



37C FITZJOHN'S AV, NW3 5JY

DESIGN & ACCESS STATEMENT

July 2022

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1.0

INTRODUCTION

1.1 INTRODUCTION

This Design & Access Statement supports a planning application for altering and extending the existing house at 37C Fitzjohn's Avenue in order to suit the lifestyle of the owner who recently bought the property.

The existing house is unlisted and lies in the Fitzjohns/Netherhall Conservation Area. The proposals cover the following:

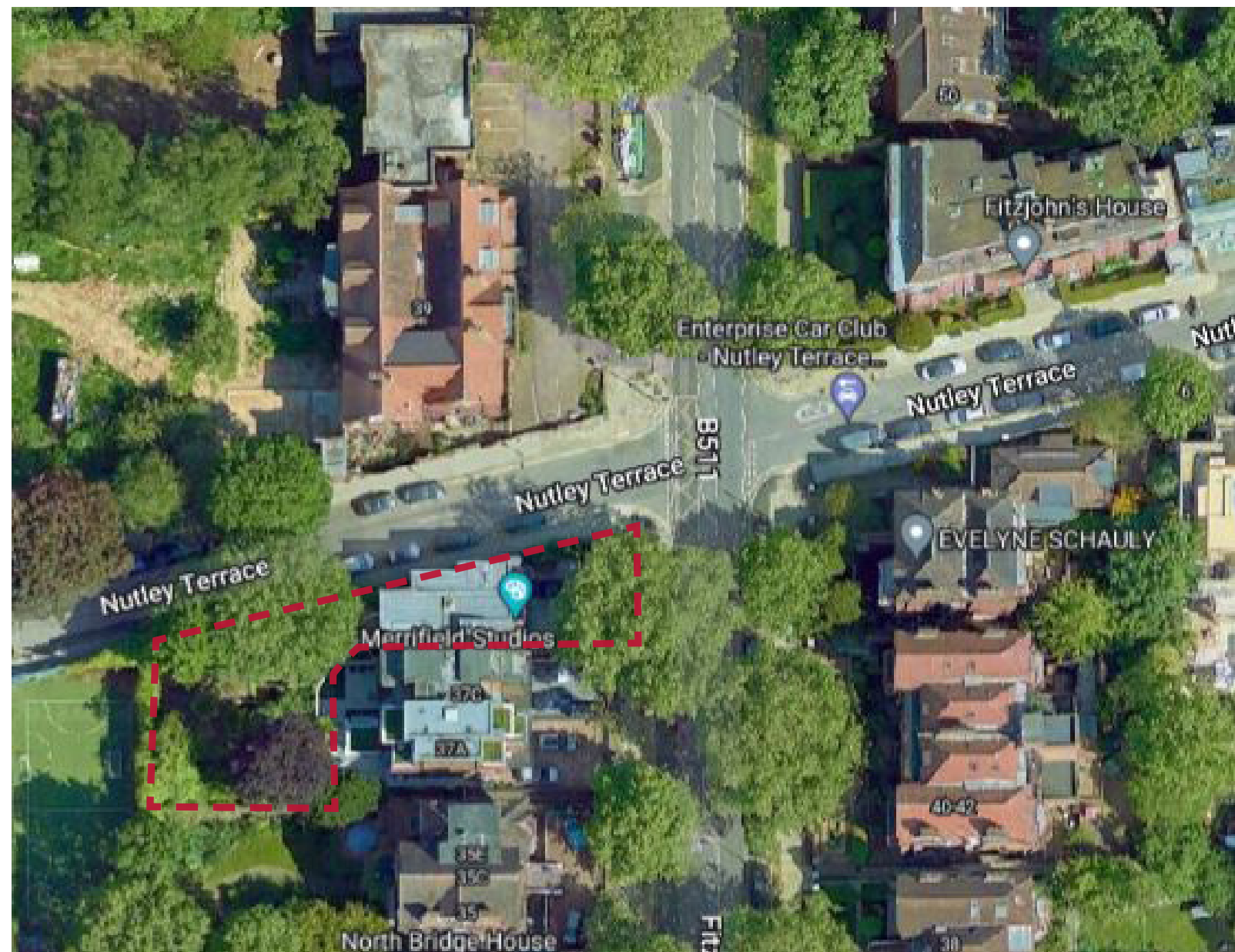
- additional third floor to match adjoining properties
- minor infills to regularise the building at all floors
- internal alterations

This document demonstrates that the proposal will not have a negative impact on the character of the conservation area as set out in the Fitzjohns/Netherhall Conservation Area Statement and will respect adjoining properties.

1.2 ADDITIONAL INFORMATION

The following additional information is provided to support this submission:

- Application form and ownership certificate
- Completed CIL Form
- Site location plan
- The appropriate fee
- Existing and proposed drawings



2.0

SITE ANALYSIS



FITZJOHN'S AND NETHERALL CONSERVATION AREA

2.1 CONSERVATION AREA

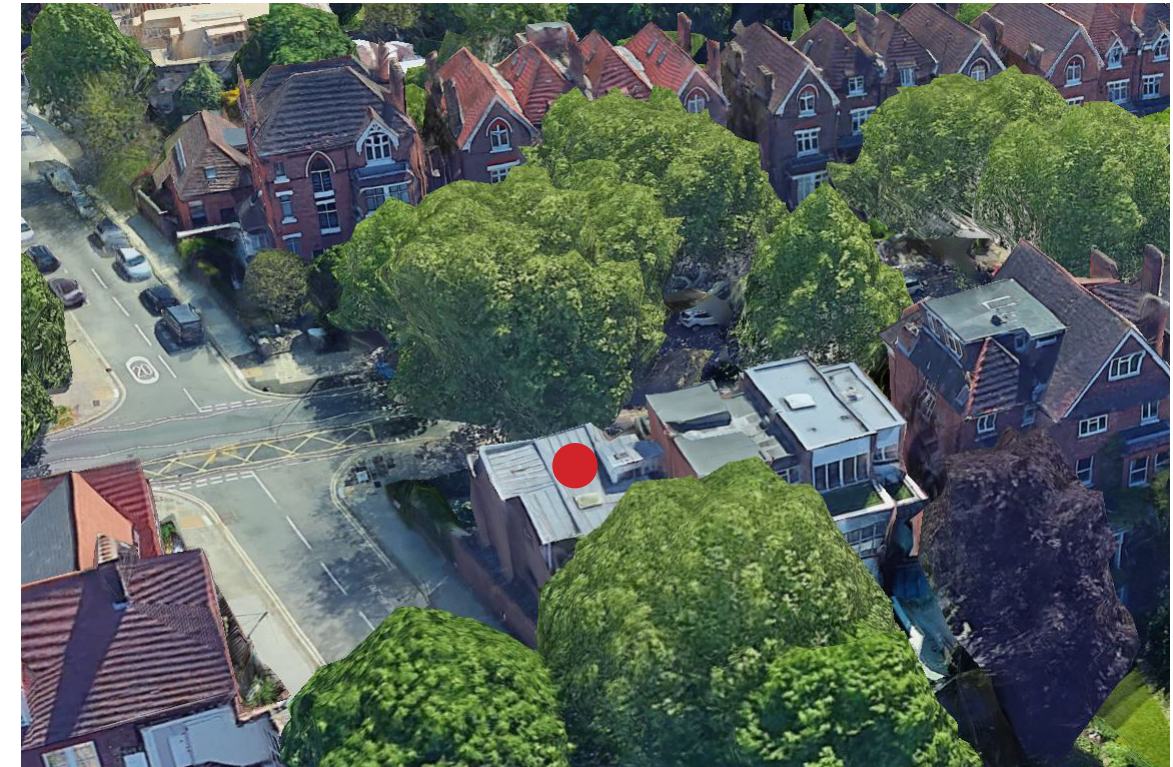
The site falls within the Fitzjohn's Netherhall Conservation Area (see map, left) which was designated in 1984. The Conservation Area is characterised by diverse residential styles including traditional Queen Anne, Jacobean, neo-Gothic, Arts & Crafts and Georgian along with newly built modern houses and apartment buildings. Many of the houses were built for individual owners, often artists, who imposed their own style. Common characteristics of this eclectic mix of styles is a generally consistent material palette and the incorporation of enriched details - tile hanging, stained glass, ornate chimney stacks, terracotta reliefs, oriel windows. Roofs are conspicuous with gables, and dormers being commonly incorporated. Most houses are detached or semi-detached giving important views to the gardens beyond, with very few examples of terraces. Boundary walls are a strong street feature giving a distinct characteristic to each street.

There are a number of listed buildings along the street, including No.47 (1880 George Lethbridge) and No.55 (1880-81 JT Wimperis), but there are no listed buildings in the immediate vicinity.

2.2 AERIAL VIEWS



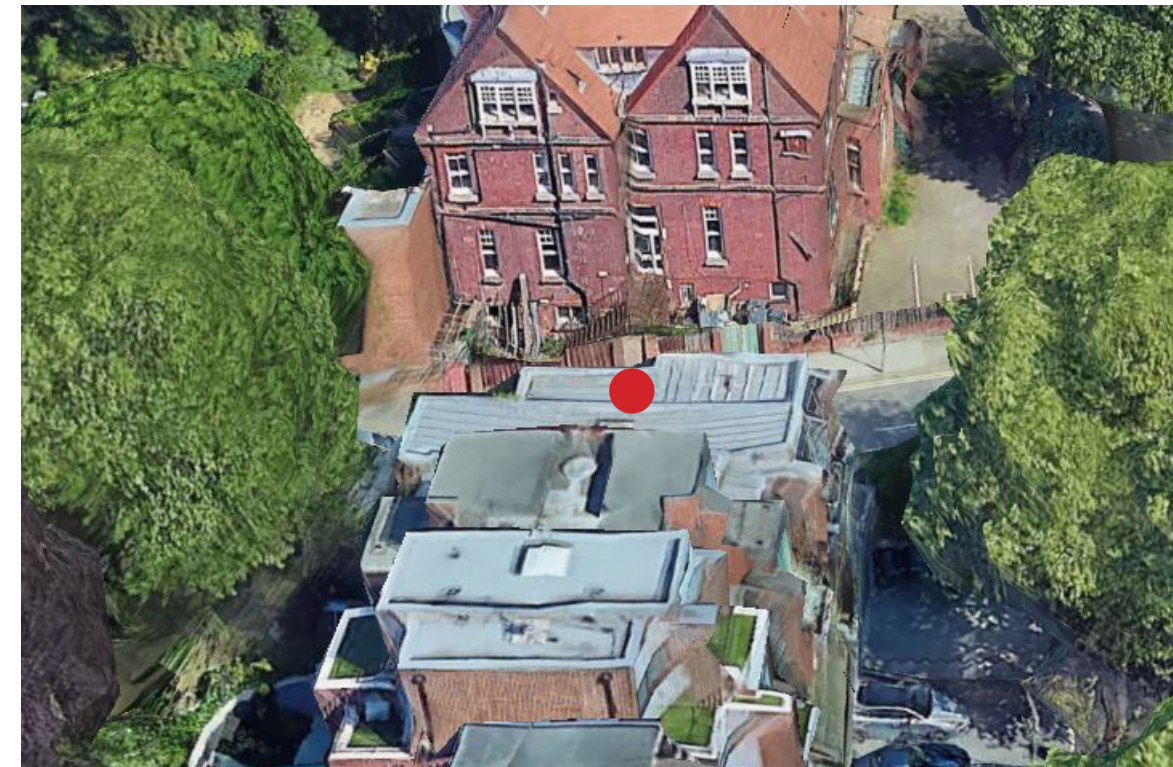
AERIAL VIEW FROM EAST



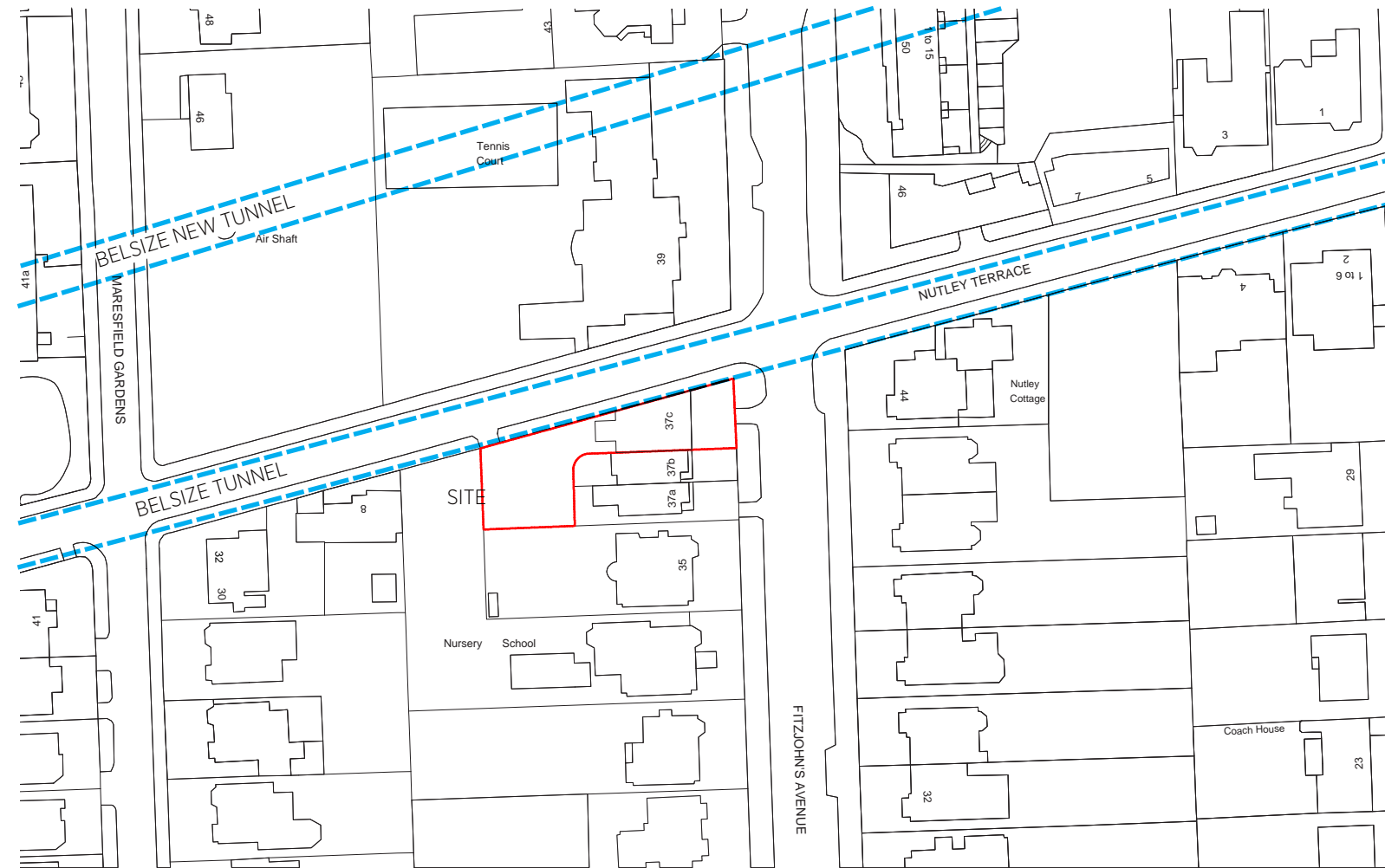
AERIAL VIEW FROM WEST



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM SOUTH



SITE LOCATION PLAN

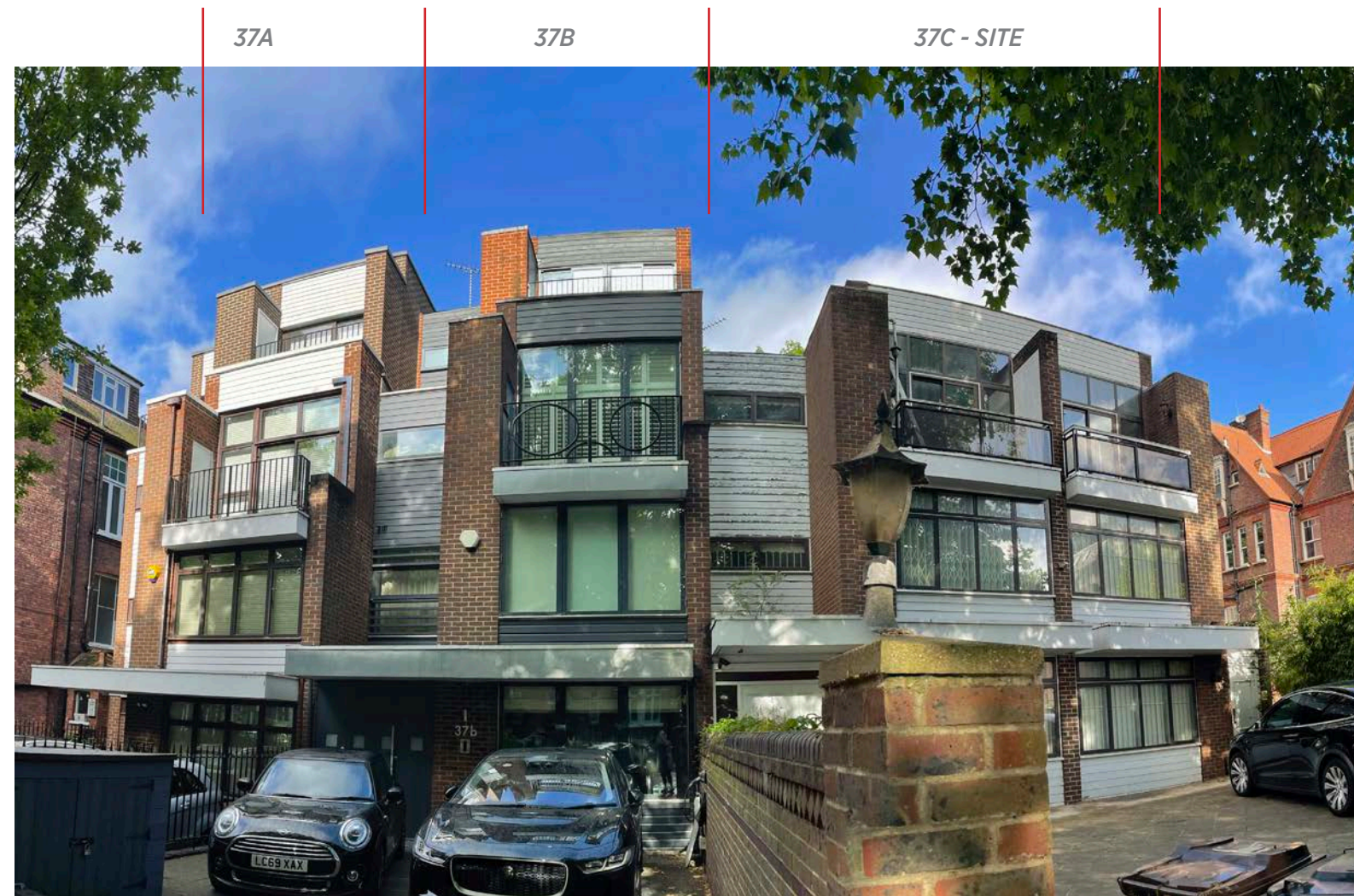


2.3 FITZJOHN'S AVENUE

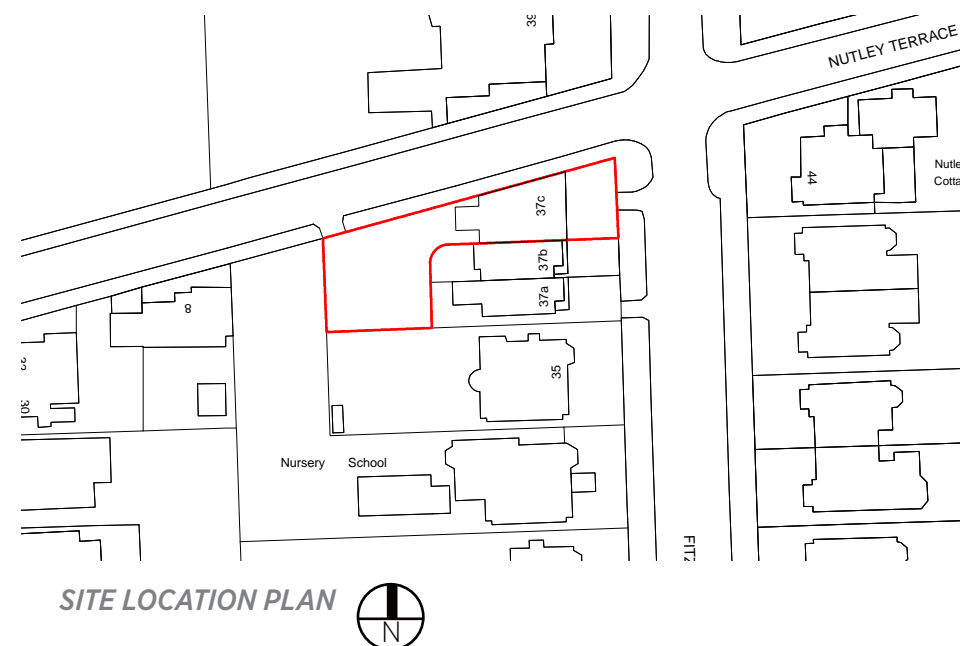
The site is located at the south-west corner of the junction of Nutley Terrace and Fitzjohn's Avenue. Fitzjohn's Avenue was laid out in the late 19th century and formed the major route from Hampstead south to Swiss Cottage and London beyond. The design was part of the grand vision of Spencer Wilson, and in 1883 Harper's Magazine it was referred to as "one of the noblest streets in the world".

It was carefully planted with alternate red and white chestnut trees and the houses were all substantial piles set back from the pavement to make the road feel even wider.

The area has three railway tunnels running beneath and it is the Belsize Tunnel, built by the Midland Railway to link Haverstock Hill and Finchley Road, that impacts on the site at 37C. Nutley Terrace follows the line of the tunnel (which explains why it is at an angle to Fitzjohn's Avenue) and the tunnel follows the northern site boundary. The tunnel proved to be unsuitable and a second tunnel, Belsize New Tunnel, was dug parallel to and to the north of the original.



37A, B & C FITZJOHN'S AVENUE



2.4 37C FITZJOHN'S AVENUE

At present the site at 37C accommodates a single 5-bed family house with large rear garden. It had been lived in by the artist Tom Merrifield who had his studio on the top floor until his death in 2021, and has sadly fallen into disrepair.

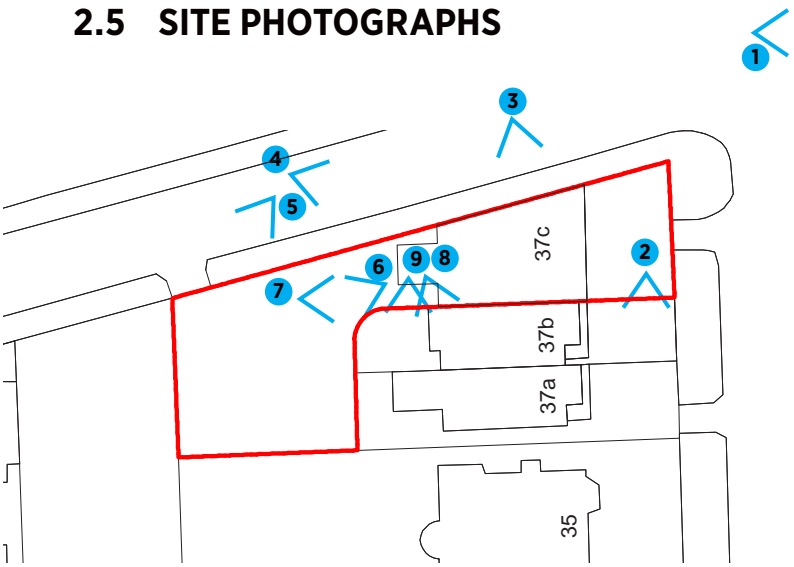
37 Fitzjohn's Avenue was redeveloped in 1960's to create three separate well-proportioned modern dwellings which blend into and add to the richness of the conservation area context. These are known as 37A, B and C, and they are all individual but present a cohesive whole. Nos. 37A and B have each had extensions including an extra storey added and are therefore one storey higher than no.37C which results in a weak end to the terrace.

The house at No.37C is on three storeys and, whilst similar in style to Nos. 37A and B, it is significantly wider and benefits from a large garden that wraps around the rear of the adjoining properties. Due to its extra width, 37C is differently proportioned to the other two.

As it is the end of terrace, it is orthogonal to Fitzjohn's Avenue and presents a blank brick wall to Nutley Terrace which is stepped to reflect the angle of the road. Large mature trees and considerable greenery provide a verdant but unkempt appearance behind a large brick wall. Vehicular access is available to the rear of the garden direct from Nutley Terrace.

To the west of the site is a playground for North Bridge House Nursery School located at No.33 Fitzjohn's Avenue.

2.5 SITE PHOTOGRAPHS



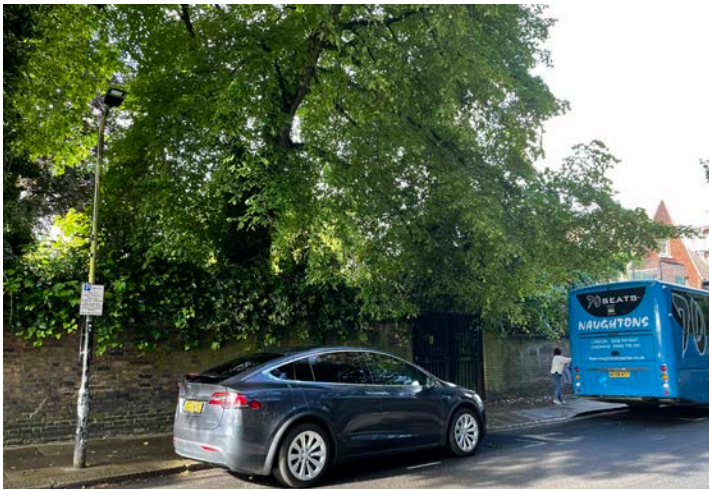
VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8

3.0

**PLANNING
HISTORY**

3.1 PREVIOUS PLANNING PERMISSIONS

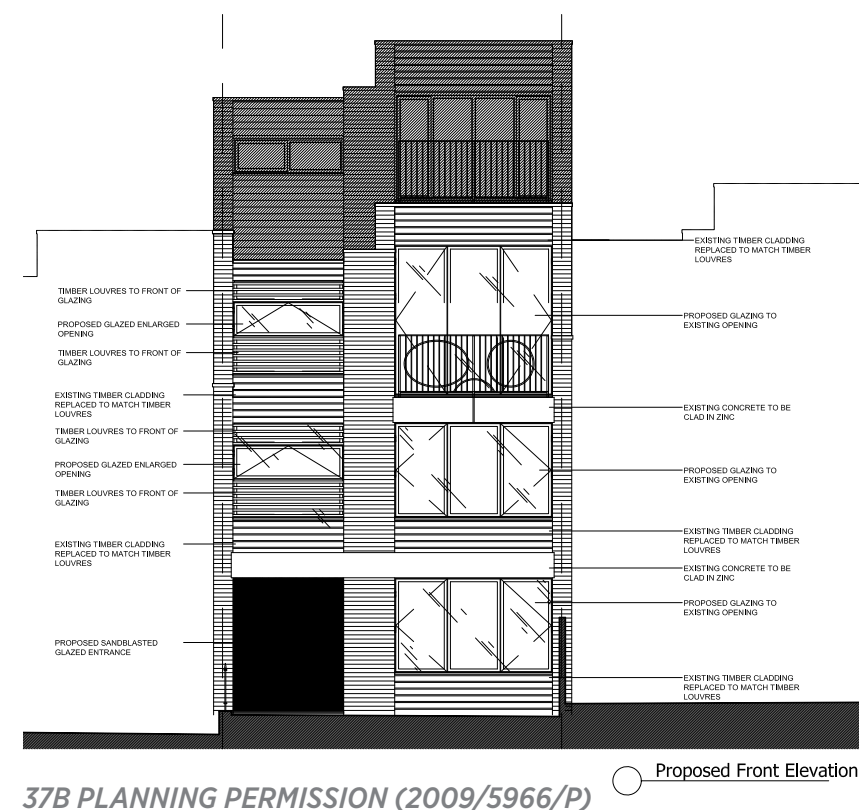
The Camden website reveals that there have been a series of planning applications relating to No. 37C since its construction. The adjoining buildings, Nos. 37A and B, have also undergone various adjustments.

In March 2000 Planning permission was granted for an additional storey across all three houses (Appeal Ref. APP/X5210/A/00/1045343/P7). Only Nos.37A and 37B have built this scheme and extended upwards. In the Appeal Decision the Inspector comments:

'8. In my opinion, the proposed increase in height would improve the relationship of the building to its surroundings. ... Its height would be more in keeping with the general height of buildings in the area and it would appear less incongruous in the overall pattern of building heights on the slope. ... The sense of enclosure of the street, which I consider to be an important element in the character and appearance of the Conservation Area, would be reinforced at a sensitive location where the road junction already creates a break and the proposal would, therefore, complement the existing street scene.'

No.37B has also extended to the rear at Ground floor (2009/5966/P), infilling between flank walls to give a flat rear elevation, and upgrading the general appearance of the house.

All alterations to the houses have been carried out to be sensitive to the 1960s style, with window proportions and materials being sympathetic to the original. The result is that the houses have flourished and adapted to meet contemporary regulations and lifestyles.



3.2 REGISTER OF PLANNING APPLICATIONS

2022/0606/T 37C FITZJOHN'S AVENUE, REAR GARDEN: 1 X LIME (T4) - REDUCE THE NORTH CANOPY FROM 7M TO 5M, THE SOUTH CANOPY FROM 5.5M TO 3.5M AND THE WESTERN CANOPY FROM 7M TO 5M. APPROVE WORKS (TPO) 25/03/2022.

2022/0561/T 37C FITZJOHN'S AVENUE, REAR GARDEN: 1 X LONDON PLANE (T3) - REDUCE BACK TO PREVIOUS POINTS, 1 X BEECH (T7) - REDUCE BACK TO PREVIOUS POINTS. NO OBJECTION TO WORKS TO TREE(S) IN CONSERVATION AREA 25/03/2022.

2021/6127/T 37C FITZJOHN'S AVENUE, REAR GARDEN: 1 X WILLOW (T1) - FELL TO GROUND LEVEL. NO OBJECTION TO WORKS TO TREE(S) IN CONSERVATION AREA 07/02/2022.

2009/5752/T 37C FITZJOHN AVENUE, APPROVE WORKS (TPO) 13-01-2010. TPO REF: 20H) REAR GARDEN: 1 X LIME - REMOVE IVY FROM TREE AND THIN CANOPY BY 20% 1 X LONDON PLANE: REMOVE IVY FROM TREE AND REDUCE CANOPY TO OLD CUTS.

2003/2412/T 37 FITZJOHN'S AVENUE. NO OBJECTION TO WORKS TO TREE(S) IN CA 03-11-2003. REAR GARDEN 1 X LONDON PLANE - CROWN REDUCE 30%, 1 X BEECH - CROWN THIN 25%, FRONT GARDEN 1 X ACACIA - CROWN REDUCE 25%.

PWX0202548. 37 FITZJOHNS AVENUE. GRANT FULL PLANNING PERMISSION 01-10-2002. THE ERECTION OF A SUMMERHOUSE AT THE BOTTOM OF THE GARDEN. AS SHOWN ON DRAWING NUMBERS: FJ/02/01, FJ/02/03, AND FJ/02/02. COPY OF DECISION NOTICE NOT AVAILABLE.

PWX0002200. 37A-C FITZJOHNS AVENUE. REFUSE PLANNING PERMISSION 18-04-2000. ALLOWED ON APPEAL 11/10/2000. ERECTION OF ROOF EXTENSION AT THIRD FLOOR LEVEL OVER ALL THREE PROPERTIES.

T9603001 37C FITZJOHNS AVENUE LONDON NW3, THINNING AND REDUCTION OF 2 X PLANES AND 1 X COPPER BEECH. APPROVE WORKS(TPO) SPECIFIED BY COUNCIL 20/12/1996.

T9601625 37C FITZJOHNS AVENUE LONDON NW3, THINNING AND REDUCTION OF 2 X PLANES AND 1 X COPPER BEECH. APPROVE WORKS(TPO)SPECIFIED BY COUNCIL 17/07/1996.

8905342 LAND ADJ 37C FITZJOHNS AVENUE. FOR ERECTION OF A THREE STOREY AND BASEMENT HOUSE AT THE REAR OF 37C FITZJOHNS AVENUE. REFUSE FULL OR OUTLINE PERMISSION 31/01/1990.

8703021 37C FITZJOHNS AVENUE NW3. FOR ERECTION OF A SIDE EXTENSION ON FIRST SECOND AND THIRD FLOOR LEVELS. GRANT FULL OR OUTLINE PERMISSION WITH CONDITIONS 13/01/1988. COPY ATTACHED.

G7/3/1/2683. PERMISSION 17/11/1966. THE CONSTRUCTION OF A CROSSOVER TO FITZJOHNS AVENUE, FOR INDEPENDENT ACCESS TO HOUSE NO. 2 AT 37, FITZJOHNS AVENUE.

G7/3/1/21412. 37 FITZJOHN'S AVENUE. CONDITIONAL 19-10-1964. ERECTION OF FOUR DWELLING HOUSES ON THE SITE OF NO. 37 FITZJOHN'S AVENUE.

4.0

DESIGN PROPOSAL

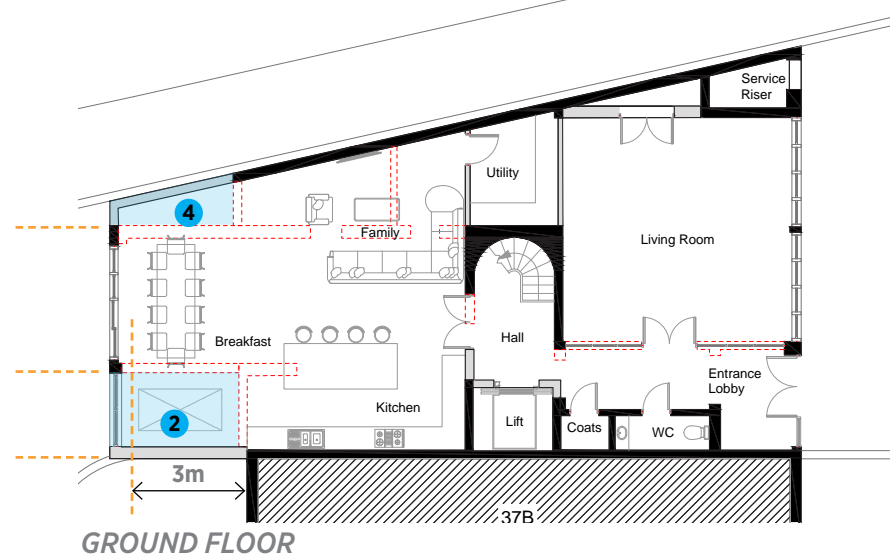
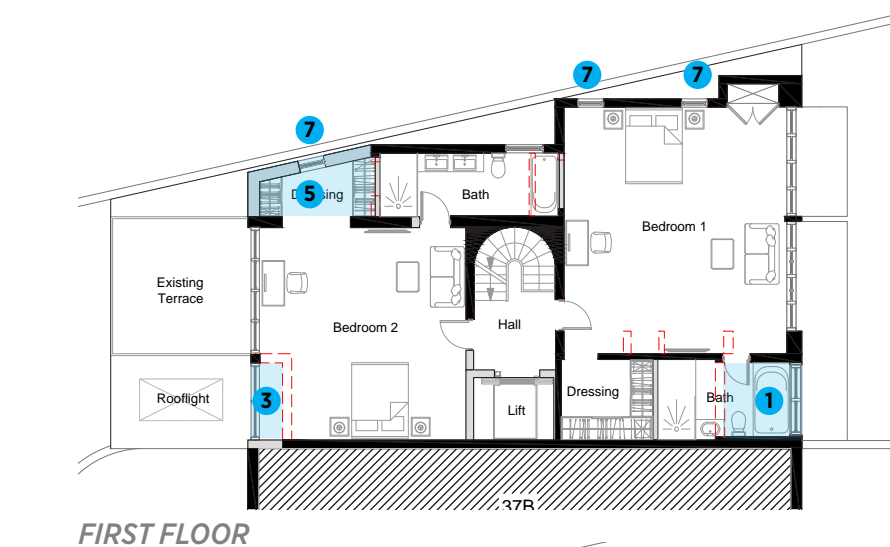
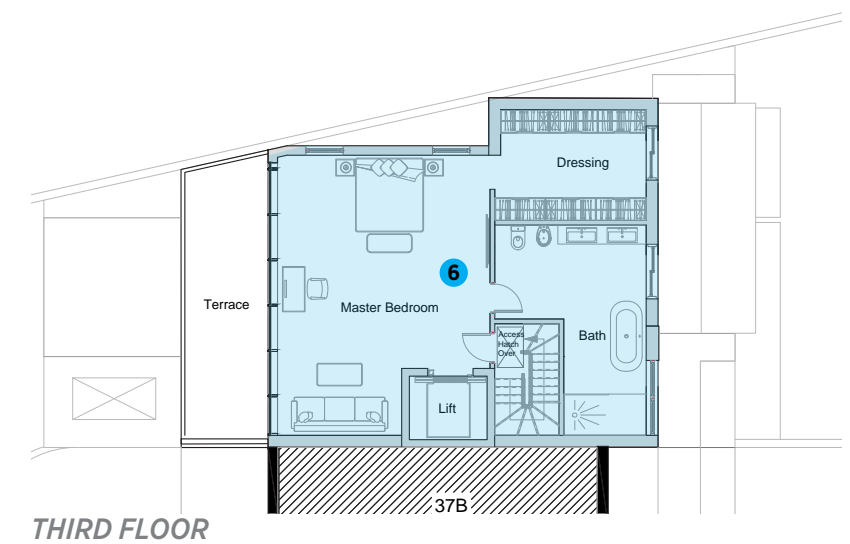
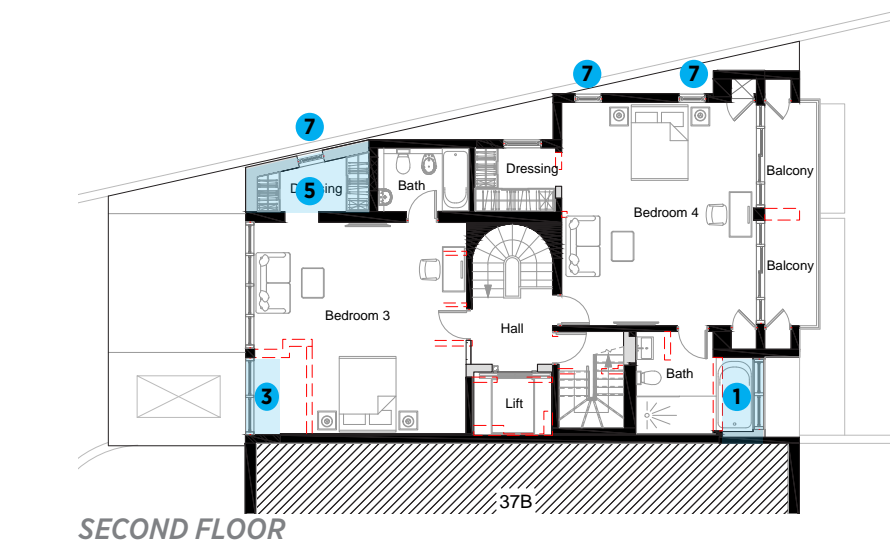
4.1 SUMMARY OF ALTERATIONS

The client wishes to make sensitive alterations to the building to suit their lifestyle. As well as various internal adjustments, the proposals for this application comprise the following:

1. Infilling between flank walls to the front elevation at the south boundary on First and Second Floors
2. Infilling between flank walls and extending to the rear at Ground Floor adjacent to no.37B to align with rear wall with a total depth of 3.36m
3. Infilling between flank walls to the rear elevation at the south boundary at First and Second Floors
4. Infilling behind the Nutley Terrace boundary wall at the rear at Ground Floor
5. Infilling the corner at the rear on the Nutley Terrace boundary on First and Second Floors
6. Addition of Third Floor to match adjacent roof extensions, with lift overrun.
7. 6 no. new windows in the side elevation facing Nutley Terrace.
8. Upgrading the front door and all windows to double glazed to match existing.

4.2 PERMITTED DEVELOPMENT

Whilst the proposals do not use Permitted Development Rights, the extension 4 will be entirely concealed behind the boundary wall and extension 2 will extend only 36cm beyond the 3m line which would be allowed under Permitted Development.



4.3 DESIGN

The proposals are designed and detailed to blend in seamlessly with the existing building in the same way that the alterations have been carried out to the adjacent properties. The rigid grid and limited material palette of the existing will be followed.

4.4 MASSING

The adjacent buildings at Nos. 37A and 37B already have a rooftop extension which, as noted in the Planning Inspector's report, improves the relationship with No. 35 as it is 'more in keeping with the general height of buildings in the area'. The proposed extension is slightly higher than the adjoining, reflecting the general slope of the street. It will contribute to the sense of enclosure of the street, which the Inspector considered to be an important element in the character and appearance of the Conservation Area, 'at a sensitive location where the road junction already creates a break and the proposal would, therefore, complement the existing street scene.'



4.5 AREAS

Site area = 571sqm

The existing house area is 347sqm and the proposals add a de minimis amount of floor area of approx 10sqm to each floor (Ground = 10.3sqm, First = 10.6 sqm, Second = 10.1sqm) with a new third floor adding 76.8sqm.

4.6 MATERIALS

It is proposed to retain the existing character of the development by using materials that match or are sympathetic to the original. These are:

Main cladding - red brick, bonding and pointing to match existing

Secondary cladding - stained timber

Windows - to match those at no.37B, namely metal frames, thermally broken, argon filled double glazed units to meet current regulations. Third floor windows include solid metal panels to match the glazing system.

Balustrades - black metal railings to match those of nos. 37A and B (without the additional decoration applied to the front elevation of 37B)

4.7 AMENITY

The proposed infills above ground level do not adversely affect the amenity of neighbours as they are concealed behind existing flank walls.

The proposed Ground floor rear extension at the boundary with No.37B will extend the existing subservient element of the rear facade by 3.36m, to align with the existing dining room which forms the dominant larger element of the rear facade. It will align with the building module and project above the existing boundary wall at this point by 1.2m.

This extension does not break the existing rear building line and projects 0.36m beyond the line that would make it permitted development.

The proposed addition would provide additional privacy to the adjoining courtyard garden from the existing terrace.

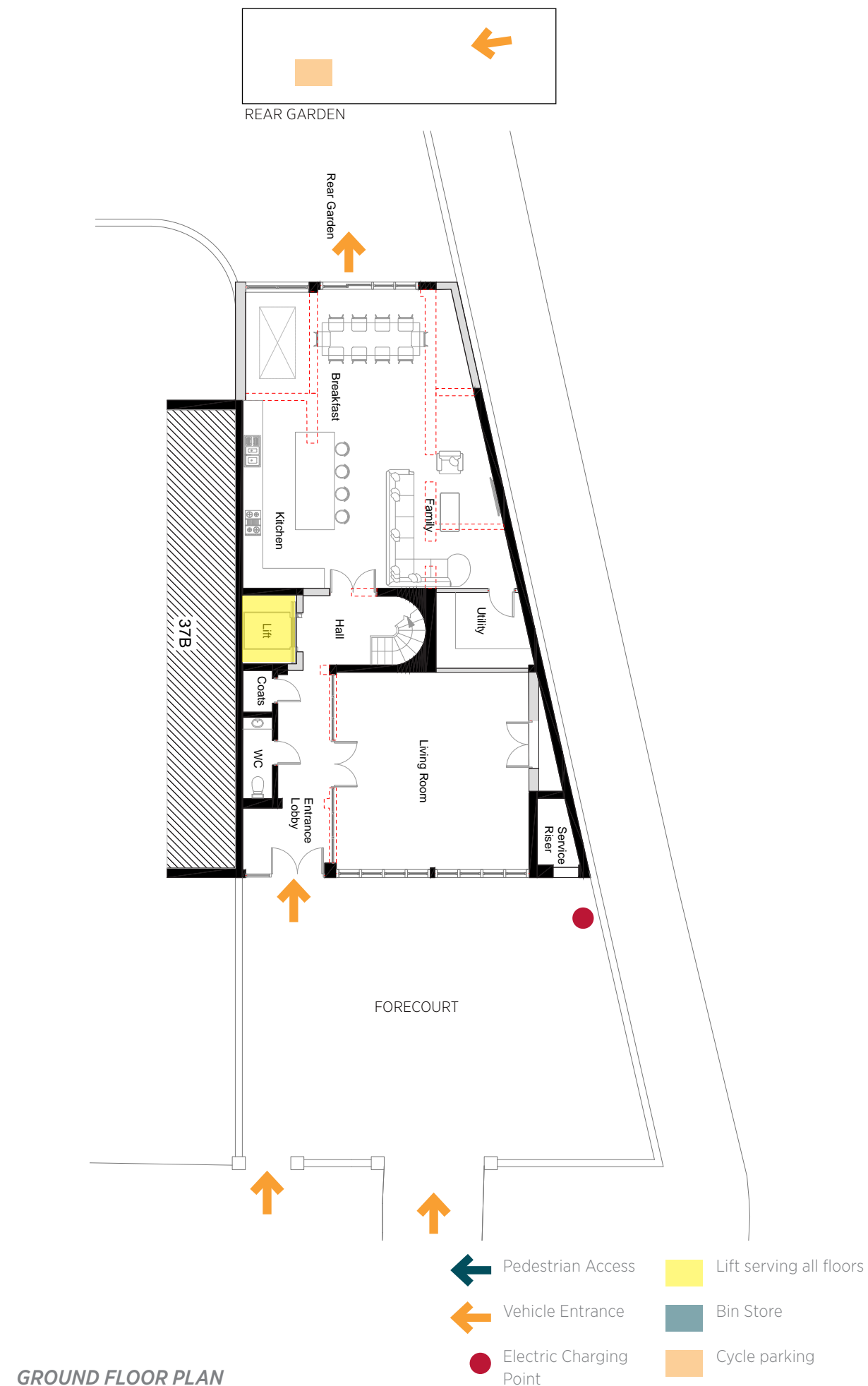


VIEW FROM REAR TERRACE



5.0

**ACCESS
STATEMENT**



5.1 VEHICULAR ACCESS

There is no change to the existing vehicular access and the existing forecourt will remain unchanged other than the addition of a fast charging electric vehicle charging point.

Secure covered cycle storage for 3 bikes is located in the rear garden with access via the rear gates on Nutley Terrace.

5.2 PEDESTRIAN ACCESS

Pedestrian access will remain as existing. The previous occupant of the house was disabled and therefore there is already a free-standing ramp at the front door to overcome the low entrance step.

5.3 INTERNAL LAYOUT

Despite the existing house being lived in by someone with mobility issues, it has had very little adjustment to the interior to accommodate this. The interior spaces are all generously proportioned and the proposals include the insertion of a lift serving all floors which makes the house fully accessible. It will generally comply with Part M 4(2) of the Building Regulations.

5.4 REFUSE/EMERGENCY ACCESS

The principles for refuse collection will remain unchanged with bins and recycling in the front forecourt. Bin bags will be put out on the street for collection at appointed times.

Emergency access remains as existing with access available from both Fitzjohn's Avenue and Nutley Terrace.

6.0

APPENDIX

6.1 DRAWINGS

The following drawings support this planning application:

DWG NO.	REV	TITLE
22034-X001	-	Location Plan
22034-X002	-	Existing Site Plan
22034-X100	-	Existing Ground Floor Plan
22034-X110	-	Existing First Floor Plan
22034-X120	-	Existing Second Floor Plan
22034-X201	-	Existing Section A-A
22034-X301	-	Existing Front Elevation
22034-X302	-	Existing Rear Elevation
22034-X303	-	Existing Side Elevation
22034-P002	-	Proposed Site Plan
22034-P100	-	Proposed Ground Floor Plan
22034-P110	-	Proposed First Floor Plan
22034-P120	-	Proposed Second Floor Plan
22034-P130	-	Proposed Third Floor Plan
22034-P140	-	Proposed Roof Plan
22034-P201	-	Proposed Section A-A
22034-P301	-	Proposed Front Elevation
22034-P302	-	Proposed Rear Elevation
22034-P303	-	Proposed Side Elevation

SUBMITTED ON BEHALF OF CHRIS FORD

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