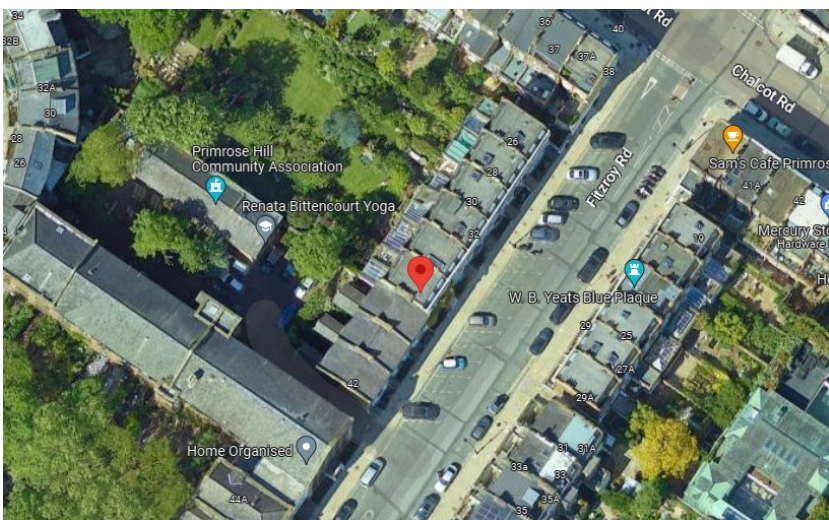


Design and Access Statement

36 FITZROY ROAD, LONDON, NW1 8TY
Proposed rear extension



Front elevation



Site location

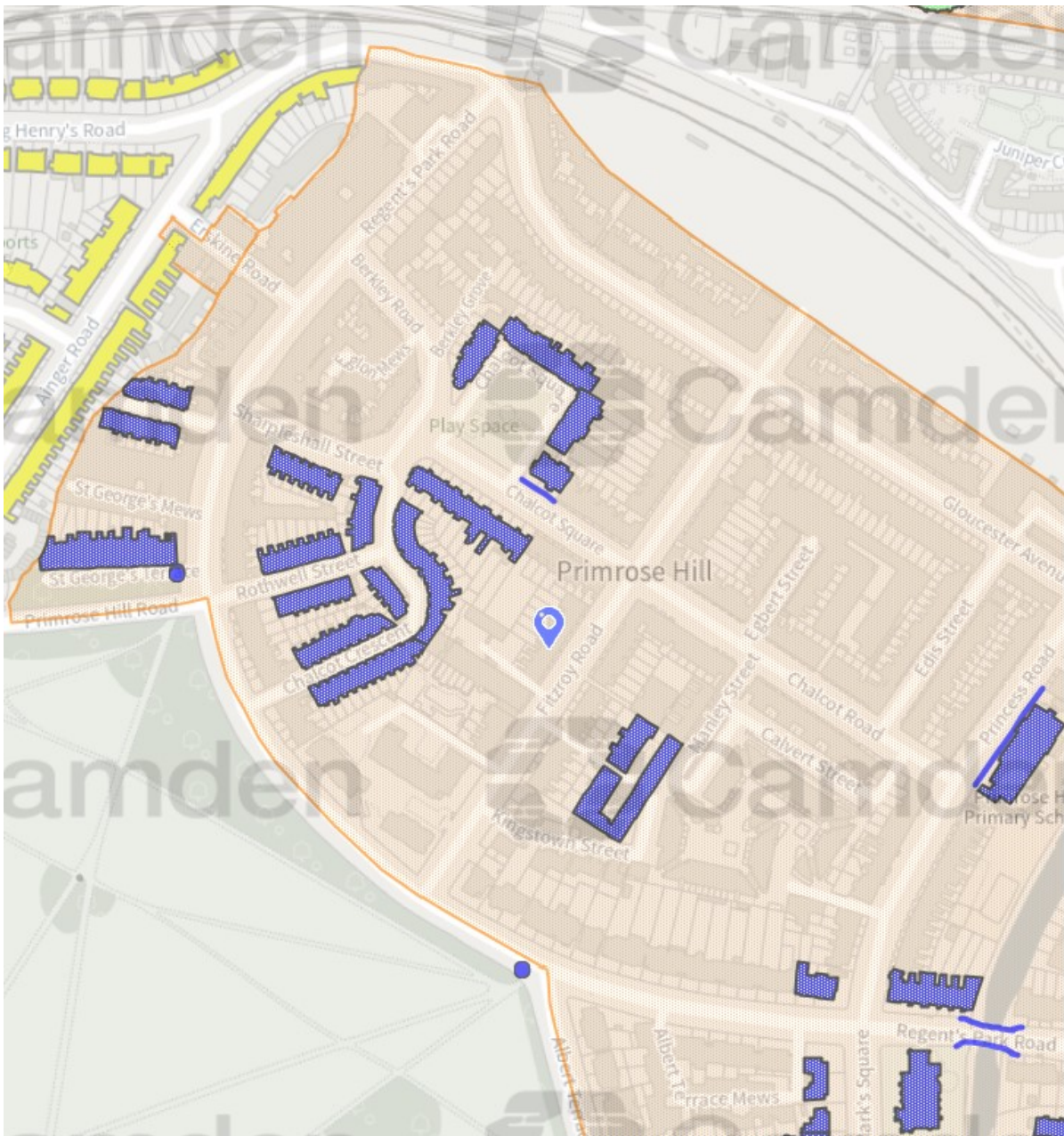
1.0 Introduction

This planning design and access statement has been prepared on behalf of Ms Emma Denyer in support of a planning application at 36 Fitzroy road for the following proposal:

- Alterations to the existing dwelling comprising amended rear elevation.

1.2 Location

The Property is a four storey (including loft) mid Victorian terrace C3 Dwellinghouse. The Property is situated within the Primrose Hill Conservation area and is not listed.



Location of the subject property within the Primrose Hill Conservation area

REAR EXTENSIONS/CONSERVATORIES

- PH25 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced.
- PH26 Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.
- PH27 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- PH28 Rear extensions will not be acceptable where they would spoil a uniformed rear elevation of an unspoilt terrace or group of buildings.
- PH29 Side extensions will not be acceptable where they are unduly prominent, unbalance the composition of a building group, or where they compromise gaps between buildings through which views are afforded of other properties, rear gardens, mature trees, or the Regent's Canal.
- PH30 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.

Extract from Primrose Hill Conservation area statement

2.0 Design

2.1 Planning is sought for the following:

- a replacement rear extension at ground and lower ground floor
- the replacement of Juliette balcony with new door and open metal stair into garden
- Timber and glazing infill

2.2 Scale and Appearance

The proposal seeks to demolish the existing glazed infill circa 1990's and form a new brick and timber glazed façade. It also proposes to demolish some of the doors at lower ground which is in a poor state of repair, and install bifolding doors. The proposed replacement extension will not exceed the height of the existing extension and is sympathetic to the existing forms and materials. The proposal also takes reference to adjacent properties where glazed façades of timber and brick have been used. We believe that the design proposed meets the criteria set out in PH25 - PH30 of the conservation area statement.

The replacement extension forms part of the refurbishment works to the property which will remain as a single-family residence.

2.3 Access

No change is proposed to the main access into the building.

2.4 Impact on building and character and appearance of the Conservation Area

The new extension will have no increased impact or loss of amenity on the surrounding buildings. There will be no increase in noise as the unit will remain as a single family dwelling. The party wall with no 34 Fitzroy Road will be maintained and the other will be rebuilt to lower height.



3.0 Sustainability

The sustainability of the property will be improved by the following:

- Extension insulated to modern standards
- High performance doors and rooflights
- Improved passive solar gain from new doors and rooflights with openers/trickle vents for natural ventilation Improved heating and ventilation systems to renewed areas

4.0 Conclusion

4.1 The proposal complies with all the relevant development plan policies and supplementary planning guidance.

4.2 We consider that the proposal will not harm the character and appearance if the house.

4.3 We consider that the proposals will enhance the existing property for the following reasons: -

- the replacement extension would generally be acceptable, being an improvement compared to the existing and because it would be no higher than the existing, nor would it be any deeper than the existing extension.
- the height of the existing extension which projects beyond the rear terrace building line will be reduced by the formation of the proposed extension.
- the replacement extension and alterations to the rear elevation will result in the formation of a more cohesive rear elevation to the terrace.

Accordingly, we trust the Borough of Camden will determine that the application for planning permission can be approved.

5.0 Drawings and Documents

This statement is to be read in conjunction with the following drawings:

- 0722-PL-A-00 - Location and Block Plan
- 0722-PL-A-01 – Existing Plans
- 0722-PL-A-02 – Proposed Plans
- 0722-PL-A-03 - Elevations
- 0722-PL-A-04 – Existing Sections
- 0722-PL-A-05 – Proposed Sections
- 0722-PL-A-06 – Rear Elevations