changes at all are proposed to the external appearance of the property.

The ground floor plan shall remain as the existing form and layout.

The proposed scheme will seek to preserve the existing street scene and not be overbearing or dominant.

All work and making good works shall be finished as such to ensure a match with the existing original work in respect of material, colour, texture, and profile. This will protect the character and appearance of the building.

The existing accommodation will generally remain unaffected.

The proposed shall match the existing adjacent roof structures.

The proposed works will not detract from the existing building fabric of the building.

The alterations required to adapt the historic fabric should we feel not raise any conflict with the conservation authorities, and we hope that the minor works merits support.

The heritage statement with the detailed drawing and plans provided we anticipate are sufficient in detail, however, should further detail be required then we shall attend immediately to any such request.

The strategies of the design of the proposed development have been investigated and outlined in this statement. The application seeks full planning permission for the proposed alterations to the external and internal fabric. All the proposed works and associated details shall match the existing.

We hope that the conservation authorities can accept the proposed minor alterations. Alterations for residential use are common combining modern requirements within the historic building fabric and will not in this instance alter the existing character and are not considered detrimental and therefore wholly acceptable.

Access

Vehicular and transport links

The site is in the vicinity of and benefits from good local transport links there is a post Office and other food and retail outlets, doctors and dentists, typical of this inner-city site.

There are numerous good and well serviced bus, taxi and tube links to all the all the surrounding areas.

The main site is accessed via Fitzjohns Avenue, there is no plot parking.

Appearance

The proposed design has considered the adjacent buildings, we propose to use similar materials into scheme works with sympatric detailing.

The proposed works shall preserve the existing buildings fabric.

Inclusive Access

The main site is accessed via Fitzjohns Avenue.

The main access into the dwelling will be served from the existing front door. The proposed footpath will be protected and maintained.

General

Solutions which suit both the existing building and the needs of the owner have been carefully considered.

The contractor undertaking the works will produce a quality of life during construction statement prior to commencing works on site, for consideration.

The provision for providing adequate ventilated dedicated space for recycling already exists therefore we would anticipate the retention of this provision.

All steps will be taken to minimise / reduce / reuse / recycle and segregate construction and demolition waste.

March 2020 – Rev B