



Case Copy

REPORT ON APPLICATION
FOR
EXTERNAL ACCESS STAIR TO REAR GROUND
AT
19 FITZJOHN'S AVENUE
LONDON NW3

Jestico + Whiles
14 Stephenson Way, London NW1 2HD

1629/01 001.amr

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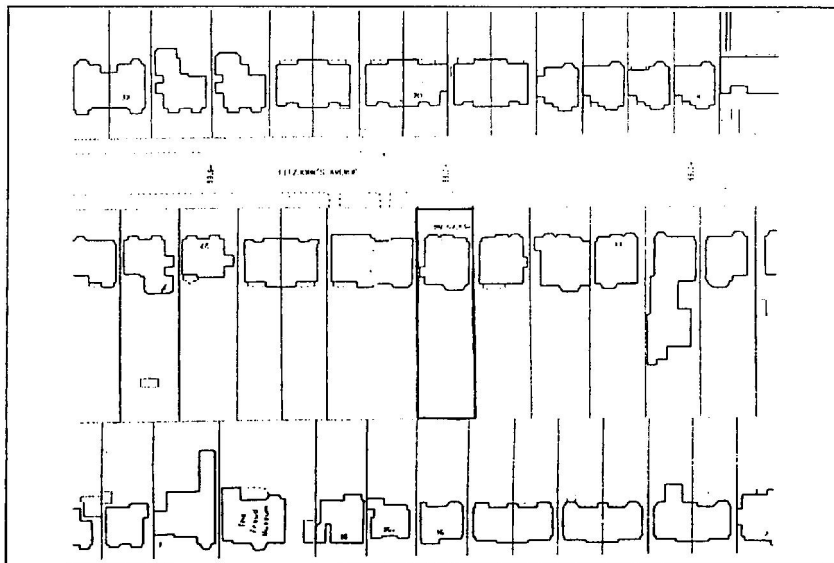
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1. Background

The raised ground floor contains the finest reception rooms of the original building. In the late 1940s the house was divided into separate flats on the lower ground, upper ground, first and second floors. Around this time in order to conform with fire regulations a large external staircase for means of escape in case of fire was constructed at the back of the house. More recently, fire requirements have changed allowing the building to have a single, internal escape stair provided all the flats maintained fire lobbies between living areas and the staircase. As a result, the external fire stair was recently demolished, depriving direct access from the flats to the communal garden at the rear.

This application is concerned with the reinstatement of the stair from the upper ground floor flat to the garden.

The premises in question is not a listed building but falls within the Netherhall/Fitzjohn's Avenue Conservation Area.



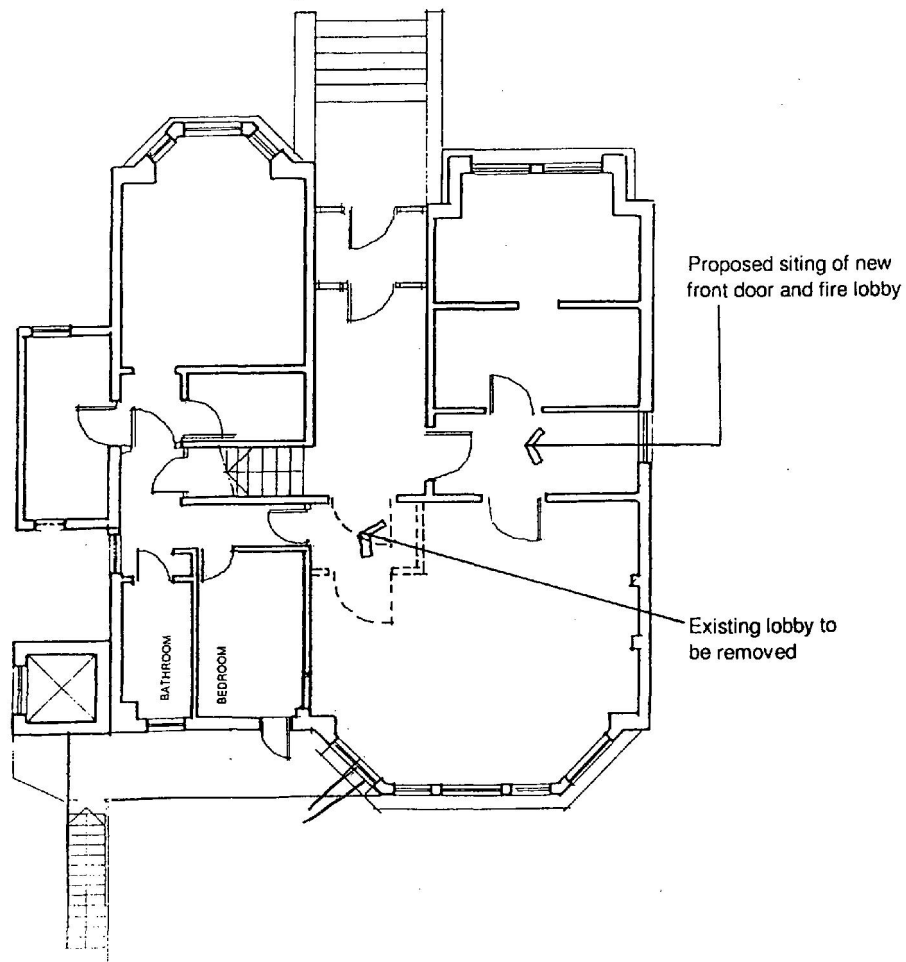
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2. Means of escape

With the removal of the external fire escape, the fire regulations required the construction of a large intrusive lobby in the corner of the upper ground floor main reception room to separate the private habitable rooms from the common escape stair. This lobby effectively destroys the symmetry of the room, breaks the fine original cornice and skirtings and altogether spoils what was once the most elegant room in the house.

The applicant now wishes to restore this room to its original proportions by moving the required lobby and therefore entrance to the side room. Whilst this improves the layout of the apartment, it affects the means of escape route from bedroom to front door. Regulations do not permit the escape from bedrooms to escape stairs passing through other habitable rooms.

This submission overcomes this problem by providing a single flight escape stair from the bedroom area to the common garden.

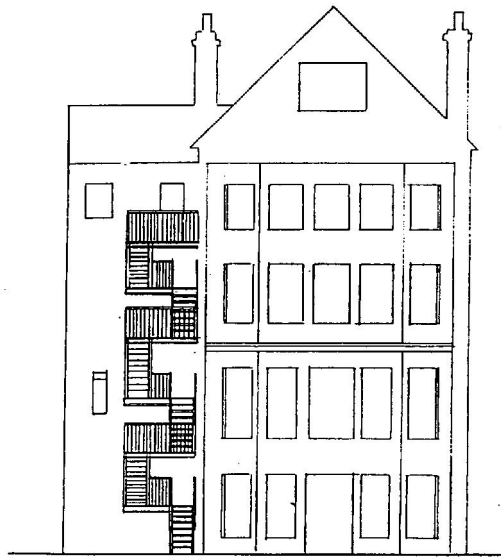


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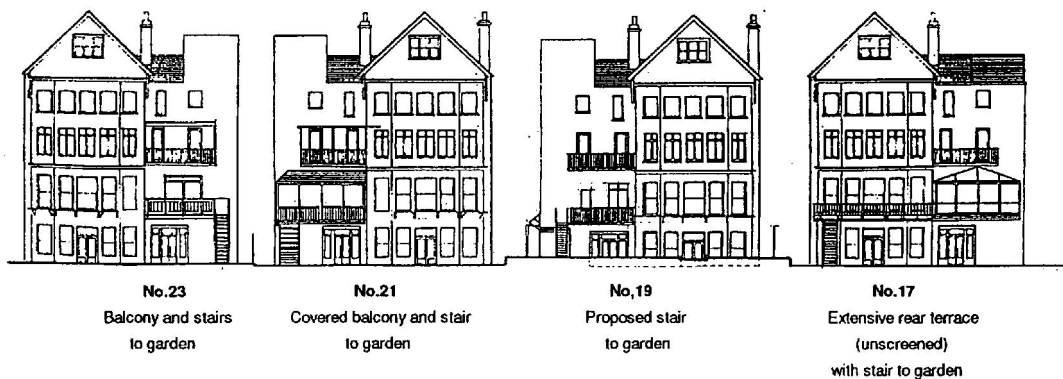
3. Precedent

An external stair of far greater impact existed in approximately the same position until 1985.

All the other houses in the same row of No.19 have rear balconies and access stairs from the upper ground floor to garden level.



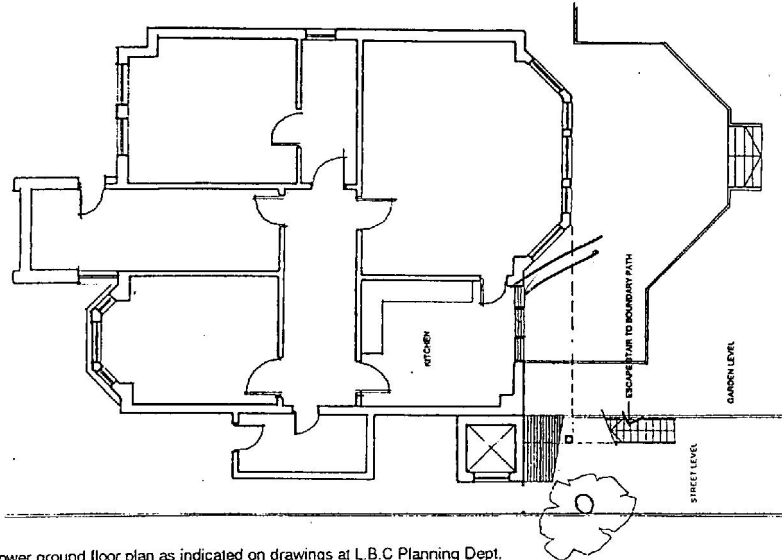
House elevations of the rear of the terrace are not accurate but are for indicative purposes only.



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4. Amenity

Plans at the London Borough of Camden Planning Department indicate the layout of the basement flat to be:



Lower ground floor plan as indicated on drawings at L.B.C Planning Dept.

We do not believe the amenity of the kitchen space will be critically affected. Indeed, the proportions of the house are such that the access-way to the stairs will be fairly high and that any shadowing of the fanlights below will be minimal.

As for the adjoining house to the north of No.19, there is an existing tree appropriately located between the properties that will assist to prevent any undue overlooking. Having said that, the view of the adjoining garden is minimal at this point in any event.



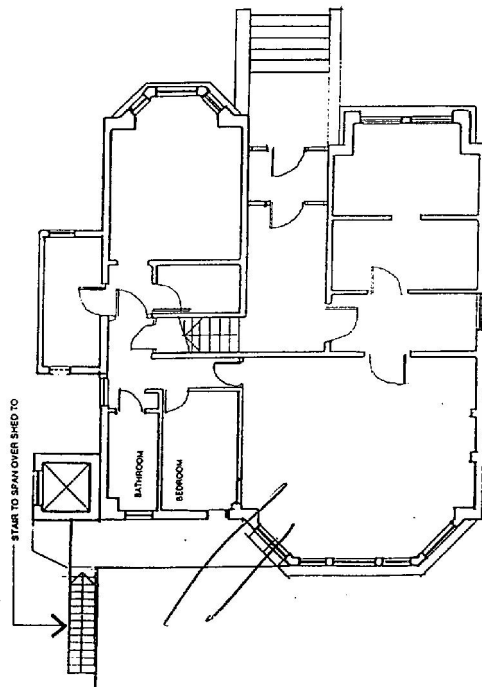
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5. Proposal

The drawings illustrate a simple metal deck and staircase supported at one end on the bay window structure and on columns to ground at the other. The column will be sited to avoid the existing garden shed. The stair itself will be located in the common pathway to the north of the privacy screen to the lower ground flat. The garden is communal.

Materials and design of the stair and balustrade will be in keeping with the existing features of the house.

All metal work will be painted black.



Plan 1:200



Rear elevation 1:200

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6. Neighbours letters of support

To provide further support to the application these letters from the immediate neighbours of the property are enclosed.

To Whom this may concern:

3/10/1997

Dear Sirs,

This is to confirm that as the occupier of the garden flat 19 Fitzjohn Ave I foresee no problem with the re-instatement of the original staircase to the flat directly above me which leads to the shared communal garden and this to include the access which this may entail to gain entrance to the appropriate apartment.

This is subject to my and two other freeholders agreeing with the final spec from the architects involved, in terms of design and layout.

In addition a new lease from the freehold company will need to be obtained for this construction.

Yours Sincerely

THE GARDEN FLAT • 19 FITZJOHN'S AVENUE • HAMPSTEAD • LONDON • NW3 5JY
PHONE: [REDACTED] FAX: [REDACTED]

To Whom this may concern

25/9/97

This is to confirm that as the occupier of the Garden flat, 19 Fitzjohn Ave., I have in principle no objection in a balcony/staircase leading to the common parts to be built to the flat directly above me.

This is subject to my and other freeholders of 19 Fitz M., agreeing the final design and spec from the architects. In addition a new lease from 19 Fitz M. will have to be obtained for this construction.