

C-Space Architects

36 Shelgate Road, Battersea, SW11 1BG T: 020 7228 8059 M: 07717746750
E: Cordelia@c-spacearchitects.com

Design and Access Statement

For

St Anthony's school for Boys

90 Fitzjohns Avenue

NW3 6NP

Introduction

This design access statement forms part of the planning application for St Anthony's School for Boys, 90 Fitzjohn's Avenue, for the installation of two new illuminated school signs.

Site:

The site is located in the Fitzjohns/Netherhall Conservation Area. The area sits on the southern slope of Hampstead between Rosslyn Hill and Finchley Road. The gradient of the hill creates important vistas and views of the substantial properties within in their mature landscaped gardens. A large number of the building now house educational institution which influence the street scenes of the area.

Fitzjohns Avenue is a wide central axis to the conservation area with streets running perpendicular off it to the East and West. The architecture of the avenue is large houses sitting within generous grounds making it the most prominent street in the conservation area. The front boundary walls display the richness of brick, terracotta and stone that is featured in the architecture behind forming a strong characteristic of the street scene.

No. 90 Fitzjohns Avenue is mentioned in Camden Council's Conservation Statement for the Fitzjohn/Netherhall areas as a building that makes a positive contribution to the special character and appearance of the Conservation Area due to its imposing architectural features and detailing.

St Anthony's for Boys School is on a prominent junction of Fitzjohns Avenue and Arkwright Road with sweeping vistas up Arkwright Road giving prominent sight of the architecture of the School, its boundary treatment and landscaping. The junction is dominated by traffic lights and black railings to protect pedestrians from the busy traffic using the junction. It's this view that the School therefore would like to take advantage of and install new illuminated signs with the name and contact details displayed to prospective new parents.



View of the Street scene of 90 Fitzjohns Avenue.



Design:

The planning application is for the installation of two illuminated school signs to display the schools name and details. The location of the signs has been determined to be opposite the two pedestrian crossing of Fitzjohns Avenue so that they do not distract vehicular traffic using the junction and the traffic lights.

The signs are powder coated metal finish in the school colours with LED lights above that will not exceed 300 candelas per sqm and shall be static illumination only. To prevent light pollution into neighbouring properties and confusion with the traffic lights.

The signs are to be installed behind the boundary wall and structural independent so that they do not impact or harm the original brickwork, piers, capping stones and detailing of the front wall that steps down with the fall of Fitzjohns Avenue.

The existing hedge will have to be cut back locally to allow for the installation of the signs.



View down Fitzjohn Avenue and detail of brickwork and piers.

Access.

The proposed scheme does not affect or alter the existing vehicular and pedestrian accesses into and within the site and property.



Street Scene View up Fitzjohn Avenue