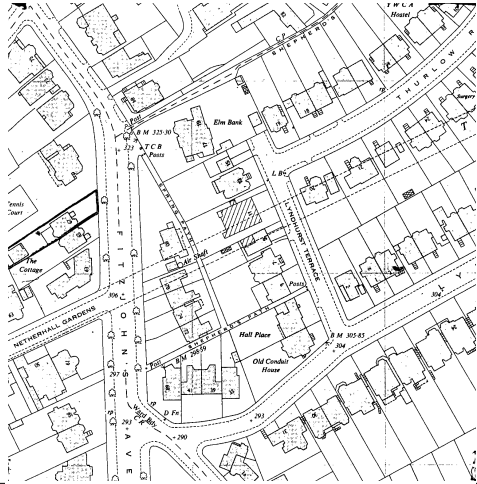



Garden Flat, 65 Fitzjohn's Avenue, London NW3 6PE

DESIGN & ACCESS STATEMENT

16/12/21

	<p>CONTENTS:</p> <ol style="list-style-type: none"> 1. Scope of the Application 2. Site and Surroundings 3. Design 4. Use 5. Amount 6. Parking 7. Landscaping 8. Planning History & Precedents 9. Neighbour Consultation 10. Access 	
<p>1</p>	<p>SCOPE OF THE APPLICATION</p> <p>Erection of a single-storey conservatory at rear lower ground floor level in connection with the existing lower ground floor level flat.</p> <p>Note a very similar extension was approved on 25.11.21 (= 2021/3986/P)</p> <p>The latest proposals are a narrower version of the same, with the glazed roof shape adjusted accordingly, but otherwise alike.</p>	
<p>2</p>	<p>SITE AND SURROUNDINGS</p> <p>The application site is a four-storey, semi-detached building with lower ground floor on the west side of Fitzjohns Avenue. The building is in residential use as self-contained flats. The site is located within the Fitzjohns/Netherhall Conservation Area.</p>	
<p>3</p>	<p>DESIGN</p> <p>The proposed conservatory is approx. 4.1m x 3.3m in plan with a maximum height of 3.05m measured from finished floor level. The conservatory is timber framed and double glazed. It will feature a solid flat roof with one glazed roof lantern set into it and double doors leading to the garden area. The timber roof sections are finished, externally, with a powder-coated top-cap, which replicates the appearance of rolled lead and provides a maintenance-free roof.</p> <p>The dwarf wall will measure approx. 600mm from finished floor level to the underside of window cill, directly referencing -for visual consistency- the white painted sand-cement render plinth of the parent building.</p> <p>The combination of solid and glazed roof and wall sections, provides additional shade in summer and a greater feeling of enclosure in winter.</p> <p>Subservient to the parent building, the proposed conservatory is lightweight, modest and sympathetically designed and will</p>	 <p>Reference Photo / Exterior</p>

only be visible in very limited views from public land.

To prevent light pollution and artificial light spillage to the habitable windows of the flat above, the lighting scheme will only comprise downlights as shown on the drawings and the reference photo to the right, hence minimising the upward spread of light. In addition, motorised blinds are proposed to further limit light spillage, as shown on the drawings, with further benefits for privacy and solar control.



Reference Photo / Interior

Reference photos courtesy of Hamptons Conservatories

4	USE The use of the property is residential and will remain so under the proposal												
5	AMOUNT The existing floor space of the Garden Flat is approx. 106.1sqm, the proposed rear extension is approx. 13.0sqm. This is 3.3sqm less than the recently approved 2021/3986/P.												
6	PARKING & HIGHWAYS Not affected												
7	LANDSCAPING Not affected.												
8	<p>PLANNING HISTORY</p> <table border="1"> <thead> <tr> <th>Application Ref.</th> <th>Description of Development</th> <th>Decision</th> <th>Date of Decision</th> </tr> </thead> <tbody> <tr> <td>2021/3986/P</td> <td>Erection of a single-storey conservatory at rear lower ground floor level in connection with existing lower ground floor level flat (Class C3).</td> <td>Granted</td> <td>25/11/21</td> </tr> <tr> <td>2006/3225/P</td> <td>Erection of a single-storey conservatory at rear lower ground floor level in connection with existing lower ground floor level flat (Class C3).</td> <td>Granted</td> <td>22/09/06</td> </tr> </tbody> </table>	Application Ref.	Description of Development	Decision	Date of Decision	2021/3986/P	Erection of a single-storey conservatory at rear lower ground floor level in connection with existing lower ground floor level flat (Class C3).	Granted	25/11/21	2006/3225/P	Erection of a single-storey conservatory at rear lower ground floor level in connection with existing lower ground floor level flat (Class C3).	Granted	22/09/06
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9	<p>NEIGHBOUR CONSULTATION:</p> <p>We consulted with the other owners in the building and received comments which have been incorporated into this application.</p> <ul style="list-style-type: none"> The Ground Floor Flat owners were concerned with aspects of the lantern roof, in particular it's height and potential light spillage. We addressed the height issue by limiting the overall height and moving the apex further to the side of the window above. Possible light spillage has been addressed in the same way as Approved 2021/3986/P by proposed blinds and locating light fittings in the solid part of the roof (refer to the drawings). Comments from the Second Floor Flat was centred around land ownership, in particular that the subsequently approved scheme 2021/3986/P used a narrow strip of land currently forming part of the common side passage. While ownership matters are not a material planning consideration this latest submission does seek to address these comments and the proposals are narrowed down to fit solely within the private garden of the Lower Ground Floor Flat. 												
10	ACCESS Access to the property is unaltered by the proposals.												