

14th January 2022

## Design and Access Statement

*82 Fitzjohn's Avenue Hampstead NW3 6NP*

### 01. Location

82 Fitzjohn's Avenue is located behind no. 84 off Fitzjohn's Avenue and slopes down eastwards. Located to the east of the property is the Royal Mail Depot and to the north is Fitzjohn's Primary school. To the south of the property is 'Spring walk', a public footpath that runs along the entire southern boundary of the site. The other side of Spring Walk slopes down through private back gardens of Thurlow Road.

82 Fitzjohn's Avenue is situated in the Conservation area of Fitzjohn's / Netherhall and within the Hampstead Neighbourhood Plan Area.

### 02. Recent Planning History

**Planning Application - ref: 2021/1394/P**

Granted - 1<sup>st</sup> June 2021

Work associated - for alterations and extensions including the erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees.

**Planning Application - ref: 2021/1787/P**

Granted - 12th January 2022

Work associated - for works as set out within application 2021/1394/P, including the lowering of the existing pool and associated plant.

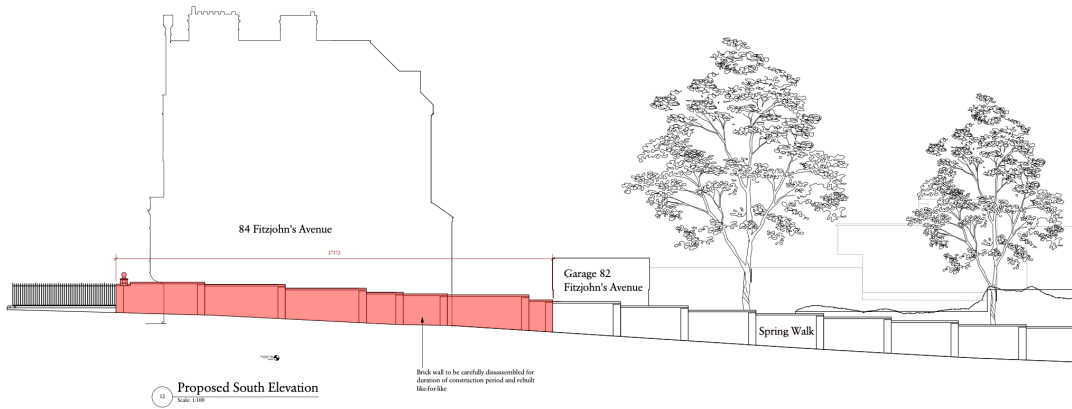
### 02. Design Proposal

The proposal seeks to carefully disassemble a part of the existing boundary wall along Spring walk closest to No 84 Fitzjohn's avenue for the duration of construction at No 82 Fitzjohn's Avenue, and reinstate this wall like-for-like at the completion of construction works. Please refer to Diagrams 01 and 02 below. The wall will be reinstated using salvaged bricks to match the original wall.

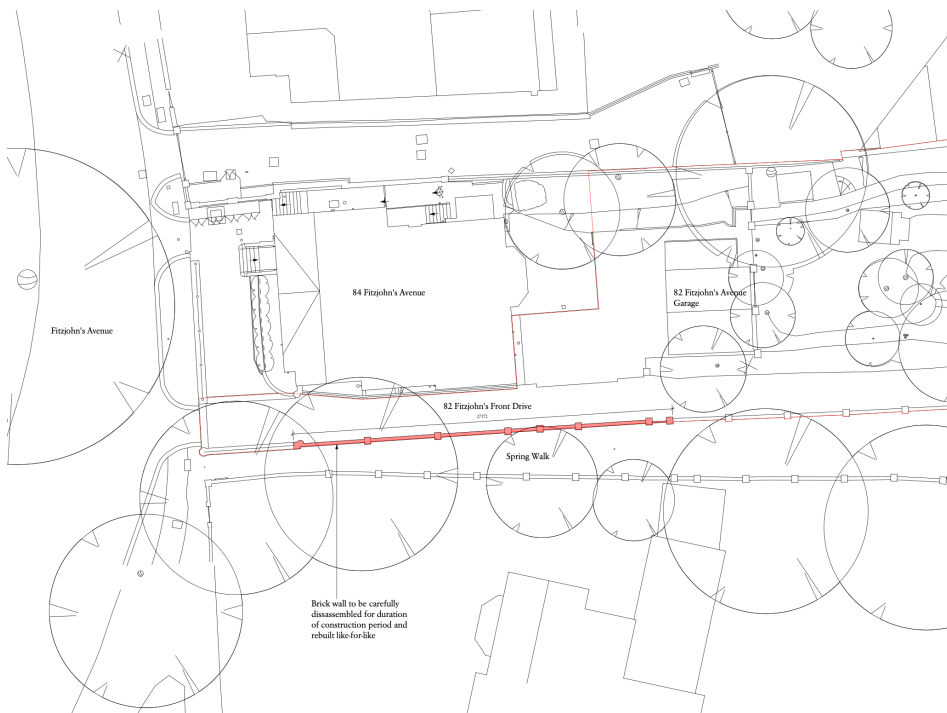
Removing the wall for the duration of construction will remove the potential health and safety risks associated with the wall due to the impact on its structural integrity and its location alongside Spring Walk. Further details on the structural integrity of the boundary wall due to construction vehicular traffic is outlined in the Structural Report by Harrison Shortt Structural Engineers accompanying this application.

A protective screening will be in place for this section of the wall during the construction period to provide security to the site and also protect members of the public from on going construction works.

The section of the wall proposed to be disassembled and reinstated is not an original part of the wall and is considered to have negligible impact on the Fitzjohn's / Netherhall Conservation Area as outlined in the Heritage Statement by Stephen Levrant Heritage Architecture accompanying this application.



**Diagram 01** - Section of the wall to be disassembled and reinstated shown in red



**Diagram 02** - Section of the wall to be disassembled and reinstated shown in red