
**60B Fitzjohns Ave
London
NW3 5LT**

Planning Design and Heritage Statement

March 2021

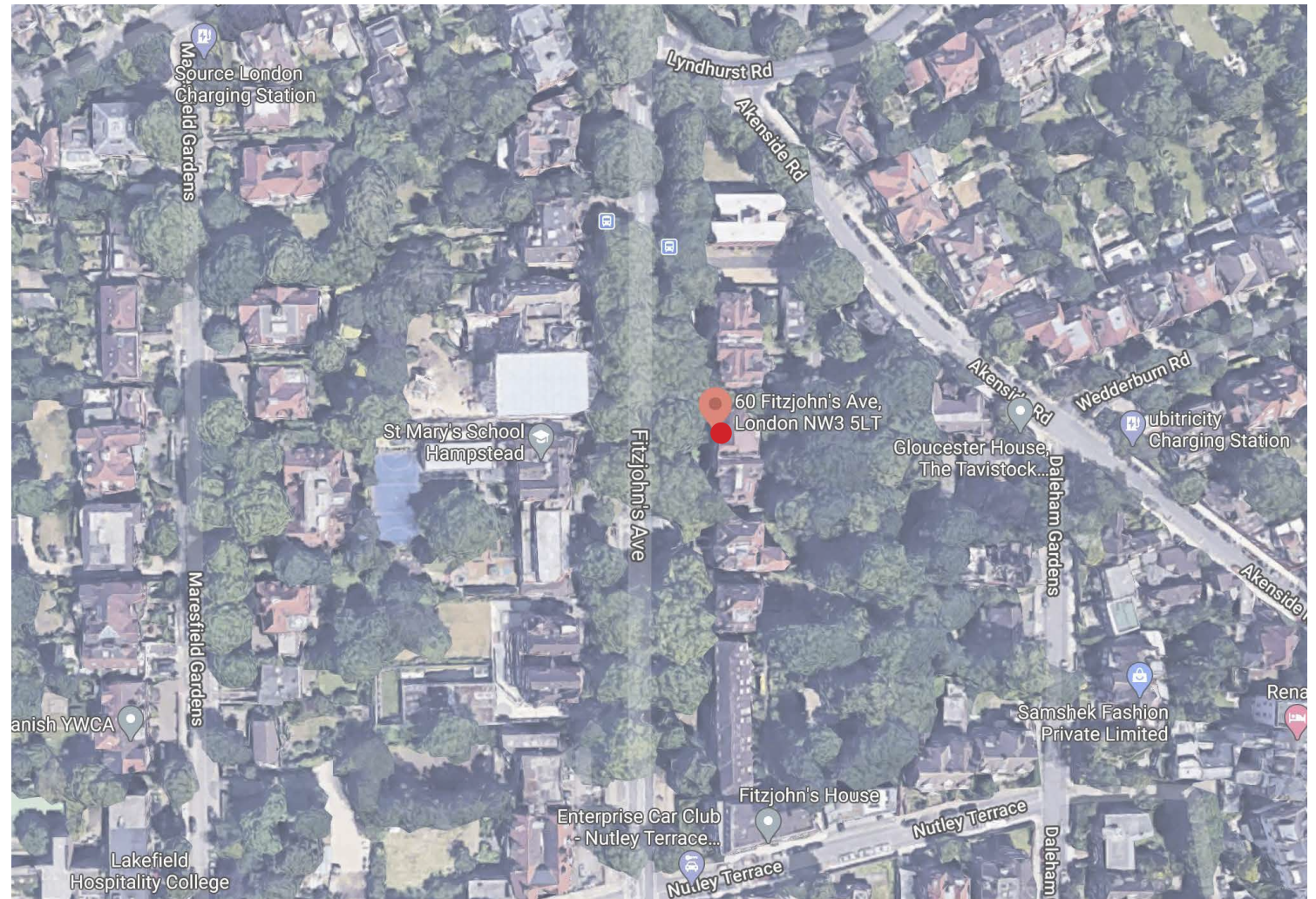


SITE LOCATION

The property is a duplex, 3 bedroom apartment across lower ground and upper ground floors located to the eastern row of dwellings along Fitzjohns Avenue.

The property resides within the Fitzjohn's/ Netherhall Conservation Area

The building is not listed, but is recognised as a building which makes a positive contribution to the area.



Location map

SITE CONTEXT

60 Fitzjohn's Avenue is a 5 storey semi-detached villa which has been sub-divided into flats.

Flats A and C have rear extensions approximately 3.3m deep, the size of which will be consistent with these proposals.

Both have small high level windows to Kitchen areas which currently overlook the private garden to 60B Fitzjohns. The offer minimal outlook, which as mentioned, wholly overlooks the property to 60B.

The attached semi-detached property, 58 Fitzjohn's Avenue, also has a 3.3m deep existing single storey extension at the rear.



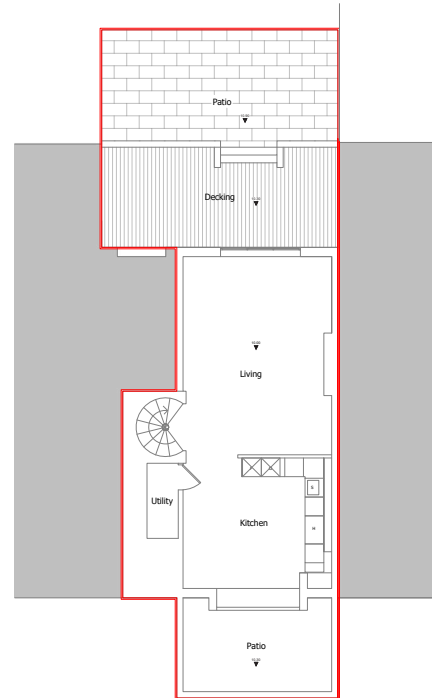
EXISTING PLANS

The split level flat benefits from a private decked garden to the rear, with eastern orientation.

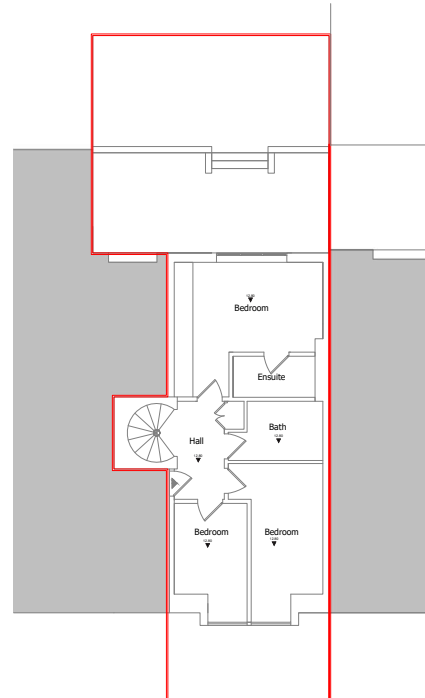
This space is currently overlooked by the small high level windows to Flats A and C.

Three neighbouring windows are indicated on the existing rear elevation, which are clarified as follows:

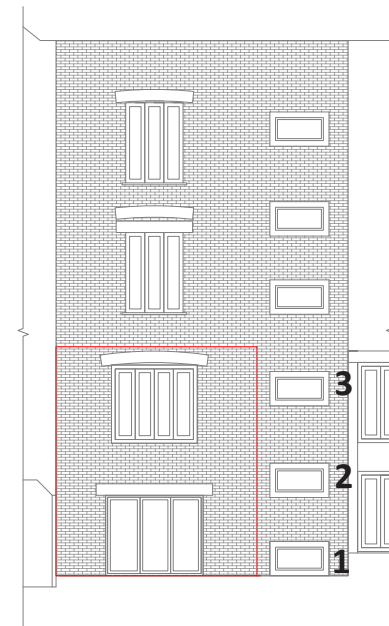
1. Obscured window to a basement store. No outlook
2. High level Kitchen (non-habitable) window to 60A Fitzjohns. The small outlook directly impedes privacy to the garden at 60B.
3. High level Kitchen (non-habitable) window to 60C Fitzjohns. The small outlook directly impedes privacy to the garden at 60B.



EXISTING LOWER GROUND FLOOR
1:100



EXISTING UPPER GROUND FLOOR
1:100



EXISTING REAR ELEVATION
1:100

PROPOSED PLANS

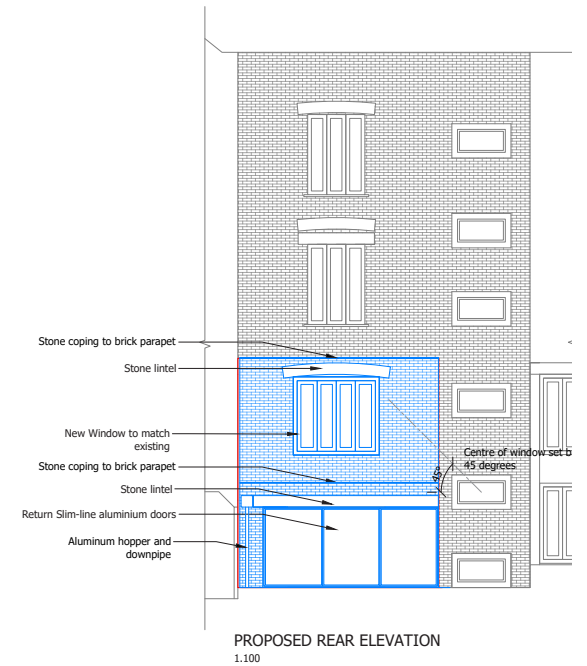
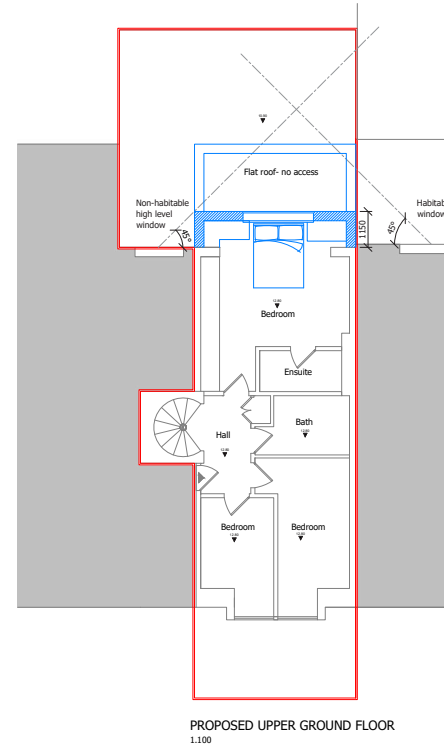
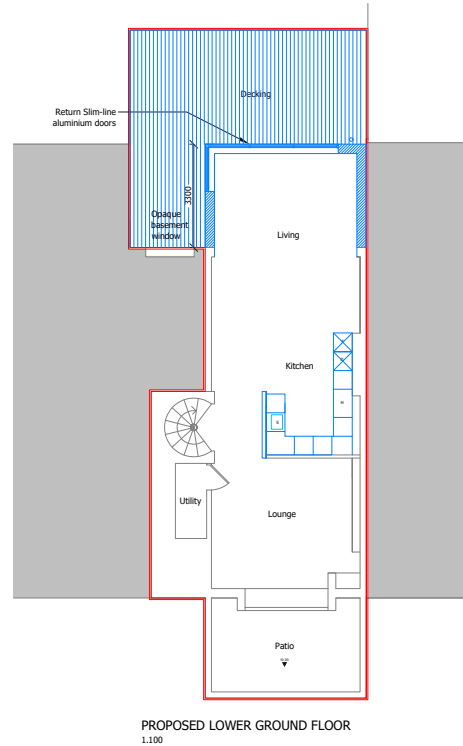
The proposals seek to extend 3.3m to the rear at Lower Ground floor.

This extension ensures the building line with neighbouring properties is consistent.

At Upper Ground, the proposal is for a 1.15m rear extension. This ensures a 45 degree line of sight is maintained from both neighbouring properties.

The proposals represent a reduction to the initial pre-application scheme, which breached the 45 degree principle at Upper Ground Floor, initially proposing that the Upper Ground Floor was extended to 2m.

These plans were provided to the Planning Officer at pre-application, who deemed that they did much to address amenity concerns with the initial 2m extension.



CONSERVATION APPEARANCE

At Lower Ground floor return sliding doors are proposed, while at first floor the window proportions and size will match the existing. The rear facade will be in brick to match the existing.

It is noted that neighbouring properties have carried out similar rear extensions on both sides of this dwelling and the extension of 3.3m is therefore consistent with the building line and context of the area.

The dwelling resides within the Fitzjohns/Netherhall Conservation area. Materials are generally to match the existing, however larger return slim-line aluminium doors are proposed at lower ground floor. This will allow a greater enjoyment and enhancement of views to the rear of the site- where large, mature trees are located- which would be in line with conservation guidance;

'Throughout the Conservation Area the contribution of the streetscape is significant; the trees (public and private), the vegetation, the boundaries between private gardens and the street, the rear gardens, large mature trees have a presence in nearly every view.'

No issues were raised with the designs through the pre-application process.



ANALYSIS OF NEIGHBOURING WINDOWS

To the rear elevation, high level windows at 60A and C currently overlook the garden area to 60B Fitzjohns.

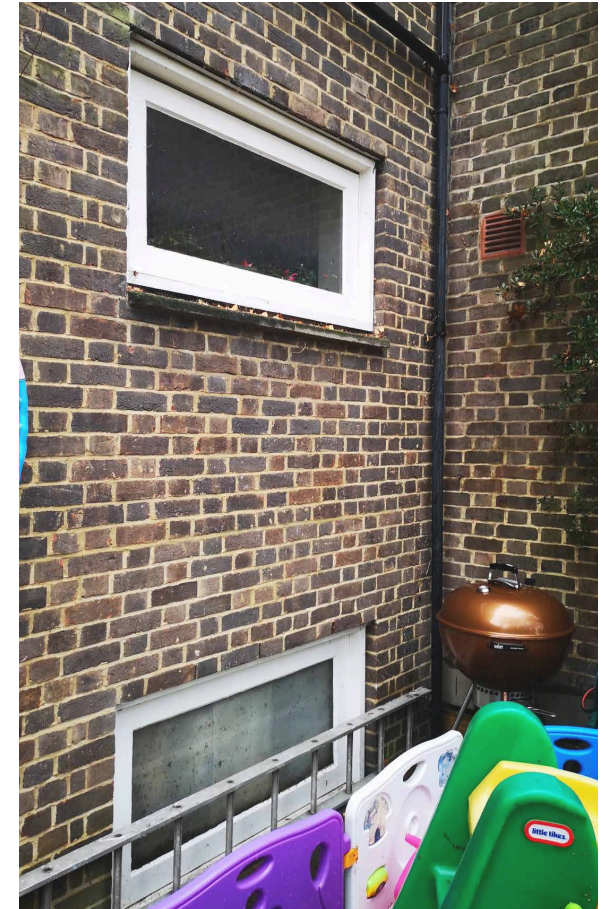
The proposals ensure that at Upper Ground Floor the development resides within the 45 degree rule of thumb to these neighbouring properties. Shadow analysis diagrams are observed in this document for further benefit.

The lowest window is a basement store window. It is obscured offering no outlook.

Proposals do not impede on the outlook enjoyed by the neighbouring property at 58 Fitzjohns Avenue or to the Kitchen of the neighbouring flats 60A and C.



*Neighbouring habitable window with terrace at 58 Fitzjohns.
Proposals set within 45 degree rule of thumb.*



*Neighbouring high level windows with no outlook.
Obscured to bottom window to 60A Fitzjohns.*

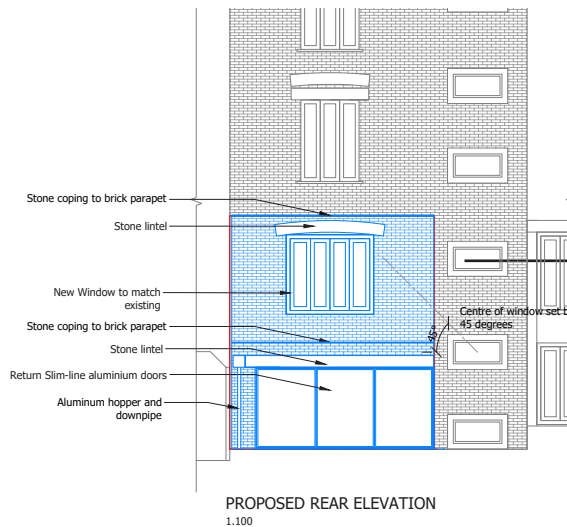
NEIGHBOURING OUTLOOK

The windows to 60A and C Fitzjohns overlook the garden enjoyed by 60B. They are small windows within Kitchen areas- considered in Part F to be non-habitable.

The proposals at Upper Ground floor have been set back from the initial pre-application stages so that they now reside with the 45 degree rule of thumb.

The window to Flat A intersects between the lower ground and Upper Ground extensions. However, at 45 degrees the development sits within the set back element, ensuring the impact on the development is minimal.

These alterations from pre-application should mitigate any prior issues.



High level window in non-habitable room



Spring Equinox. 9AM. Existing

The site benefits from morning sun.



Spring Equinox. 9AM. Proposed

To windows 2 and 3 there is some impact on shade to the neighbouring properties. Window 1 is obscured so irrelevant.



Summer Solstice. 3PM. Existing

The site is already covered in shade with no direct sunlight.



Summer Solstice. 3PM. Proposed

There is very limited impact to the neighbouring windows, with no-very minimal additional shade.



Autumn Equinox. 9AM. Existing

The site benefits from morning sun.



Autumn Equinox. 9AM. Proposed

To windows 2 and 3 there is some impact on shade to the neighbouring properties. Window 1 is obscured so irrelevant.

DAYLIGHT CONCLUSIONS (MORNING ANALYSIS)

During morning hours the site receives its most daylight. During the Spring and Autumn months there will be a small impact of additional shade to windows 2 and 3 to the neighbouring properties. However, it should also be expressed that these reside within a 45 degree principle.

During the summer months there would be little impact on neighbouring properties with the proposals.



Spring Equinox. 3PM. Existing

The site is already covered in shade with no direct sunlight.



Spring Equinox. 3PM. Proposed

There is no impact in sunlight as no direct sunlight reaches the Eastern orientated site at this time



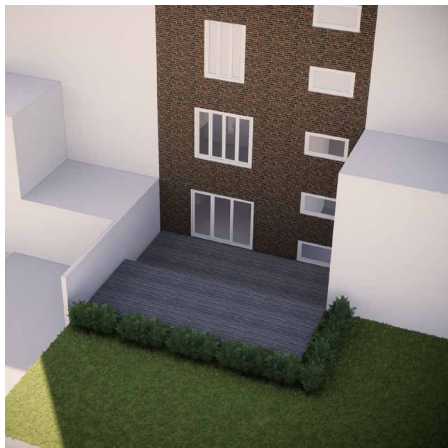
Summer Solstice. 3PM. Existing

The site is already covered in shade with no direct sunlight.



Summer Solstice. 3PM. Proposed

There is no impact in sunlight as no direct sunlight reaches the Eastern orientated site at this time.



Autumn Equinox. 3PM. Existing

The site is already covered in shade with no direct sunlight.



Autumn Equinox. 3PM. Proposed

There is no impact in sunlight as no direct sunlight reaches the Eastern orientated site at this time

DAYLIGHT CONCLUSIONS (AFTERNOON ANALYSIS)

Throughout the year, at 3pm, the site is already washed in shade. The easterly extension has no impact on neighbouring properties at this time.

When considered, with the 45 degree proximity of the extension at Upper Ground it is considered the impacts of the development have a very minimal impact on neighbouring properties.

ELEVATIONS/ SECTION

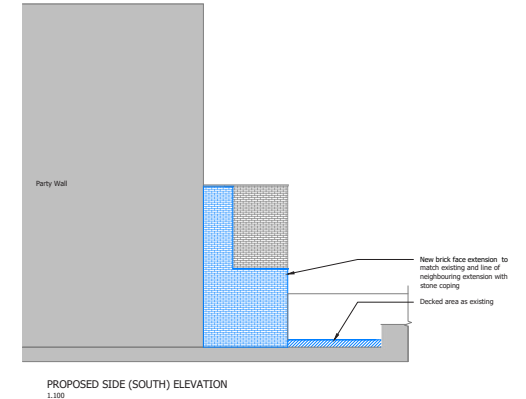
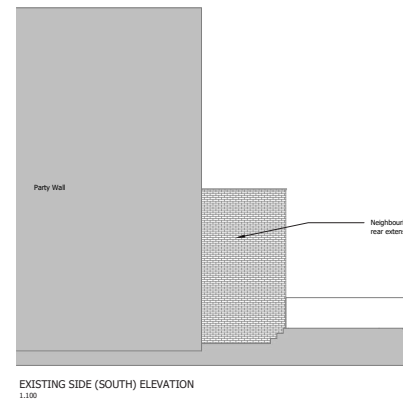
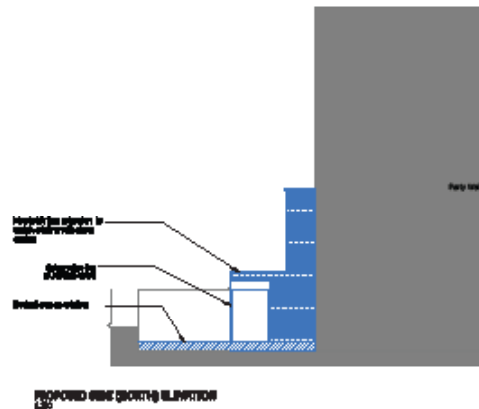
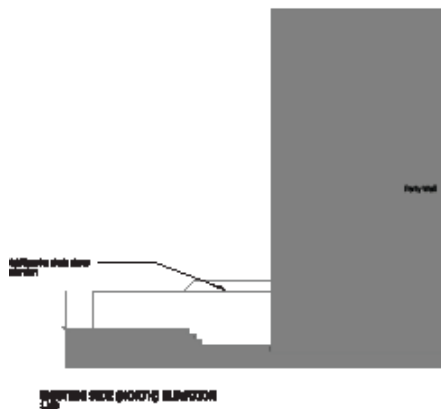
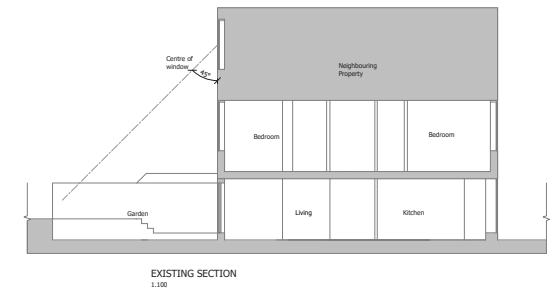
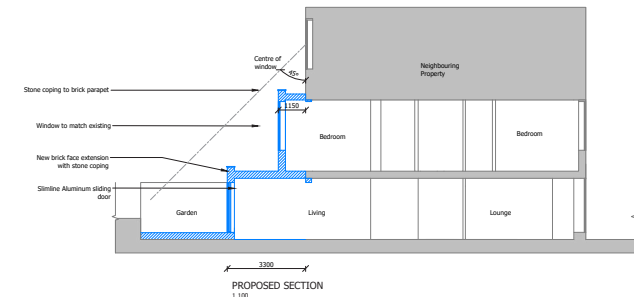
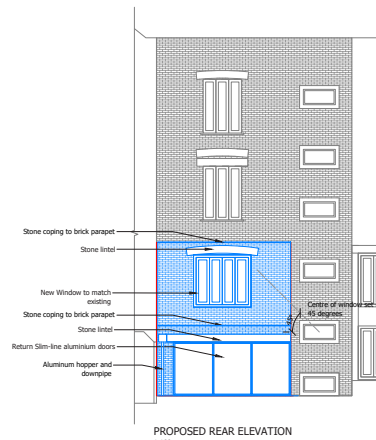
The extensions will be in brick to match the existing.

Stone lintels are proposed above the doors and windows, providing a high level of design quality as would be associated with the conservation area.

The bedroom window will match the existing.

Slim-line return aluminium sliding doors, provide a modern and contemporary additions.

The garden space will have decking to match the existing, with trees maintained as existing.



VISUALS



Rear extension



Internal view

CONCLUSIONS

The proposed rear extension is consistent with the scale and massing of neighbouring developments.

In extending by 3.3m to the rear at Lower Ground Floor, a consistent building line is formed with neighbouring properties.

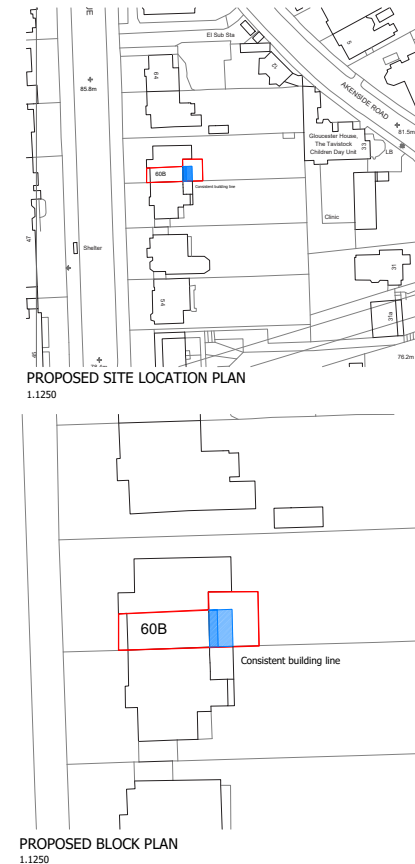
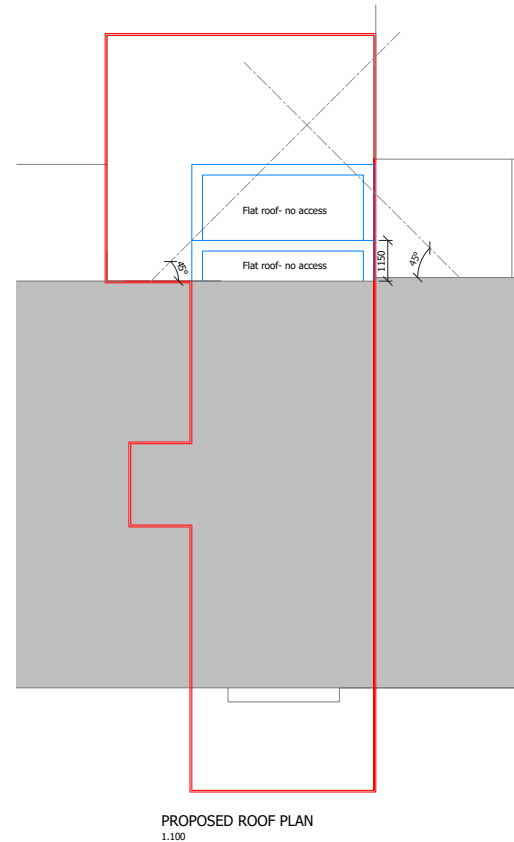
The proposals at Upper Ground Floor ensure they are sufficiently set back by 45 degrees to neighbouring windows.

This represents an improvement on the pre-application scheme, which was supported in principle, but with concerns raised to the outlook of neighbouring properties.

Further Daylight and Shadow analysis show that the impact of the proposals would be minimal.

Fundamentally, these are high level, non-habitable outlook with outlook that impedes on the existing privacy to 60B Fitzjohns. While some additional shading would be relevant in early mornings during Spring and Autumn months, for the most of the year the impacts are minimal.

The appearance and materials used compliment the conservation area.



REAR PANORAMA



Rear panorama