

35&37 FAIRFAX PLACE

Design & Access Statement
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INTRODUCTION

This report has been prepared by Stefan Shaw Studio to accompany a full planning application at 37 Fairfax place, London NW6 4EJ for the provision of a new roof terrace at first floor above the kitchen to the rear of the property, and enlargement of a previously approved window into a door to provide access.

The document provides contextual information about the site and its surroundings; analysis of current conditions and context, highlights constraints and opportunities, and describes the design development which has been undertaken to ensure a positive context based architectural response that does not impact on neighbouring residences or remove neighbouring amenity.

This Design and Access Statement seeks to demonstrate how the proposals accord with the requirements of the Development Plan including the London Plan (2021) and Camden Local Plan (2017). The accompanying Planning Statement provides a full assessment of the proposals in the policy context.

The proposal has considered the architectural merit of the existing building and provides an architecturally appropriate addition that has been developed to protect the amenity of occupiers and the neighbours.

The proposal aims to meet the highest standards of design quality and preserve the existing character of the existing dwelling.

SITE CONTEXT AND LOCATION

The site is located at the end of the row of terraced houses to the North of 35 & 37 Fairfax Place, London Borough of Camden.

The two houses (35&37) recently received planning approval (Application ref: 2021/1692/P) for the change of use from two houses to one, with a hip to gable extension at no. 37, and a single storey rear extension to no. 35 with installation of rooflights to principal elevation.

The site is located outside of the South Hampstead Conservation Area as per the image below.

The buildings are not statutorily or locally listed.

- Site
- South Hampstead Conservation Area



SITE CONTEXT



Aerial view from the East



Aerial view from the West

SITE CONTEXT



As stated in the 2017 Camden Planning Guidance, Amenity, Supplementary Planning Document (SPD), balconies and roof terraces should be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings.

The proposed roof terrace is 26.5m from the direct facing property on Goldhurst Terrace, while adjacent to the site, the front facade of 45 Fairfax Place is 15.5m to the North over the garages of both 37 and 39 Fairfax Place which partially obscure vision of the ground floor.



V1



V2



V3

EXISTING BUILDING (PRIOR TO EXTENSION WORK COMMENCING)

37 Fairfax
place

35 Fairfax
place



View of 35 & 37 from the back garden at 35 Fairfax place

37 Fairfax
place

35 Fairfax
place



View of 35 & 37 from the back garden at 37 Fairfax place

LOCAL ROOF TERRACE PRECEDENTS

Roof terraces and dormer extensions are a common characteristic of the properties in this area. 31 Fairfax Place, adjacent to the proposal, has installed a roof terrace on the upper floor, and many other properties have converted the roof of rear / ground floor extensions into private external terraces. Locations of similar roof terraces in the area below:

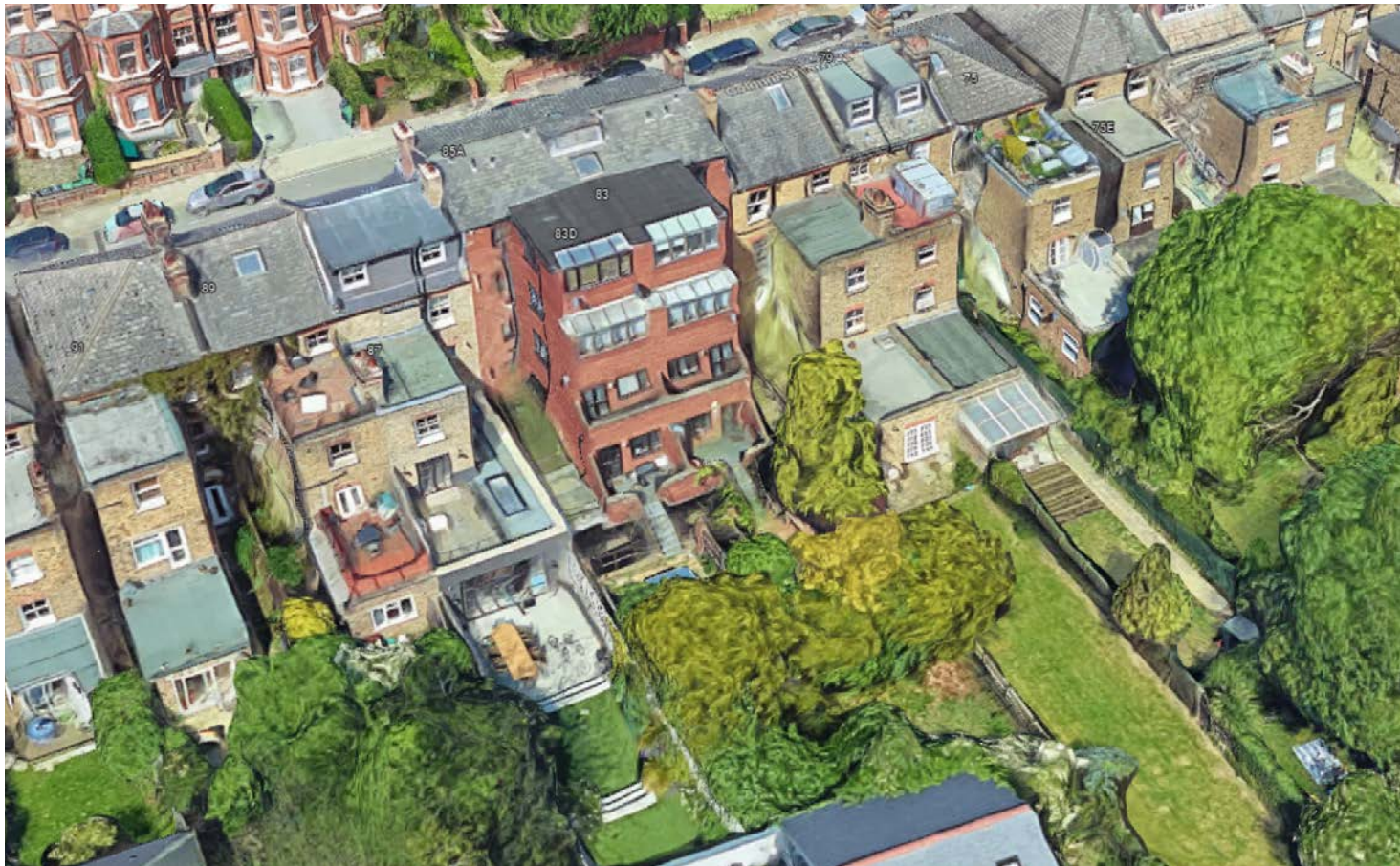
- Site
- Roof terrace



LOCAL ROOF TERRACE PRECEDENTS



View taken from 37 Fairfax place toward the roof terrace of 31 Fairfax Place



Aerial view from the roof terraces adjacent to the proposal

EXISTING APPROVED REAR ELEVATION

(Application ref: 2021/1692/P)



Previously approved rear elevation - Application ref: 2021/1692/P

Materials

- 1. Red brick
- 2. New double glazed side hinge aluminium door to match existing
- 3. New 1.2m safety glass balustrade
- 4. New 1.8m permanent obscure glass privacy screen
- 5. Double glazed sliding aluminium door

Planning permission was granted for the amalgamation, ground floor rear extension and loft conversion at 35 and 37 Fairfax place.

Application ref: 2021/1692/P for the change of use from two houses to one, with a hip to gable extension at no. 37, and a single storey rear extension to no. 35 with installation of rooflights to principal elevation.

Work has commenced on site, with the roof extension hip to gable almost complete. See images below:



Proposal

RESPONDING TO THE SITE



As stated in the 2017 Camden Planning Guidance, Amenity, Supplementary Planning Document (SPD), balconies and roof terraces should be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings.

The proposed roof terrace is 26.5m form the direct facing property on Goldhurst Terrace, while adjacent to the site, the front facade of 45 Fairfax Place is 15.5m to the North of the site.

The focus of the design is to create additional amenity space for the growing family in residence with special attention given to the design of the proposal with the following principals:

- Harmonise with the scale and architectural style of the original building and the character of the area.
- Not unacceptably affect the amenity of neighbouring properties in the perspectives of privacy, outlook, daylight and sunlight.
- Use materials that match those of the original house and that harmonise with the surrounding form.

5. DESIGN STATEMENT



Proposed Rear elevation

This proposals complement the ongoing works with a first floor balcony to provide amenity at first floor similar to many adjacent and local buildings.

Toward 45 Fairfax Place, a permanent 1.8m obscure glass privacy screen prevents overlooking of the adjacent property. Toward the remaining sides where there is no requirement to obscure vision of neighbouring windows / amenity spaces, (to the West and South) a 1.2m clear toughened safety glass balustrade to meet current UK building regulations is proposed.

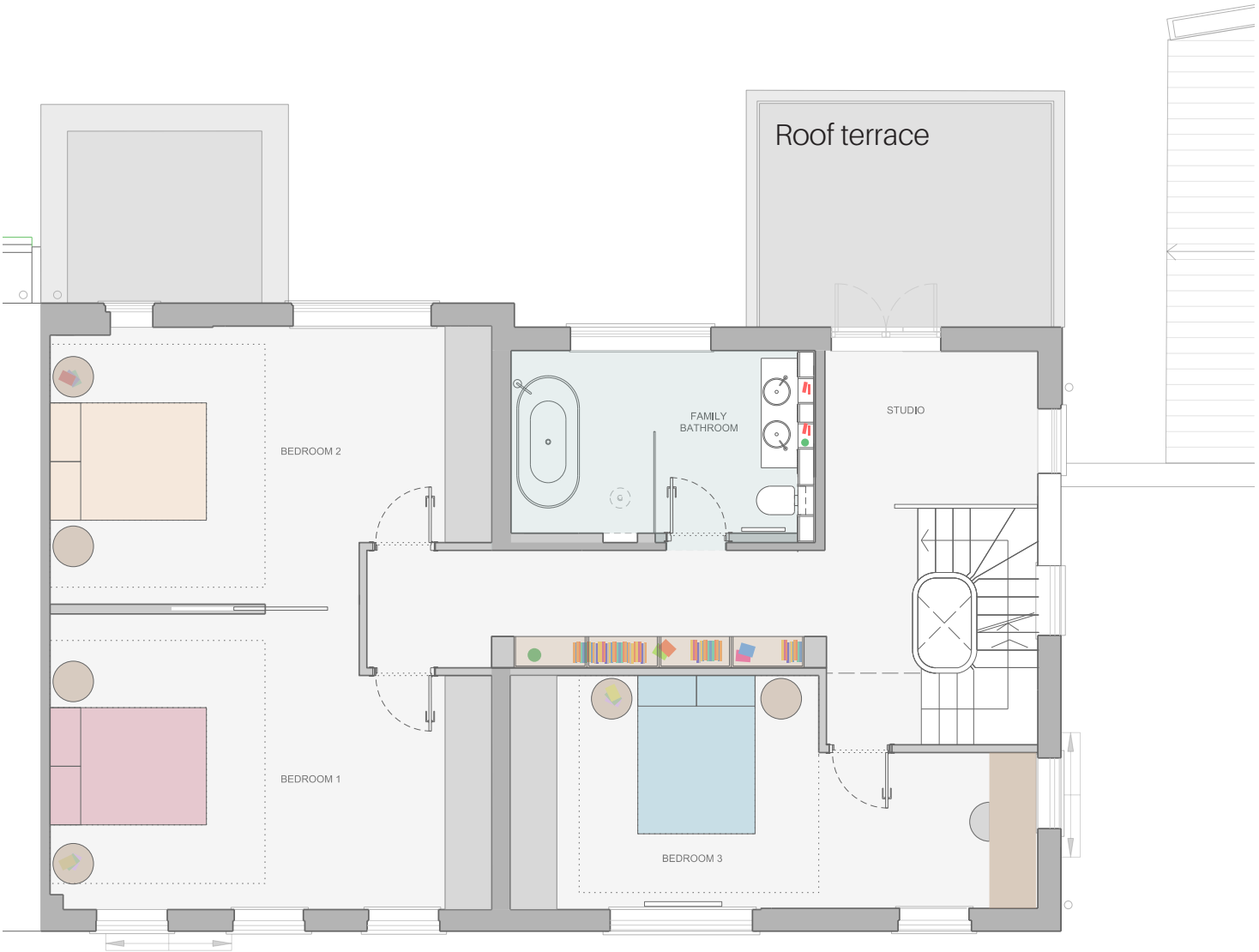
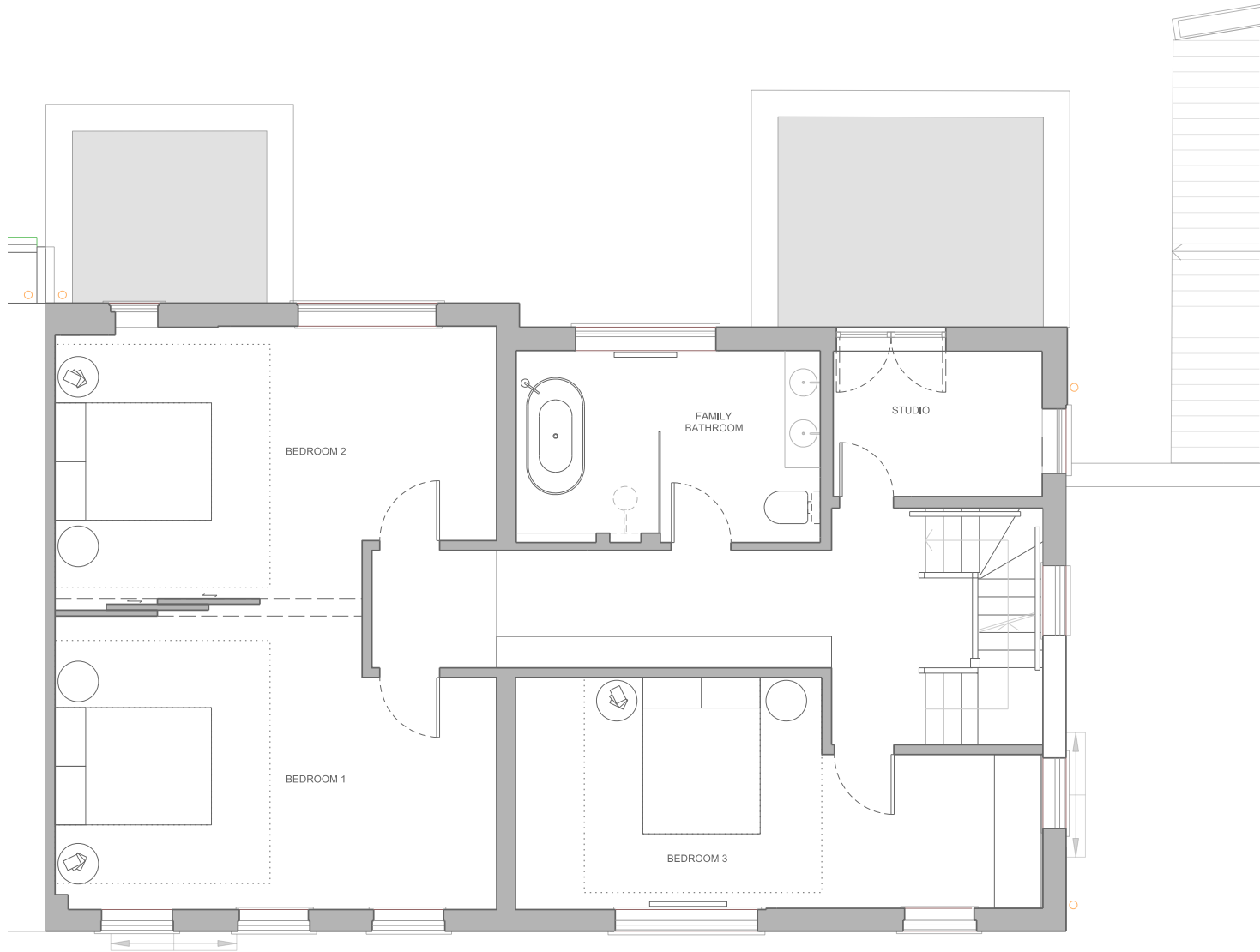
The choice of materials is harmonious to the existing building, and suitable for a roof terrace allowing the form to sit in a subservient manner to the brick holding below.

The new door is proposed to match the windows of the approved application, in both form and material, and sit harmoniously within the rear facade.

Materials

- 1. Red brick
- 2. New double glazed side hinge aluminium door to match existing
- 3. New 1.2m safety glass balustrade
- 4. New 1.8m permanent obscure glass privacy screen
- 5. Double glazed sliding aluminium door

EXISTING AND PROPOSED 1ST FLOOR PLAN



Existing approved 1st floor plan

Proposed 1st floor plan

DESIGN



In accordance with the 2017 Camden Planning Guidance, Amenity, Supplementary Planning Document (SPD), neighbouring amenity has been protected, with no overlooking of adjacent habitable windows or areas of private amenity located within 18m



V1



V2



V3

APPEARANCE AND MATERIALITY



Proposed Rear elevation

Careful consideration has been giving to the proposed appearance and the impact of the development on the adjacent properties.

The proposal aims to preserve and enhance the character and appearance of the host building, by choosing harmonious materials that complement the local architectural character.

The use of the glass balustrade and the new double glazed timber doors that matches the existing windows on the first floor, enhance the appearance of the host building, without compromising it, in line with the 2017 Camden Planning Guidance, Amenity, Supplementary Planning Document (SPD).

ACCESS

LAYOUT AND ENTRY

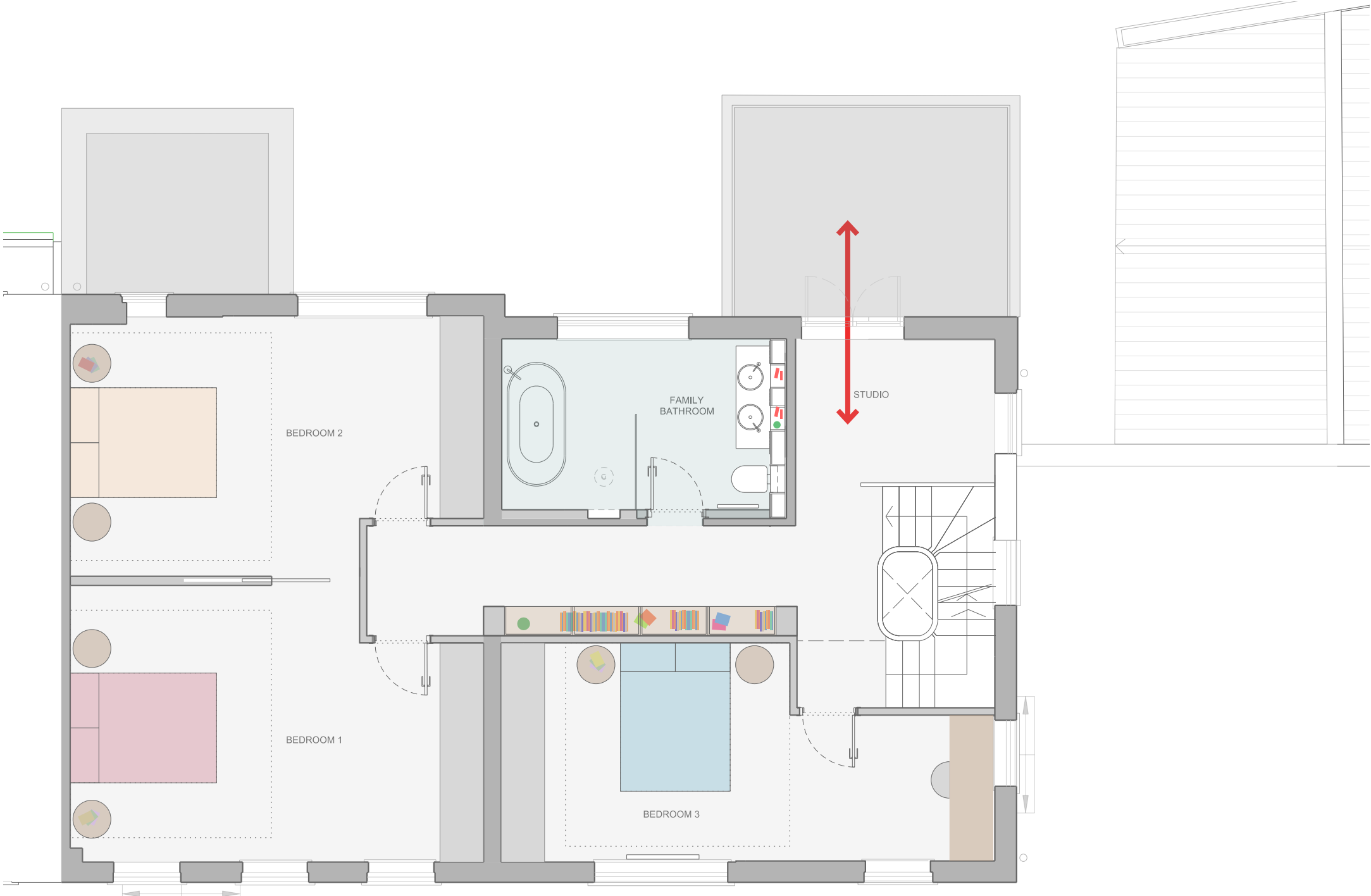
The proposed balcony will have access through a revised opening on the first floor. No alterations to the primary access or circulation of the building are proposed.

SUSTAINABILITY

The proposal seeks to make a positive impact on the existing building by keeping the same aesthetics of the existing windows.

Key to improving the energy efficiency of the building will be enhanced by the energy-efficient window and doors, all in accordance with Part L of the Building Regulations.

As a result, the energy performance will be improved leading into a reduction of the energy consumption and carbon emissions.



Proposed 1st floor plan

↔ Primary access

CONCLUSION

The proposal is a contextual, high-quality response that respects the character of the existing building and local context and seeks to enhance the reading of the existing building with a sympathetic design that helps reveal and express the original building.

There will be no loss of amenity to neighbouring forms, or in-adverse affects on the daylight / sunlight received by adjacent dwellings

The materials have been chosen to compliment the existing building, sitting comfortably within the context.

The proposal delivers a high quality response in conjunction with upgrade works of the existing building resulting in an holistic and respectful scheme.

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