

designteam

DESIGN AND ACCESS STATEMENT

24 Fitzjohn's Avenue

NW3 5NB

July 2021

The Design and Access Statement is to be read in conjunction with the Full Planning Application for 24
Fitzjohn's Avenue NW3 5NB

Design and Access Statement

General

The attached planning application relates to alterations to a Semi-detached house comprising of multiple dwellings (24 Fitzjohn's Avenue) of the London Borough of Camden, NW3 5NB.

The proposed works comprise of a loft conversion with dormer in the roof valley and small dormers on the rear roof slope in the rear elevation with internal re-configuration works to accommodate 2 dwellings within housing standards.

This proposal is for a change of use of one dwelling to two dwellings accommodating on the Third floor and Loft floor with matching fenestration features as in the existing property. While remaining complementary, we have also proposed a more contemporary spaces which reflects the individual flats.

Consideration

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the flats by creating a space that can be used by all the family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

Use

- The proposed development will provide an additional dwelling which accommodate amenity space either externally or internally.
- Each flat has been purposely designed to house a specific number of rooms in compliance to the Standards for Housing Development and Housing conversions.
- Other nearby properties (in the surrounding area), have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

Location

- We have taken the proposal's location into consideration and we are aware that the property is near the South Hampstead Area.
- The property is surrounded by detached and semi-detached houses on either sides and towards front mainly comprising of multiple dwellings. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have little impact on the neighbours.
- Due to the position of the property the rear facade is not visible from the street which makes the impact minimal.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

Visibility

- The proposed extension will not be visible from any public roads.
- The proposed extension can only be over looked from the rear gardens of the neighbouring properties. However visibility is limited due to the vegetation in the area.

Design and Layout

- We propose change of use of one dwelling into two dwellings involving a loft conversion by using the guidance and standards for Housing Development and House Conversions.
- Originally the dwelling was a 4 bedroom duplex flat with 2 bedroom on the Loft. We intend to add another flat by means of addition of dormers with Loft Conversion.
- Both dwellings will provide storage space
- All habitable room will have access to fenestration for daylight, sunlight, ventilation and outlook
- External addition to the property that is the dormer, will have minimal impact to the neighbouring properties as it is secluded in the roof valley and the small dormers follow the same line of the fenestrations on the third floor which enhances the design in a positive way.

FLAT C (Third floor flat)

- We have proposed a 3 bedroom flat with an open plan Kitchen/living/dining area which is how most contemporary dwellings are used.
- Proposal was achieved by extensive internal re-configuration works.
- A terrace is introduced to the design for the purpose of a private amenity space.
- Flat C is over 100 sq.m in size and hence complies the housing standard requirement that is 86 sq.m

LOFT FLOOR FLAT

- We have proposed a 2 bedroom flat with an open plan Kitchen/Living/Dining area.
- Proposal was achieved by introducing a dormer in the roof valley and small dormers on the roof slope of the rear elevation.
- Loft flat has an area of 79.9 sq.m and hence complies the housing standard requirement that is 70 sq.m

Relationship with Neighbours

- The relationships with the neighbouring properties have been carefully considered in this design proposal. Proposal only affects the side and rear elevations of the dwelling, it will not have a negative impact on the properties on next door or the any properties in the area. The rear properties have been considered and we feel they will not be affected by the proposed extension as the rear dormers ad relatively smaller in size and the properties are separated by long gardens
- The proposed extension will not overlook the neighbours or any public highway or public foot paths.

Landscaping

- The mature plants and trees that are growing in the area will not be affected by the proposed extension.
- The proposed extension will not affect the sunlight into the gardens of the property or the neighbouring properties.

Appearance

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- The materials include:
 - Tiled dormer (dark grey artificial slate) on the side elevation to match the existing roof.
Fenestrations with low-E glass to match the existing materials.
 - A casement window (softwood framed) facing into the rear garden to match the finish of the other windows

Sustainability

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

Conclusion

This proposal is to build a Loft conversion with dormer on the roof slope and introduce small dormers on the roof slope of the rear elevation onto a semi-detached house with multiple dwellings for the purpose of change of use of a dwelling into 2 dwellings. In formulating our proposals we have considered the current conditions of the property which is currently configured as a large dwelling. We aim to enhance the fundamental values of the family home by creating a space that can be used by the whole family yet is still very much a part of the property. We have been sympathetic to the property and its surroundings.

- In preparing this design, we have been particularly mindful of:
 - Enhancing the original property's features, for example the new fenestration at the rear mimic the doors and windows on the third floor.
 - Creating a contemporary, yet complimentary family hub on both the proposed dwellings.
 - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Standards for Housing Development and Housing conversions.

Site Images

