
FREETHS

DESIGN AND ACCESS STATEMENT

GROUND FLOOR & LOWER GROUND FLOOR, 85 FITZJOHN'S AVENUE, LONDON NW3 6NY

NOVEMBER 2022

Introduction

1. This Design and Access Statement has been prepared by Freeths in support of the Planning Application for the proposed single storey lower ground floor rear extension and a ground floor balcony ("the Proposed Development") at 85 Fitzjohn Avenue, the extension and balcony is provided for the duplex flat which is spread over the lower ground and ground floor ("the Site").
2. The project brief is to provide a single storey extension to the existing duplex flat which will provide for a large lower ground floor floorspace for the duplex flat. The brief is also to provide a ground floor balcony area combined with a new patio area to the extension, this will enhance the private outdoor amenity space at the Site.
3. This Design and Access Statement should be read in conjunction with the other documents submitted with this Planning Application, including the Planning Statement and Arboricultural Report prepared by TMA.

Existing Site

4. The Site is located on the ground and lower ground floor of 85 Fitzjohn's Avenue and is a duplex flat which is part of a 5 storey building. The Site is 3no. bedroom flat, with 2no. bedrooms on the ground floor and 1no. on the lower ground floor. The remainder of the building is subdivided into flats, all of which are in Use Class C3. This building is traditionally built from brick with specific detailing such as red brick courses and detailing around windows and doors.
5. The building is semi-detached with no. 87 attached to the north. The surrounding area consists of similar dwellings, albeit there are a few different properties in the locality, including a new flatted development to the south.
6. The Site is not locally or statutory listed and there are no listed buildings within the immediate vicinity. The Site is located within the Fitzjohns and Netherhall Conservation Area where it is noted as a building making a positive contribution to the area.
7. Details with regards to the planning history and planning policy are covered in the Planning Statement.

Objectives

8. The key objective of the proposal is to provide larger living accommodation for the ground / lower floor duplex flat. The current layout of the duplex flat is not optimal and the extension will allow for the modernisation of the layout, including an office and open plan kitchen / dining space.

9. The new circulation space will provide improved internal space and more comfortable living conditions for the occupiers.

Proposed Development

10. The Proposed Development is to create a lower ground floor single storey extension with a small ground floor balcony above.
11. The proposal will be designed in such a way that it would assimilate well with its surroundings and the host building. The material palette will match the existing building, including London Stock brick work and red brick detailing / banding.
12. The single storey extension will also have a roof form that will reflect the existing bay window insofar that there will angled / chamfered corners to the roof to provide architectural interest and reflect the bay window above. The minor change to the roof form is an evolution of the design from the pre-application scheme. The roof will be finished in black zinc.
13. In addition to the single storey extension, there will be a ground floor balcony finished with metal black railings. This reflects similar railings and balcony's in the surrounding area, including at no. 83 Fitzjohn's Avenue to the south.
14. The Proposed Development will retain its private rear garden which has a number of trees, all of which are to be retained with the exception of T1. The removal of T1 will not have an impact on the Conservation Area given its relatively small size and being unable to be seen from wider pedestrian vantage points. The removal of T1 will facilitate the single storey rear extension, but also allow of a new patio area at lower ground floor, this can be used for outdoor seating which has been specifically designed into the scheme to enhance the private amenity space for the occupiers of the Site.

Design

15. The Proposed Development is for a single storey, lower ground floor extension, similar to the extension that can be seen at the neighbouring no. 83 Fitzjohns Avenue, it will reflect similar dimensions, scale and mass as that extension.
16. The Proposed Development will be finished in London stock brick with red banding to reflect the design and appearance of the Site, as well as windows and doors in the extension being aluminium in anthracite grey. The roof will be finished in black zinc along with 2no. roof lights which will provide the extension with significant amounts of natural light.
17. The railings to the ground floor balcony will be steel and also be finished in anthracite grey to match the doors / windows. The railings, door and windows will match some of the finishes to gates and railings that can be found throughout the Conservation Area and will reflect the existing railings on the stairs that lead to the rear garden from the ground floor.

18. The corners of the roof will be chamfered in order to reflect the large bay window feature that it will replace. As such, the Proposed Development will reflect and respect the character of the host building by incorporating design features that would otherwise be lost.
19. The design of the single storey extension will be in keeping with the neighbouring extension, and will be a beneficial addition to the Site and will not impact on the character or appearance of the Conservation Area.
20. The size, mass and scale of the Proposed Development will not dominate the rear elevation and as such will be a subservient addition that will not harm the character or appearance of the Site through the addition of the extension. Therefore, it is considered to be well designed and will accord with Local Plan policies and Supplementary Planning Guidance as detailed in the Planning Statement. The Proposed Development should be considered acceptable in terms of its design and appearance.

Access

21. The Site is accessible for pedestrians via Fitzjohn's Avenue, the ground floor is accessible through a level entrance. The remainder of the flat is laid out with large open spaces so the ground floor is accessible to all. The lower ground floor is accessible via stairs, however, given the nature of the proposal it is not required to design the proposal to Approved Document Part M(2).

Conclusion

22. The design of the Proposed Development has been approached with care, consideration and sensitivity. The proposed single storey lower ground floor extension is of a high standard of design and the external materials will be of an equally high quality, matching the Site and the wider surrounding area. The Proposed Development will provide enhanced residential accommodation and will accord with local and national planning policy.

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