

# Design and Access Statement

Relating to:  
Henderson Court  
102 Fitzjohns Avenue  
London  
NW3 6NS

Client Name: London Borough of Camden

Document Prepared By: Pellings LLP

Job Reference: 2520938

Description of Works:

## **Proposal to install photovoltaic panels to the main roof of Henderson Court**

### **1.0 Introduction**

Henderson Court, built in the 1960s, is a sheltered housing scheme containing 69 one-bedroom flats, situated at the top of Fitzjohn's Avenue in Hampstead. Accommodation is on 3 floors and is arranged around a central courtyard. The flats are accessed by continuous balconies around the courtyard. The main access core is on the corner of Fitzjohn's Avenue and Prince Arthur Road and there are staircases in each of the other corners. There is a full basement car park under the building which is accessed via a ramp down from Prince Arthur Road and is leased to local residents and businesses.

The whole of the ground floor to the North West side of the building facing Prince Arthur Road was originally designed as the communal facilities for the residents but for several years has been leased to Age UK who run it as a day centre for elderly people in the area including the residents of Henderson Court.

Henderson Court is within Fitzjohns / Netherhall Conservation Area and is noted as a positive contributor in the Fitzjohns/Netherhall Conservation Area.

### **2.0 Access Statement**

Henderson Court is located at the junction of Prince Arthur Road and Fitzjohn's Avenue.

**Pedestrian Access:** The principal access to the block is via a security controlled entrance screen to Fitzjohn's Avenue. There is step free access via ramp to the main entrance from Prince Arthur Road.

**Vehicle Access:** Via a service road from Prince Arthur Road.

**Inclusive Access:** Our proposals do not include for any adaptations to the access provisions.

### **3.0 Scope of works**

The proposal is to install photovoltaic panels to the main roof of Henderson Court as shown in the attached plans.

The proposal will bring several positive benefits;

- Panels will generate approximately 145,000kWh of electricity annually which will have a bill reduction of approximately £25,000 reduction in energy bills at the site.
- The Council is exploring options of how some of these savings can be passed onto the residents within the blocks.
- Installation of approximately 175kW of panels will have a carbon saving of an estimated 35 Tonnes/year in 2022 terms.

#### **4.0 Amount**

The extent and location of photovoltaic panels is shown in the attached plans.

#### **5.0 Local and Neighbourhood Plans**

The Camden Local Plan has been considered and *Policy CC1 Climate change mitigation* states that the council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

The plan states to support and encourage sensitive energy efficiency improvements to existing buildings. We believe the installation of solar panels at Henderson Court will contribute to the Councils requirement to minimise the effects of climate change.

Hampstead Neighbourhood Plan 2018-2033 Policy DH1 has been considered and the design is sympathetic to established building lines, responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings. Based on the location of the panels the surrounding area will be conserved. The solar panels will not extend further than the tallest part of the building and will be situated away from the edge of the roof to reduce the impact of the proposal from the surrounding areas.