



DESIGN AND ACCESS STATEMENT

FLAT 1

104 FITZJOHN'S AVENUE

HAMPSTEAD

LONDON

NW3 6NT

CLIENT : MR A IOANNOU

DATE : JUNE 2022

DESIGN & ACCESS STATEMENT FOR THE PROPOSED DEVELOPMENT AT
FLAT 1, 104 FITZJOHN'S AVENUE, LONDON NW3 6NT

1. INTRODUCTION

The proposed development comprises

- a. A single storey brick side infill under the first floor balcony landing to the external side access stairs to flat 3, to provide a store for the wheelie bins and garden equipment
- b. The replacement of the main entrance old perished glass over door canopy with a new GRP canopy
- c. The installation of metal railings and reinstatement of the boundary gate.

2. HISTORY

It is indicated on the attached official copy of the lease plan that the area under the first floor side balcony was a coal store which was removed at some stage during the building's life. The owner of flat 3 indicated to the applicant that this area had some form of enclosure presumably to protect the coal from the elements.

Close inspection of the opening in the boundary dwarf brick wall revealed signs of fixings of a metal gate which again was previously removed.

3. ASSESSMENT

The site lies within a conservation area so the proposed finishes will match the existing finishes of the parent building.

The boundary treatment of nearby properties varies between boundary stand-alone brick walls of medium and high height, dwarf brick walls with metal railings above and high walls with timber fence panelling above.

The proposal comprises the reinstatement of a missing metal gate and the provision of boundary black metal railings above the existing dwarf brick wall, to secure the site between the new brick store and the front tree line facing Fitzjohn's Avenue, along the flank.

Lastly the existing damaged and tarnished glass over door canopy will be replaced with a GRP canopy with a projection and depth to match the existing overhang of the first floor window cill to flat e above.

The erection of a new external brick store will be sympathetically concealed under the first floor concrete balcony and the external access staircase and finished in matching facing brickwork. This store will facilitate the storage of hand held garden tools and the flat's wheelie bins. The wheelie bins are at the moment very unsightly stored by the main entrance to the flat.



Image 1 – fixings of old metal gate



Image 2 – proposed metal railings



Image 3 – glass canopy to be removed



Image 4 – proposed area for new external brick store



Image 5 – proposed area for new external brick store



Image 6 – flat 3 projecting window cill



Image 7 – wheelie bins located by flat entrance



Image 9 – wheelie bins located by flat entrance

