

Design and Access Statement to Accompany Planning Application

**No.68 Fitzjohn's Avenue, London NW3 5LS**

Garage and Attic Conversion, Small Rear Glazed Porch and Proposed Internal  
Alterations

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Prepared by

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## 1.0 Introduction

The design and access statement accompanies the application for planning permission within a conservation area and details the proposed works for the garage and attic space conversion, small rear glazed porch and internal alterations at no.68 Fitzjohn's Avenue.

The site property has previously been granted planning consent via application:

2013/6964/P Replacement of existing garage with two storey extension to side of property (Class C3) – Planning Permission received January 2014.

This statement is to be read in conjunction with the following drawings:

### Existing Drawings

2602 SU-00 P2	Location Plan
2602 SU-01 P2	Existing Landscape and Ground Floor Plan
2602 SU-02 P2	Existing Basement, Ground and First Floor Plans
2602 SU-03 P2	Existing Second Floor and Roof Plans
2602 SU-04 P2	Existing West and South Elevations
2602 SU-05 P2	Existing East and North Elevations
2602 SU-06 P2	Existing Site Photos 01
2602 SU-07 P2	Existing Site Photos 02

### Proposed Drawings

2602 PL-01 P2	Proposed Landscape and Ground Floor Plan
2602 PL-02 P2	Proposed Basement, Ground and First Floor Plans
2602 PL-03 P2	Proposed Second, Attic Floor and Roof Plans
2602 PL-04 P2	Proposed West and South Elevations
2602 PL-05 P2	Proposed East and North Elevations

## 2.0 Powell Tuck Associates

The proposed works have been composed and shall be managed for a high standard design solution. Powell Tuck Associates are considered one of the foremost house designers in the country and have won several high-profile awards with residential projects in London and the wider UK. Our practice has grown from a background of working with existing buildings and respecting their underlying character. The proposed works will preserve and enhance the character of the conservation area with the sympathetic arrangement of a small rear glazed porch at ground floor level, garage and attic conversion with proposed materials to match the existing house with consideration given to the view from Fitzjohn's Avenue.

## 3.0 Area and Property

No. 68 Fitzjohn's Avenue is a detached house built in the 1970's – 80's that resides within the Fitzjohn's Netherhall Conservation Area and is not listed. The property comprises of 5 floors: basement, ground, first, second and attic floors.

<b>Basement</b>	Utility Room
<b>Ground Floor</b>	Reception Room Dining Room

	Breakfast Room Kitchen W.C Garage
<b>First Floor</b>	Master Bedroom Bedroom Study No. 2 Ensuite Bathrooms Storage Room
<b>Second Floor</b>	No. 3 Bedrooms No. 2 Bathrooms Kitchenette
<b>Attic Space</b>	Storage

The property's main access point is from the front of the property at ground floor level on Fitzjohn's Avenue with off-street parking available to the front of the premise. Access to the rear lightwell can be made from the side entrance at ground floor level on Shepherd's Path.

#### 4.0 Design Overview

The proposals include the renovation and refurbishment of the full house, the garage conversion and small rear glazed porch at ground level with internal alterations on the ground and attic conversion with internal alterations at second floor level. The outline scope of works is as follows:

- Conversion of garage and installation of 2 no. traditional sash timber framed windows to match like for like the façade windows, similar to historic Planning Consent - 2013/6964/P.
- New small glazed porch to rear section of main house in the rear lightwell.
- Internal alterations at ground floor level.
- Conversion of attic, installation of new timber staircase, internal reconfiguration at second floor level to gain access at attic floor level and installation of two conservation style rooflights to the main roof's rear pitch.

The proposals are to be read in conjunction with supplied proposed drawings.

#### 4.1 Garage Conversion

The proposal accommodates the needs of a growing family with the conversion of the existing garage into a playroom. The playroom shall be well insulated with a new thermal roof and have two traditional timber framed sash double glazed windows to match like for like the existing façade windows.

##### Materials

- No. 2 traditional timber sash framed windows to match like for like existing façade windows.
- New infilled brick to be used at ground floor level to form the playroom.
- The brick will be sensitive and done to blend with existing brick façade.
- Double glazing for new traditional timber framed sash windows.

## **4.2 Small Rear Glazed Porch**

The proposal is a small rear glazed porch that provides a transitional space from the side entrance into the main house at ground floor level. The small rear glazed porch allows a boot room to act as a transitional space and measures approximate 1.2 m (depth) wide x 3 m (length). This includes the installation of new steps to accommodate access to the boot room from Shepherd's Path.

### **Materials**

- Powder coated slim frame fixed glass panels and single door for porch.
- Powder coated slim frame glass panel for canopy above steps and door in porch.
- No. 1 new flat frameless rooflight above the boot room.
- Double glazing for enclosed porch.
- New brick access steps to match existing steps.

## **4.3 Attic Conversion**

The proposal converts the attic into a usable space to meet the needs of a growing family. The existing attic space shall be lined, the floor structure strengthened and the walls highly insulated with a new thermal roof and installation of 2 no. conservation style double glazed rooflights on the rear elevation.

### **Materials**

- Thermal insulation to improve the thermal performance of the house.
- Floor structure strengthened.
- No. 2 conservation style rooflights (No. 1 to provide natural light above the new staircase from second floor level).
- Alter roof structure and re-slate for remedial works to match in material and colour of the existing house and immediate neighbours.

## **4.5 Internal / External Alterations to Property**

- Full refurbishment to the interior of the house.
- Internal reconfiguration of second floor layout to accommodate new timber stairs to gain access to the attic floor level.
- Internal alterations to kitchen, dining room and breakfast area to connect with the new garage conversion that includes the boot room. Original fireplaces and cornices to be repaired and retained where possible.
- Remedial works and replacement of traditional sash timber framed windows to be double glazed and match like for like existing windows in colour, material and size.

## **4.6 Land Use**

Will remain as existing – Residential Class C3.

## **4.7 Layout**

See plans for comparison with existing and adjoining properties.

## **4.8 Scale**

The small rear glazed porch proposal does not dominate the scale and the existing features of the original building, the new traditional timber framed sash windows in the garage conversion are consistent with the existing façade and the new conservation style rooflights are on the rear elevation have no visual impact from Fitzjohn's Avenue.

## **5.0 Access**

Access arrangements onto (and within) the project site and property shall remain unchanged by the proposals. All new construction including steps & staircases shall accord with all relevant UK Building Regulations and works completed for full compliance with CDM Regulations 2015.

## **6.0 Summary**

The conversion of the existing garage into a playroom, addition of a small rear glazed porch in the rear lightwell, attic conversion and internal alterations to the property will enhance the existing property. The proposed change will not dominate nor change the scale of the original building. The proposed works will not have an adverse visual impact on the property of the streetscape but shall preserve and enhance the character of the conservation area with a sympathetic design.