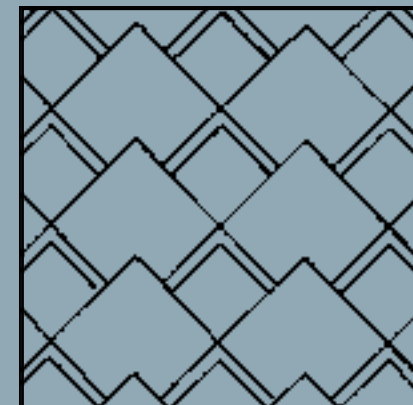
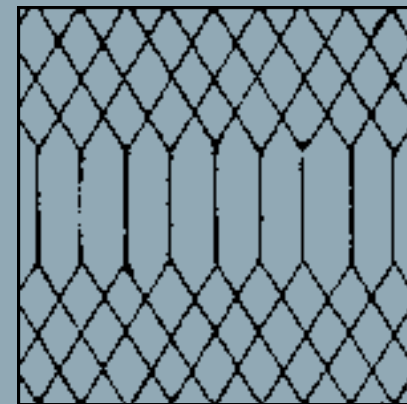
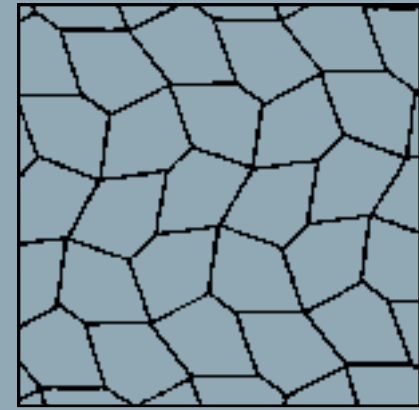
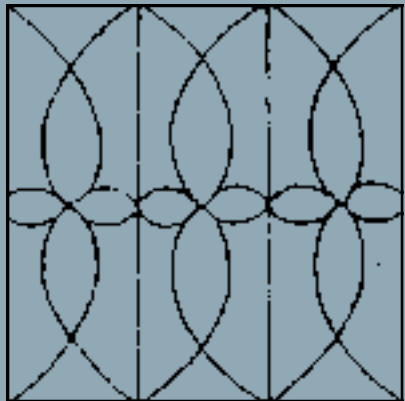


project

82 Fitzjohns Avenue



Design and Access Statement

March 2021 - Rev A

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Introduction and Context

Introduction

This Design and Access Statement has been prepared for the purpose of supporting a full planning application at 82 Fitzjohns Avenue seeking to refine planning granted in 2019.

The commentary aims to summarise and recap the planning process to date, design concepts, and how the design has evolved following pre-application advice from Camden Council

This document should be read in conjunction with the planning drawings and other reports prepared by the design team.



1.1 Project Brief

The owners of the site have asked Charlton Brown Architects to assist with the creation of their long-term family home, in the heart of Hampstead. The site currently consists of a large house and garden, that has plenty of charm but does not take full advantage of its spacious and secluded situation

Their vision is for an improved future-proof family home at 82 Fitzjohns is one that:

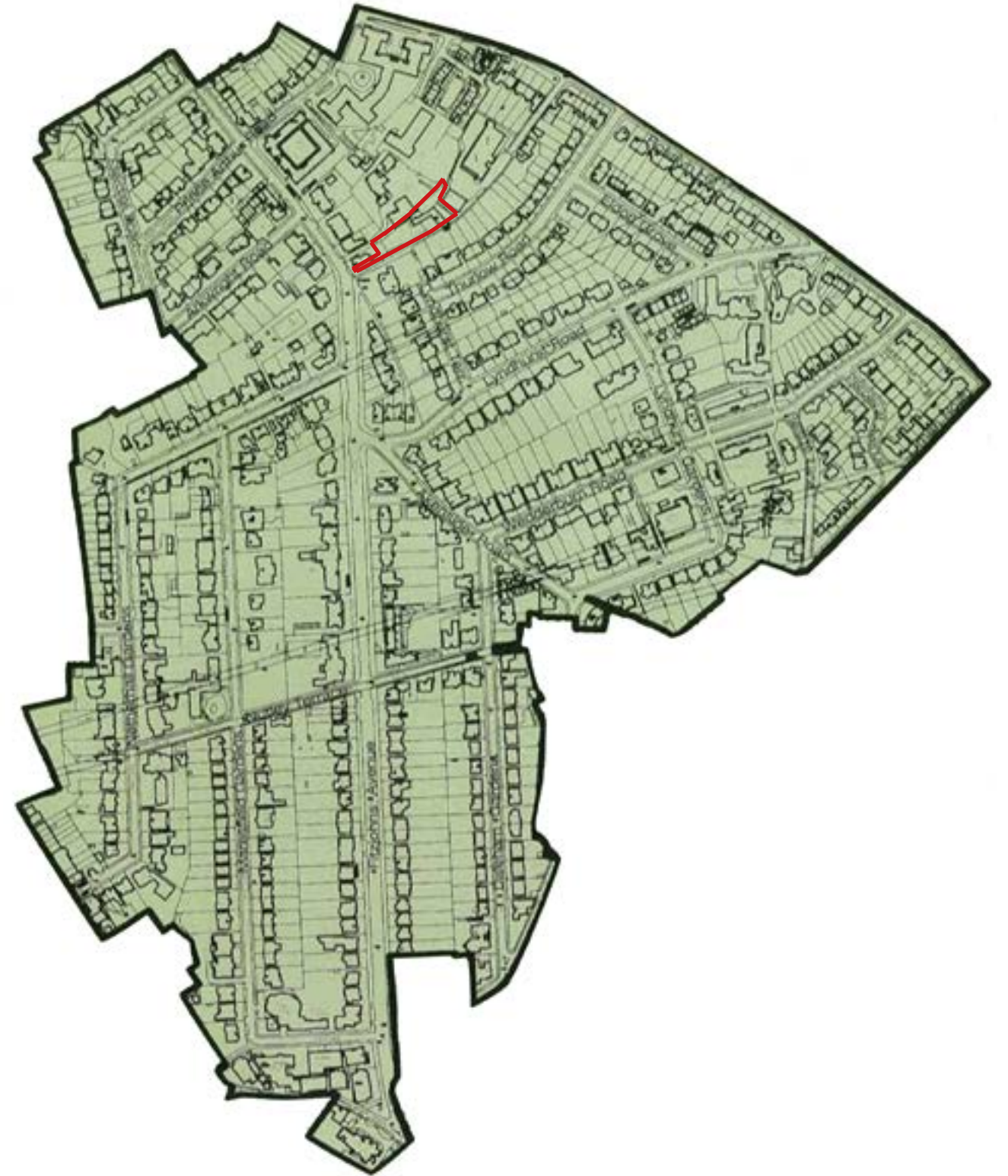
- Better rationalises the internal layout and quality of space
- Fully exploits the unusually deep walled garden and its connection to the house
- Benefits from improved sustainability and environmental credentials
- Preserves but also enhances the charm of the original house
- Maintains and enlarge the soft landscaping and planting of the site

1.2 Site Location & Surrounding Area

82 Fitzjohns Avenue is situated in the Conservation area of Fitzjohns / Netherhall. 82 Fitzjohns is not addressed in the Conservation Area Appraisal and so as noted by Stepehn Levrant Heritage Architecture's Report (which companies this application) the house would be given a neutral attribution at best.

In terms of assessment of the significance of the property, across all definitions of significance set out by Historic England and the NPPF the property is deemed of low significance by Heritage Architecture on the archaeological, historic and architectural / artistic criteria.

 Site Boundary indication



2.1 The Site

The site is located behind no. 84 off Fitzjohns Avenue and slopes down eastwards towards the Royal Mail Depot which is screened from the site by large mature trees.

It has a short, steep bank affronting the primary school to the north and is protected from view from the school by shrubbery and trees.

There are several large trees that block the site from view of no. 84 and Fitzjohns Avenue itself. 'Spring walk', a public footpath that runs along the southern boundary of the site, is screened by a tall brick wall with planting offering only glimpses into the site.

The other side of Spring Walk slopes down through private back gardens of Thurlow Road.



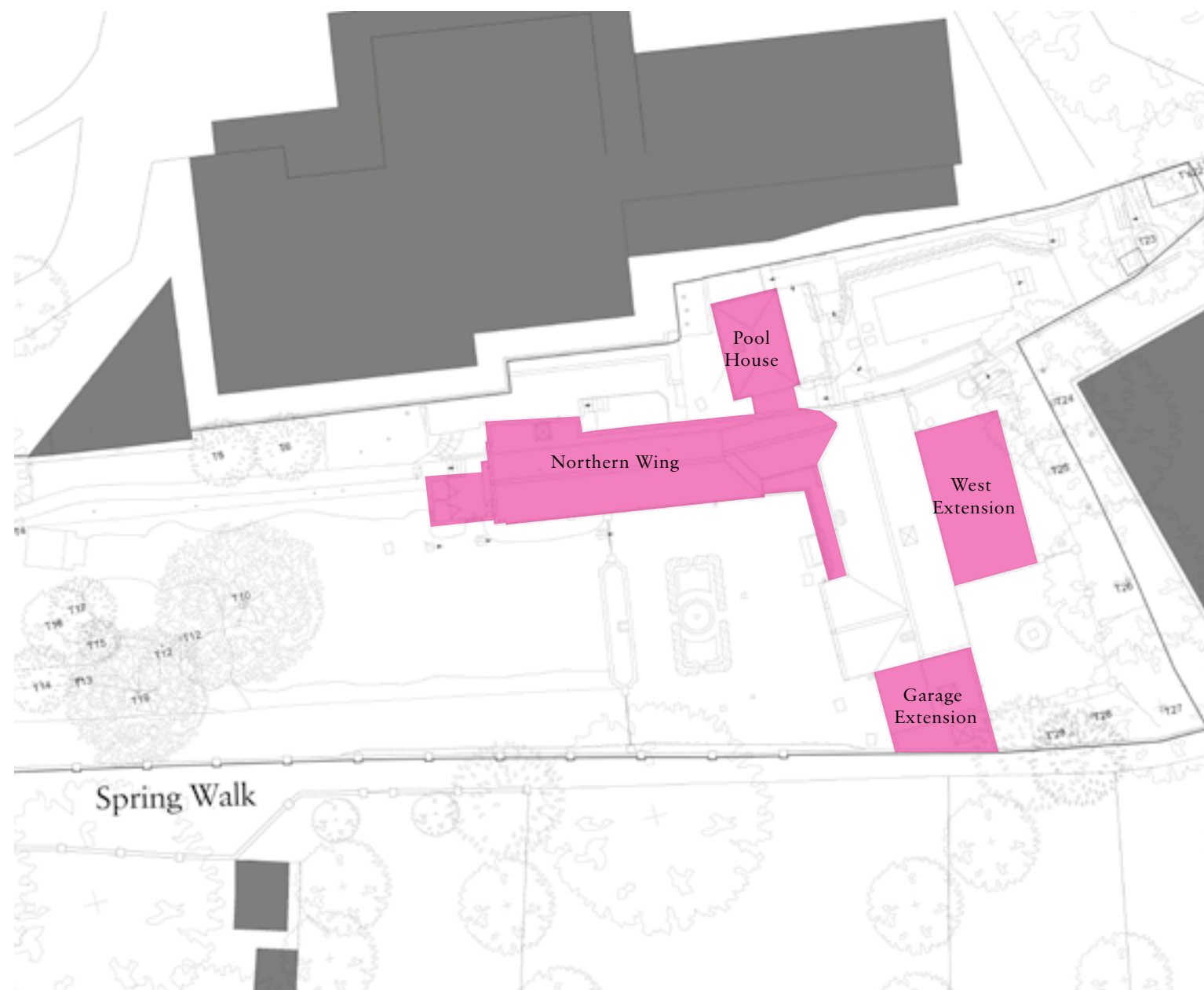
The Existing Building

3.1 The Building

Existing plans are included as part of this application and should be read in conjunction with this document.

The original building was built in 1915 but has had several ad-hoc haphazard extensions made over the years:

- The northern wing, added in the 1960's, shows some attempt to keep with the character of the house in style and material. A replica Dutch gable with first floor oriel window caps the end of the extension but it is cluttered with a walled external store and flat roof side extension added in the 1970's.
- The Pool House is another later addition that connects to the house on the first floor level. It is of poor quality and the design is not in keeping with the style of the rest of the house.
- The East Extension to the rear of the original building is an unsightly, ad-hoc addition with a flat roof and tile hung walls. It is the most hidden part of the house due to its location and the thick bank of trees to the west and south.
- The garage extension to the south, which faces onto Spring Walk, comprises of a ground floor section with flat roof and a second floor extension with a partial flat roof to accommodate one room on the second floor.



Existing site plan

Extensions from 1960-1990

3.2 Architectural Features

There are a number of key existing elements and materials which are interesting original features and contribute to the charm and aesthetic of the building.

These particular details include the Dutch gables, red brick double chimneys, the oriel window, and the arched French doors fronting the garden.

The proposed design both maintains these features and draws inspiration from them for the new extensions. Therefore relating to but not competing with the originals.



Previous Consent

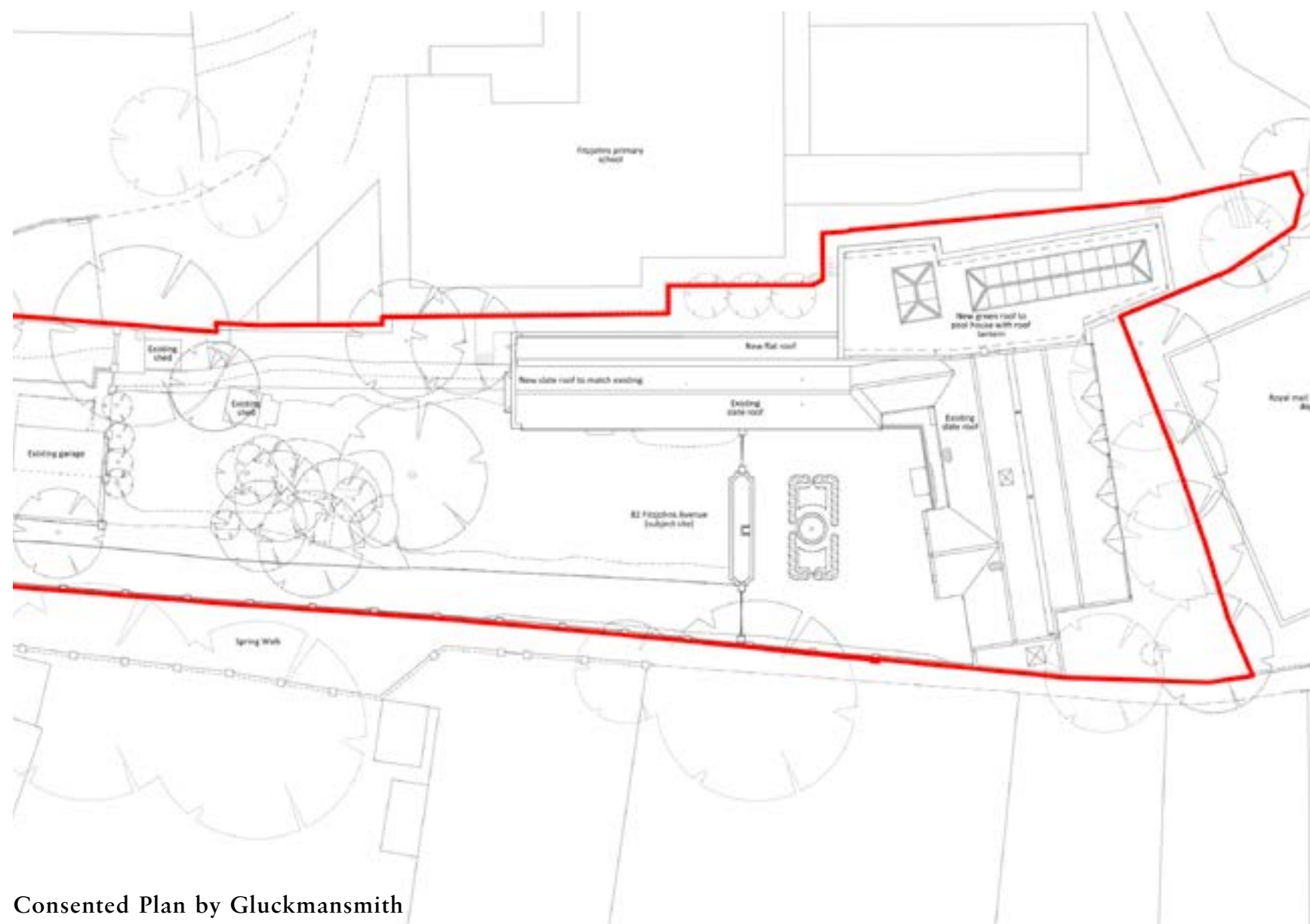
4.1 Design and Scope

The previous consent designed by Gluckmansmith was comprised into four key elements:

- Update to contemporary living standards
- Replace poor quality ah-hoc extensions
- Extend to incorporate the pool into the main building

The number of bedrooms were reduced and additional storage, en suites, study rooms and a larger functional kitchen were included in the layout.

Consent was gained to enlarge the northern wing and replace the rear flat roof extension with a 2 storey gabled extension with dormer windows. The rear of the existing flat roof extension to the boundary with Spring Walk was converted to a pitch roof to complete a gable end.



Consented Plan by Gluckmansmith

5.1 Building Design

This proposal ameliorates the concepts and principles established in the previously consented scheme having further developed the design with the new owner / end user.

The proposal seeks to increase the ridge height by 300mm across both the main original wing and the northern 1960's addition.

The length of the northern wing is broken up by incorporating an additional gable on the south and west elevations. The proposed gable will consist of stone coping and corbelling to blend with the existing architectural language. It is of a related but distinct curved design to be in keeping with the original gables but not a direct copy.

Curved-topped French doors punctuate the rest of the south-facing elevation on the northern wing at ground floor level and the first floor glazing will match that of the original glazing in size,

format and pane size. The overall effect is a more rationalised elevation in a sympathetic style.

The “left-over” spaces from years of ad-hoc extensions have resulted in dark, un-secure areas of the site with no aspect. It is proposed to extend the rear of the northern wing on the ground floor and the previously consented pool house to the boundary of the site. This is necessitated in large part to support the previously approved extension of the first floor above this.

It is proposed to create an orangery in the location of the existing pool. It is proposed to change the previously approved pitched lantern roof light for a domed roof light which mimics the shape of the top of the salient Dutch gables. The lightweight look of the rear elevation to the pool house is maintained but the configuration of the fenestration is altered to have smaller pane sizes in keeping with the rest of the house.

An additional small open pavilion or ‘hermitage’ is

proposed under the crown of an existing lime tree at the very rear corner of the site which currently slopes off to a narrow point.

The proposal for the eastern (rear) extension is to reduce the overall width to keep in line with the edge of the original building, marginally increase the ridge height and reduce the number of dormers from four to one. The fenestration is laid out so that each room in the new internal layout enjoys a framed view of the walled garden to the rear.

A small ‘oeil-de-boeuf’ dormer window is proposed on the pitched roof of the gable end facing Spring Walk.

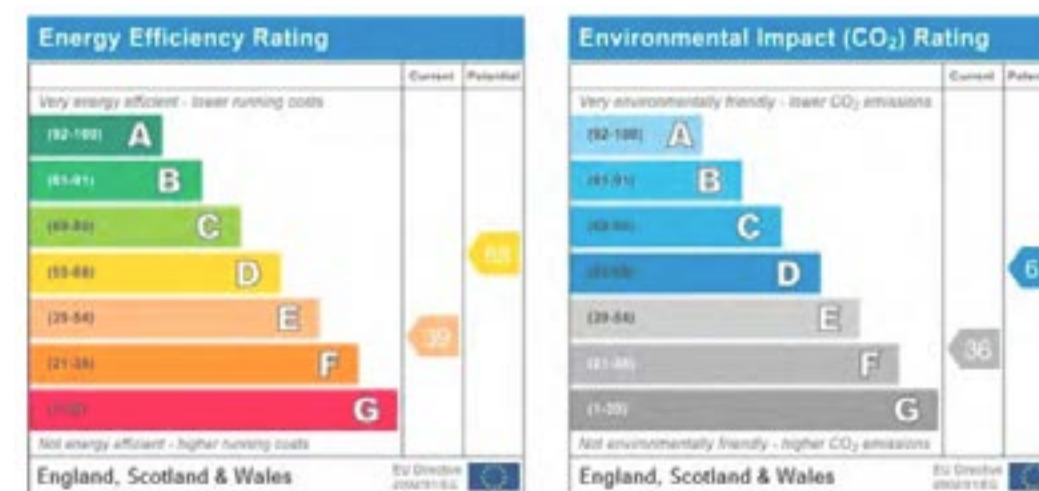
A small hidden roof terrace is proposed, set back from both the front and rear ridge lines.

5.2 Sustainability Strategy

The previously approved planning application (2019/4229/P), illustrates the need for renewal and would increase the functionality of the property for that of a 21st century home. However the previous application for a speculative owner, only partially achieves the aims and specificity of a future-proof family home.

This proposal seeks to improve the sustainability of the building by improving the overall envelope performance of the building (a 'fabric first approach'), incorporate energy strategies which reduce the operational CO₂ consumption of the building and employ an overall circular economy approach to the design and construction.

The existing building will be ameliorated with improved air-tightness. All proposed additions and alterations will have U-values lower than building regulation requirements. Renewable energy will be employed with the use of an air-source heat-pump.



Charlton Brown have worked with sustainability consultants SRE to achieve a design which complies with The London Plan policy 5.2, S12 and S14 and the Camden Local Plan policy CC1 and CC2. The detailed Energy and Sustainability Statement, Thermal Comfort Analysis and Whole Life Carbon Assessment prepared by SRE accompany this application.

The current dwelling demonstrates poor energy performance, some areas of poor construction and many areas in dis-repair. The improvement of this current fabric along with extensions of high quality would decrease the carbon emissions of the building to some degree. However it has been assessed that the removal of lesser-quality, conservationally-insignificant fabric to be replaced by high performing material in the same aesthetic has far better carbon credentials for the building into the future.

5.3 Landscape Strategy

As this is a large site the landscape and garden are key to the design. The garden is the main conservation area asset in terms of public views as the house is hidden from public view and is only glimpsed from private neighbouring views.

The wider concept of the landscaping proposals aims to enhance the verdant nature of the site by grouping the non-planted areas to the northern boundary to allow the remainder of the front garden to be fully uninterrupted lush planting. The new access driveway will be fully permeable to increase the sustainable drainage systems. The main garden creates the opportunity for a naturalist interpretation of the English country house landscape, moving from close clipped lawn through wilder and less formal areas of planting to the orchard which builds on the existing mature specimens to create a natural buffer.

The rear garden offers an opportunity to create quiet tranquil private walled gardens which are connected both to each other as 'garden rooms' and to the internal living spaces.



Butter Wakefield Garden Design

The green roof proposed for the pool house will maintain the sustainable drainage strategy, biodiversity, and green views from the upper floors. This will be comprised of a wild flower mix of planting.

The amalgamation of the external and internal amenities is central to the design evolution of the scheme. Each key internal space on the ground floor enjoys a direct connection to either the front abundant wild garden or the private rear 'garden rooms'. The quality of the spaces is improved and the garden is utilised to its best advantage.



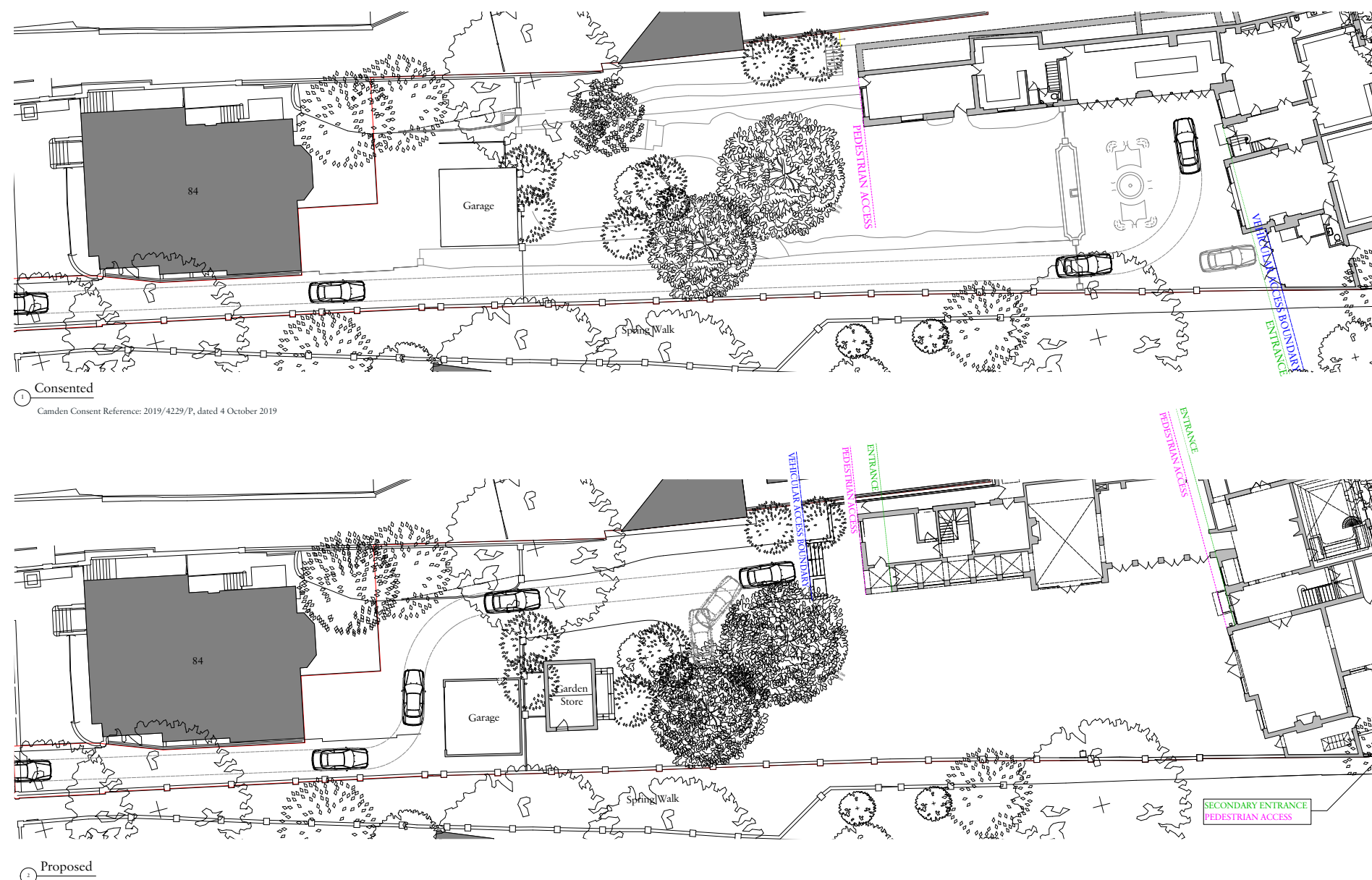
Wild flower green roof example

5.4 Access

The existing consent maintains the current driveway that runs the length of the site and terminates in front of the main (original) part of the house in an area for cars to park and manoeuvre. This separates the house from its garden.

The proposal repositions the entrance to the house to the end of the wing closest to the street. This removes the existing driveway and the parking and manoeuvring area entirely. They are replaced by planting and allows the house to be re-connected to its garden.

A secondary entrance is created off Spring Walk which allows pedestrian access only to the rear of the property via a small gateway.



Comparison between Existing/Consented access and Proposed access

5.5 Refuse and Recycling

A dedicated refuse storage area will be allowed for recycling and general waste storage for collection.

This will be discretely incorporated at the end of the driveway with a raised planting bed above.

5.6 Summary of Proposals

Main Building

- ◇ Proposed raised ridge to existing gable and proposed rear gable.
- ◇ Existing rear extension removed and replaced with new 2 storey extension set back from southern boundary at rear
- ◇ Proposed new oriel window to front gable
- ◇ Proposed new chimneys
- ◇ Reconstruction of windows
- ◇ Removal of flat roof area to previous 'garage extension' at second floor level.
- ◇ Height of existing southern extension at ground floor level raised
- ◇ Hidden roof terrace between front and rear pitched roofs
- ◇ Proposed dormer window to rear 'garage extension'
- ◇ Proposed projecting hipped roof dormer window to rear extension

Northern Wing

- ◇ Height of ridge raised
- ◇ Extension to northern boundary at ground floor level with 2no. roof lights
- ◇ Oriel window to end gable
- ◇ Central gable to southern elevation
- ◇ Glazing on first floor to match existing traditional style
- ◇ Arcade glazing at ground floor level
- ◇ Transept behind central gable with obscure glazing to northern elevation
- ◇ New chimneys

Orangery

- ◇ Removal of existing pool house and extension to North-Eastern boundary (as per previous consent), however lowered and pool removed
- ◇ Wild flower green roof over orangery
- ◇ 3no. roof lights
- ◇ Footprint of orangery reduced from previously consented
- ◇ Bay window to rear garden

Site

- ◇ Relocation of driveway to increase garden
- ◇ Secondary access from Spring Walk
- ◇ Replacement of rear garden shed with open fronted pavilion style area
- ◇ Replacement of existing garage in slightly altered location to allow wide enough access to driveway
- ◇ Garden store behind garage

Pre-Application Advice

6.1 Initial Pre-App Advice Request

In January of this year a pre-application advice request was submitted for the scheme. It was determined that;

‘The principle of the proposed refurbishment and extension at no. 82 is considered acceptable, subject to the minor amendments and additional information requested.’

The key aspects of the additional information required were a rigorous appraisal of the building as a conservation/heritage contributor. And a detailed report on carbon impacts of fabric removal.

To prepare the necessary additional information for the application specialist consultants ‘Heritage Architecture’ and ‘SRE’ were appointed to assess the building’s heritage and sustainability respectively.

6.2 Subsequent Pre-App Advice Request

Having progressed the scheme with the appointed specialist consultants a subsequent pre-application advice request was submitted.

The response from this pre-application request (cited below in italics) was largely positive and the advice given has been addressed in this application:

Heritage Considerations

Detailed information was provided into the history of the property and its construction. It was discussed that, despite initial appearances, there are few elements of any particular quality, and given the Hampstead location, the building is of a much lower quality in terms of materials and construction than would be expected. Nick Baxter confirmed the initial request to provide more details was to determine whether the proposals would result in the loss of high quality architecture and materials. Officers are satisfied this would not be the case.

Design development

It was confirmed that the existing roof tiles will be re-used, which is welcomed.

New extensions will be painted brickwork to match the existing, which is supported.

North -South wing

The small front infill extension to the north-south wing has had the railings removed which helps to reduce the bulk of the extension. The changes are acceptable and address our concerns.

North-South wing cont'd

Previous advice was issued that:

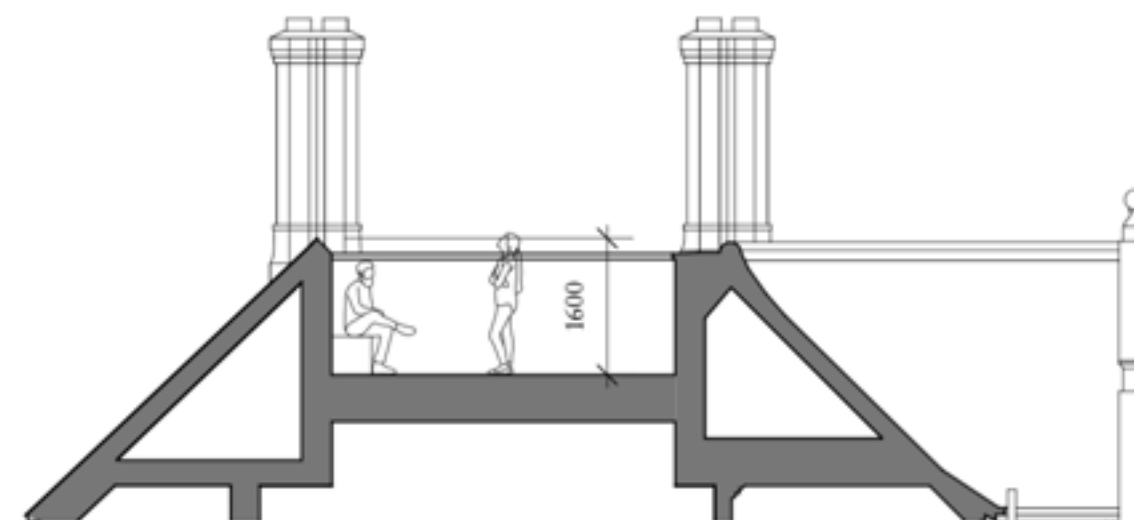
“there is no objection to the principle of a similar extension. However, it is noted that the proposed extension would be taller than previously approved, with a ridge line at the same height as the existing original building. It is recommended that the height of this extension is reduced slightly to ensure it remains subordinate to the original building. Furthermore, the existing gable end to the south end of this wing would be retained. The removal of this modern extension was considered a positive feature of the previously approved proposals and it is recommended that you consider how this element could be improved.”

The revised proposals have removed the gable end as suggested, which is welcomed. Although the two storey extension hasn't been reduced in height, it has been stepped away from the southern end of the building. In combination with the changes to the southern gable end, the proposals are now considered acceptable.

Please provide a 3D sketch of the roof form to the north south wing as part of any future applications to show this area in more detail, and to demonstrate the proposed roof terrace would not be visible in views.



In adhering to the advice to provide a 3D sketch of the roof form for this application exploration was carried out on how to depict the hidden nature of the roof terrace. The section over (which is also part of the accompanying drawings) illustrates the relationship between the roof terrace floor level and the ridge level as well as the scale of people shown on the terrace.



7

Proposed Section excerpt

Through hidden roof terrace

Energy

The proposals include air source heat pumps (ASHP) which would give a significant carbon offset and is welcomed.

A significant proportion of materials are to be retained on site and 85% waste would be diverted from landfill, which meets policy requirements and is welcomed.

It is noted that the south elevation of the east-west wing contains a large amount of glazing. Any development that is likely to be at risk of overheating (for example due to large expanses of south or south west facing glazing) will be required to complete dynamic thermal modelling to demonstrate that any risk of overheating has been mitigated. Active cooling (air-conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.

The carbon assessment considers embodied as well as operational carbon in accordance with policies.

The whole life carbon assessment is showing the refurb option has lower carbon than proposed scheme, but sustainability consultants are working on ensuring the proposed scheme would be lower carbon. This would be expected, and you are encouraged to ensure this is the case.



A Thermal Comfort Analysis prepared by sustainability consultants SRE accompanies this application. As part of this report dynamic thermal modelling was undertaken to address the concerns of overheating in accordance with the requirements of CIBSE Guide A and TM52 and TM59 criteria. The recommendations on their analysis is that some comfort cooling is advised.

The finalised whole life carbon analysis also prepared by SRE, which accompanies this application demonstrates that the proposed scheme results in lower carbon consumption.