

# 27-29 Fitzroy Street London, W1

Design & Access Statement

June 2012



## Contents

<b>Introduction</b>	<b>3</b>	<b>Proposed Roof Terrace</b>	<b>14</b>
<b>Existing Building</b>	<b>4</b>	Proposed Floor Plans	15
Site Context	5	Proposed Elevations	16
Existing Site Photographs	6	Proposed Elevation & Section	17
Planning History	7	Proposed Bird's Eye View	18
Use	7	Comparative Views	19
Amount/Scale/Layout	7	Proposed Section	22
Appearance	7	Indicative Images of Rooflight	23
Access	7	Indicative Images of Glass Balustrade	24
Heritage Statement	8		
Existing Photographs	9		
Existing Floor Plans	10		
Existing Elevations	11		
Existing Elevation & Section	12		
Existing Bird's Eye View	13		

This brochure describes our outline proposals for a roof terrace at 27-29 Fitzroy Street, London W1.

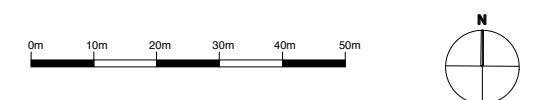
The existing building is a Grade II Listed Georgian Terrace house. It consists of basement, ground and 4 upper floors and is a residential property. The upper flats entrance is at second floor level and runs over the third and fourth floors, it also includes access to the roof through a separate stair from the main staircase.

Our proposals include the removal of the existing stair enclosure and replacing it with a flat opening access rooflight. A glass balustrade forming a roof terrace will be added. Measures have been taken to ensure that the glass balustrade cannot be seen from Fitzroy Street, Maple Street or Grafton Way. The glass balustrade reduces the impact of the construction.

We therefore show several views from different streets, showing the minimal affect on the external appearance of the building.

Full details are described on the drawings accompanying this report.

1226_00_100	1226_10_101
1226_00_101	1226_10_102
1226_00_102	1226_10_103
1226_00_103	1226_10_104
1226_00_104	1226_10_105
1226_00_105	



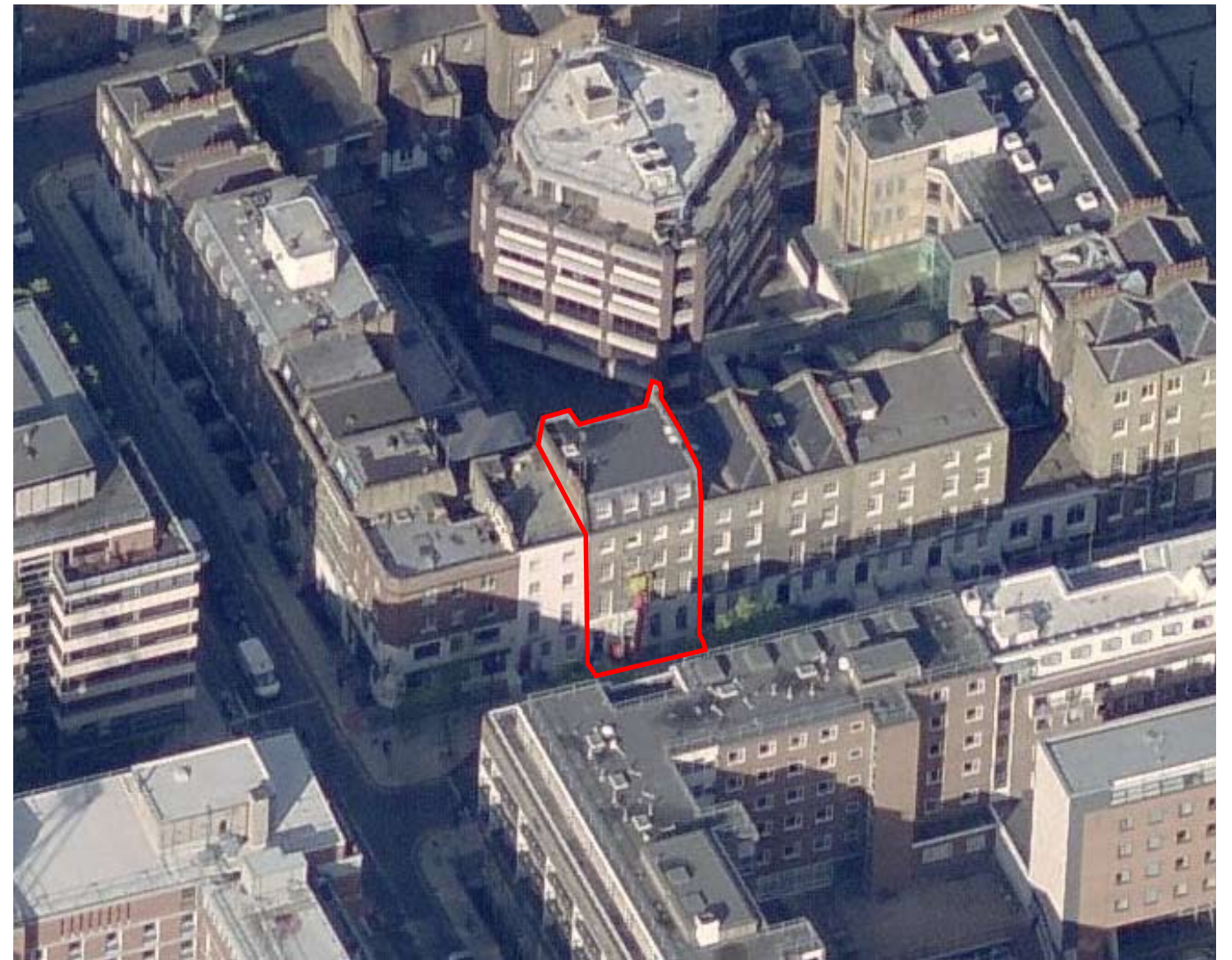
# Existing Building



## Site Context



Aerial View looking West



Aerial View looking East



## Site Photos



Elevation from Fitzroy Street



Front Elevation

## Planning History

A letter was received on 24/12/2010 instructing the removal of the metal mesh enclosure at roof level (ref. EN07/0582). This was done so immediately. Advice from the planning officer has been taken on board and referred to when considering all aspects of the proposed roof terrace. Following the previous planning application (ref. 2011/5143/P 2011/5144/L) a further letter was received instructing the removal of the existing stair enclosure for which listed building consent was not given (ref. EN11/1165) . This application involves the removal of the stair enclosure.

## Use

We propose to install a flat opening access rooflight in place of the existing stair enclosure and a roof terrace on the flat roof of the 4th floor that will add private amenity space for the occupants of the second floor flat 27-29 Fitzroy Street.

## Amount / Scale/ Layout

The scheme involves the removal of the existing stair enclosure and replacing it with an opening access rooflight. A glass balustrade to enclose a small roof terrace will also be added. The terrace is approx 5mx7m in size and the glass balustrade is 1100mm high from roof level.

Once completed these works will not be visible from Fitzroy Street, Maple Street or Grafton Way as instructed by the planning officer and will have no impact upon surrounding buildings.

Comments made by the council have been used to develop the material choice and size of the proposed roof terrace.

## Appearance

The proposed roof terrace will be enclosed by a glass balustrade with a stainless steel trim, therefore reducing the impact of the construction within the surrounding area.

The size of the roof terrace relates to the planning officers advice, so it is unable to be seen from the streets below.

The existing timber decking will remain once checked and repaired or replaced if necessary

## Access

The roof terrace is constructed around the existing entrance onto the roof with the previous enclosure replaced by a flat opening access rooflight.

Access to the proposed roof terrace will be via the existing staircase. Means of escape from the roof terrace will be this stair through a protected inner room and then through to the main stair.

## Heritage Statement

The following report outlines the work proposed to the fabric of the existing building:

### External Works

#### 1.0 Front Elevation

1.1 No alterations are proposed to the front elevation.

#### 2.0 Rear Elevation

2.1 No alterations are proposed to the rear of the property.

#### 3.0 Roof Works

3.1 The existing timber decking to the roof will be retained.

3.2 The existing stair enclosure on to the roof will be removed

3.3 A new opening access rooflight will be fitted in place of the stair enclosure

3.4 A new glass balustrade with stainless steel trim will be fitted to enclose the proposed roof terrace.

There are no alterations to be made to interior of the property.



## Existing Photographs



Existing Access to Roof



Existing View Looking North down Fitzroy Street

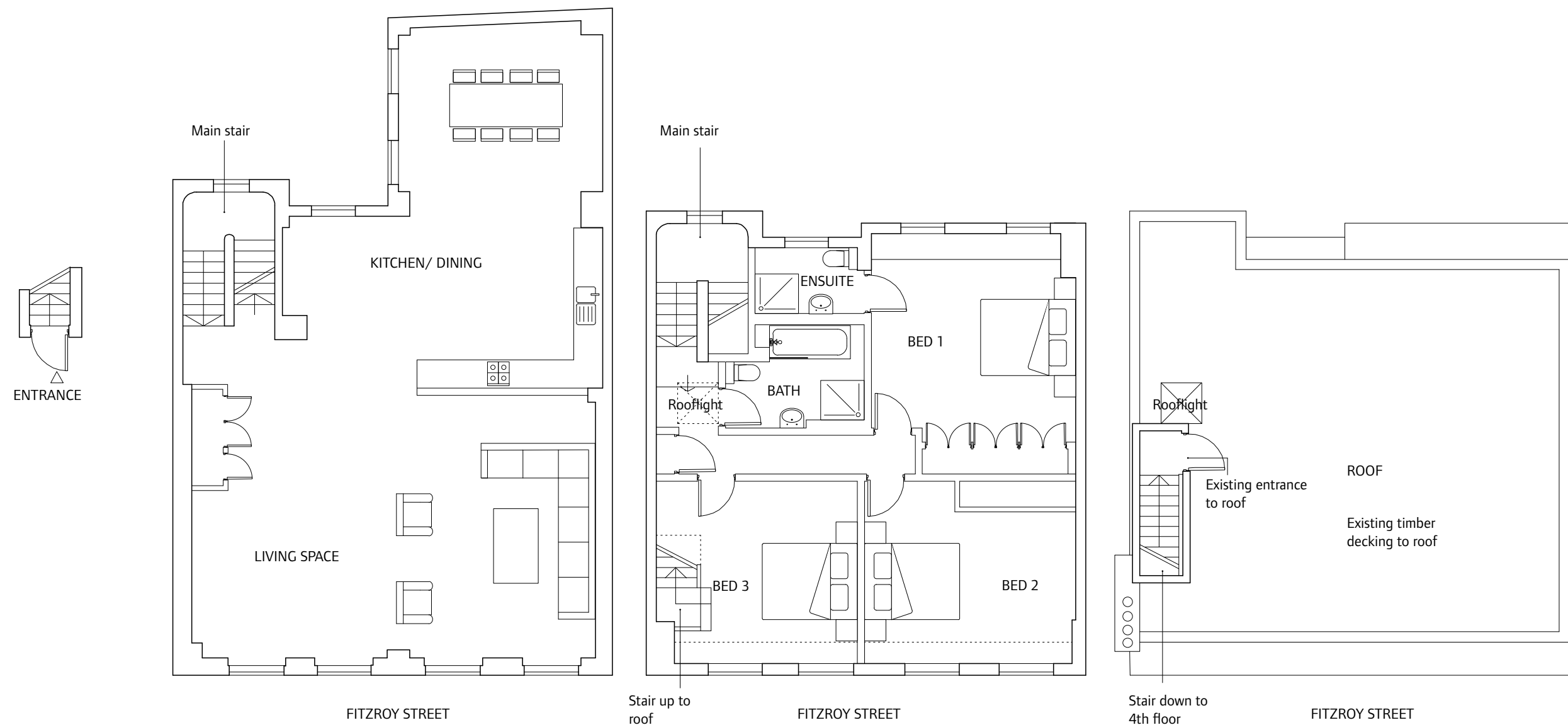


Existing Stair from Fourth Floor to Roof Level



Existing Stair looking down from Roof Level

## Existing Floor Plans

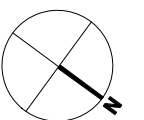


Existing Second Floor  
Entrance Plan

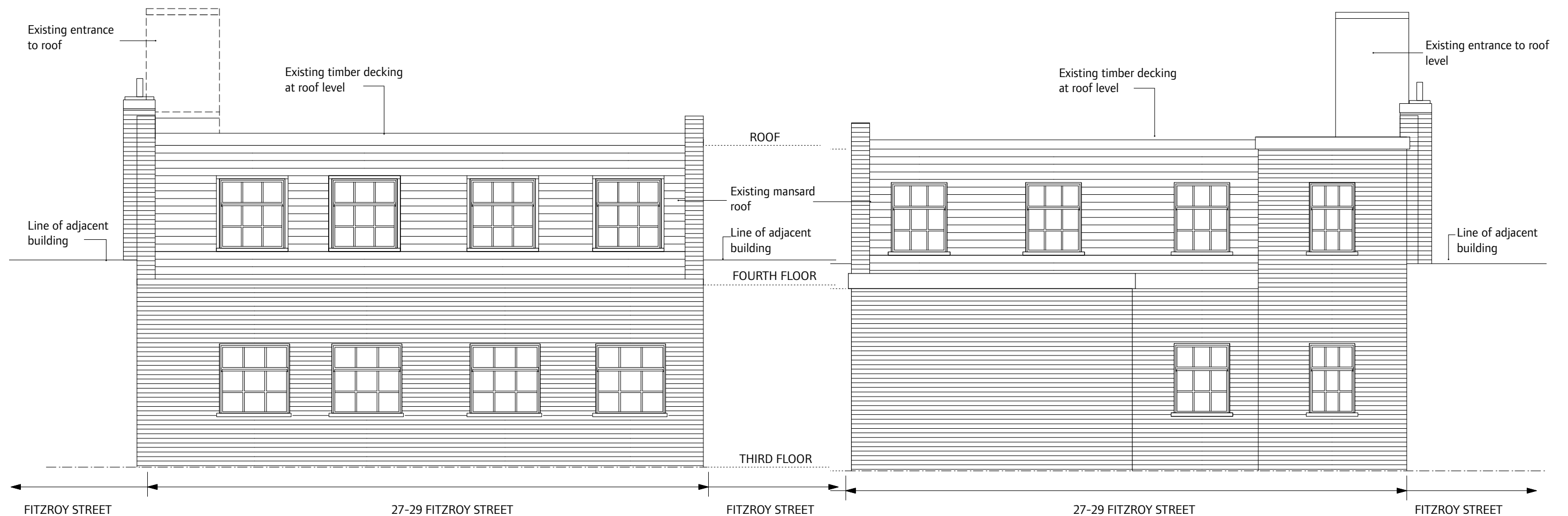
Existing Third Floor Plan

Existing Fourth Floor Plan

Existing Roof Plan



## Existing Elevations

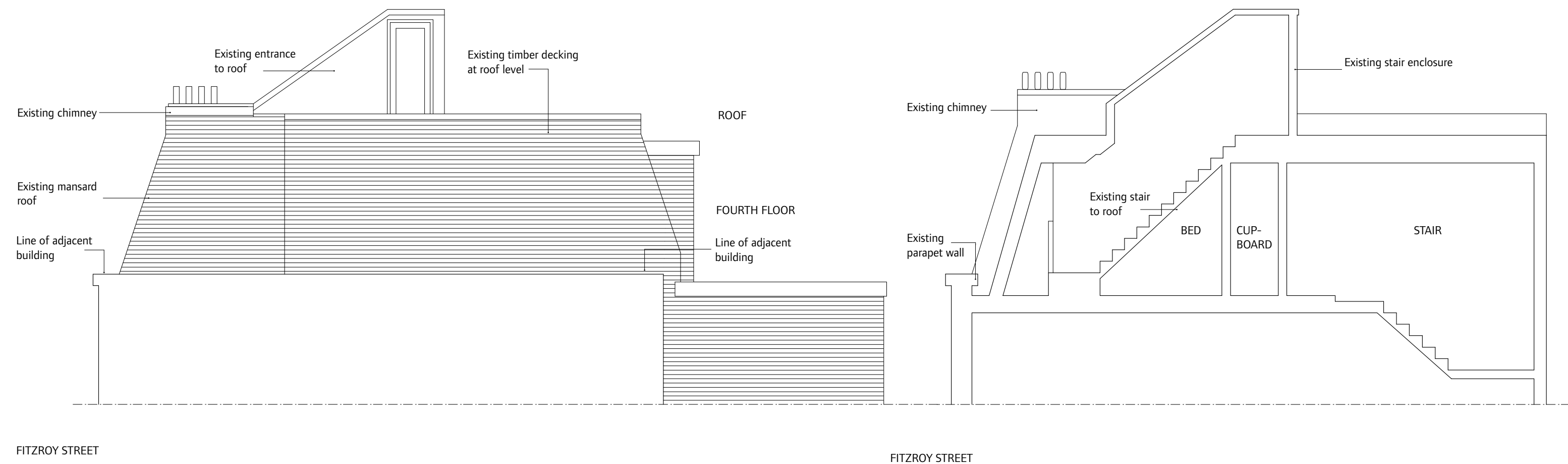


Existing Front Elevation

Existing Rear Elevation



## Existing Elevation and Section



Existing Side Elevation (looking south along Fitzroy Street)

Existing Section

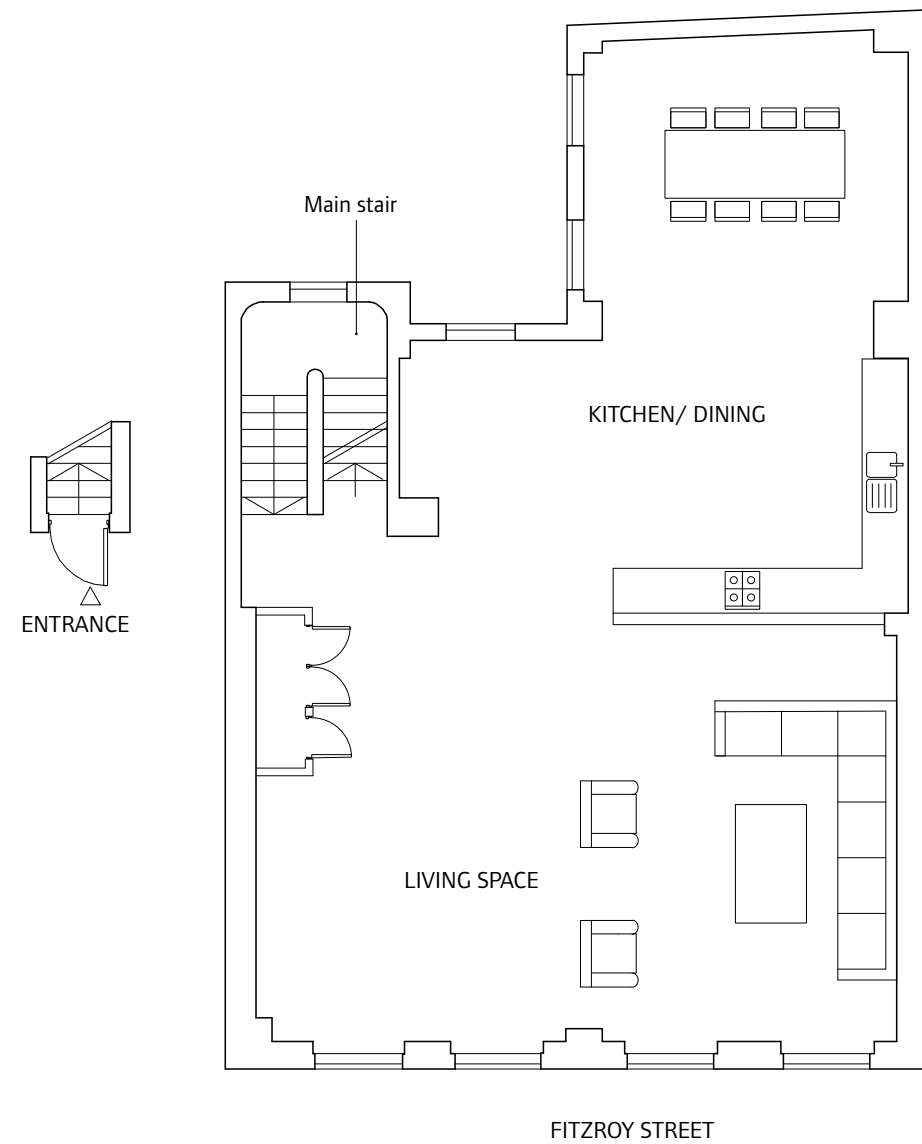


Existing Bird's Eye View

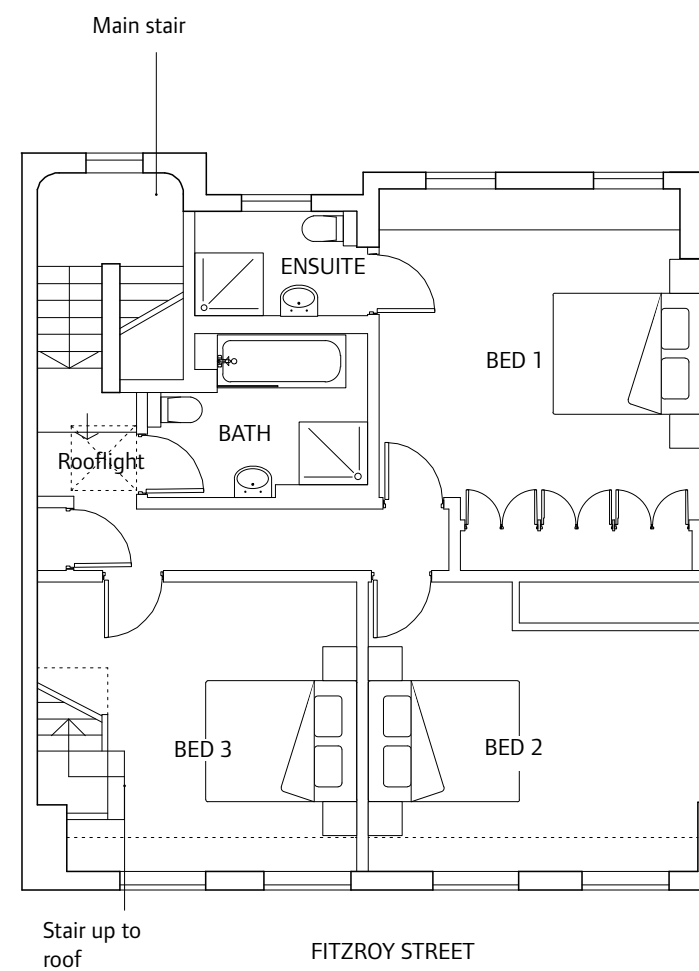
# Proposed Roof Terrace



## Proposed Floor Plans

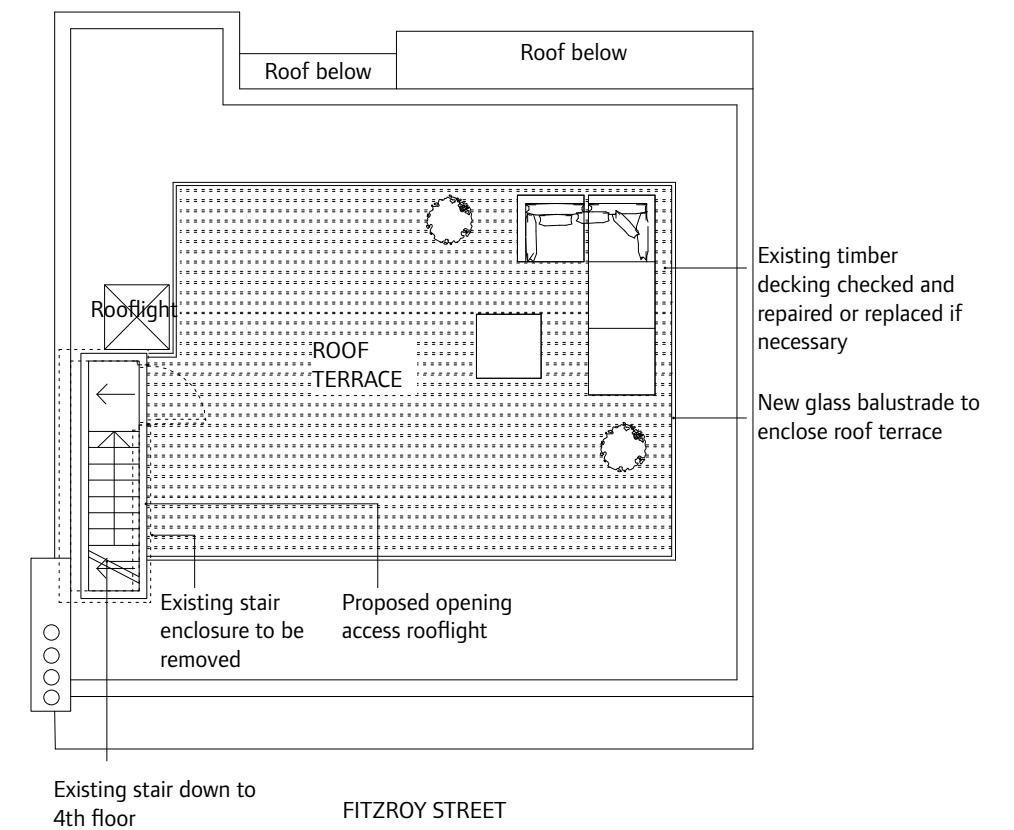


Proposed Second Floor  
Entrance Plan

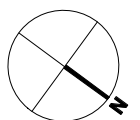


Proposed Third Floor Plan

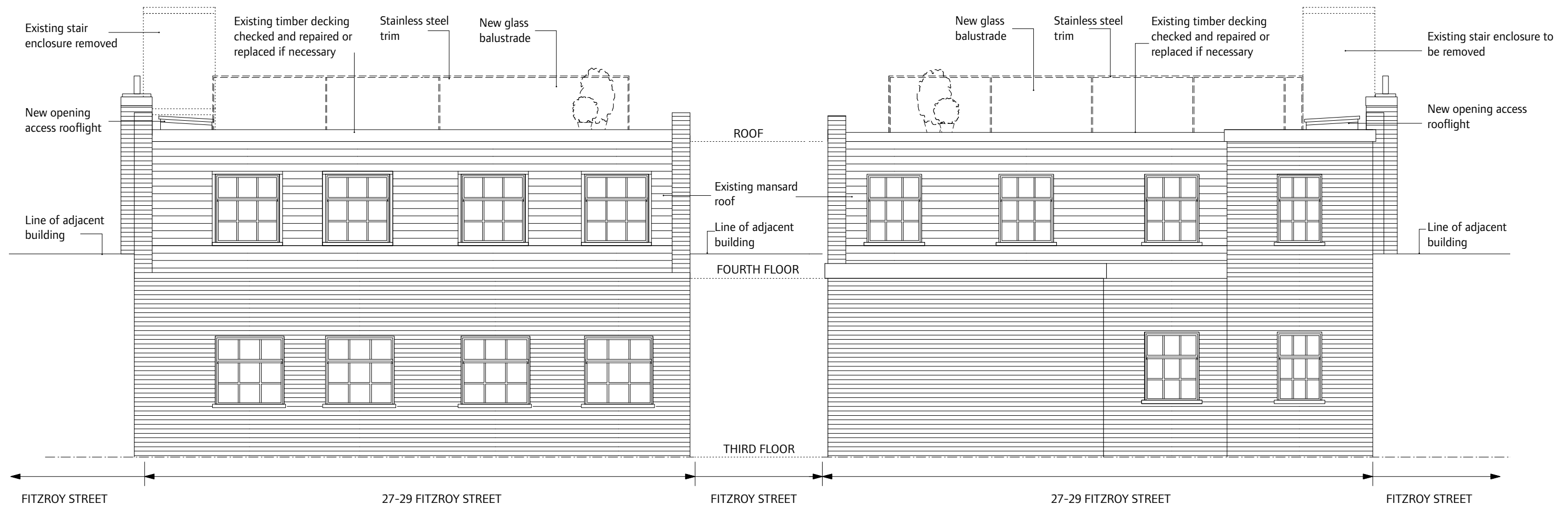
Proposed Fourth Floor Plan



Proposed Roof Plan



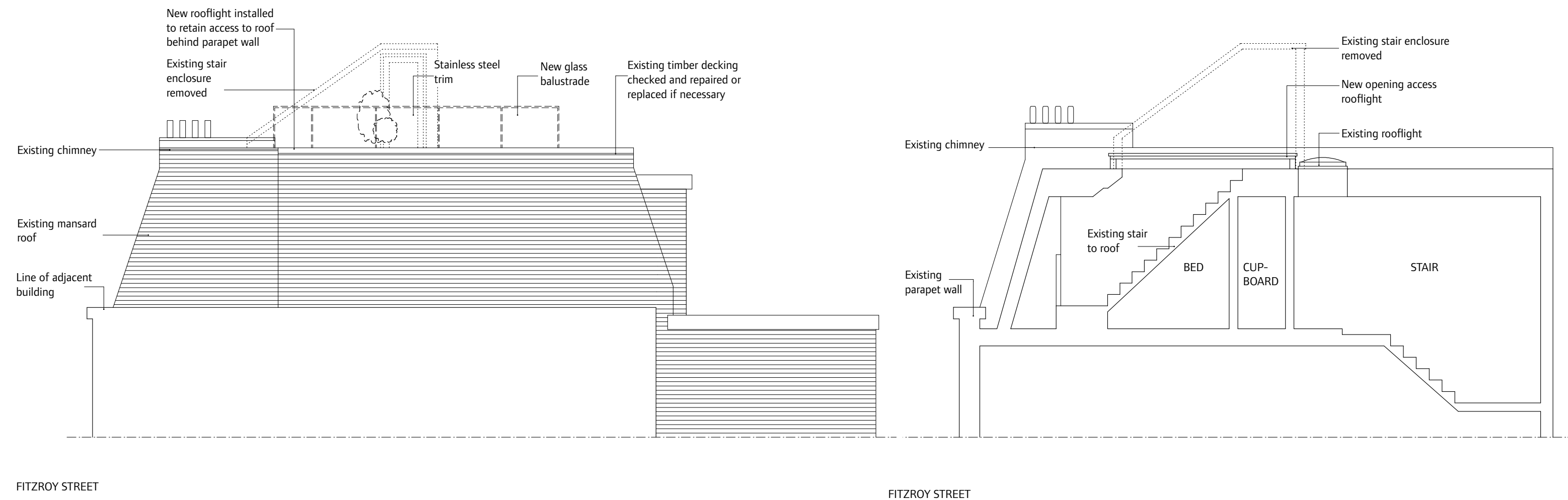
## Proposed Elevations



Proposed Front Elevation

Proposed Rear Elevation

## Proposed Elevation and Section



Proposed Side Elevation (looking south along Fitzroy Street)

Proposed Section





Proposed Bird's Eye View



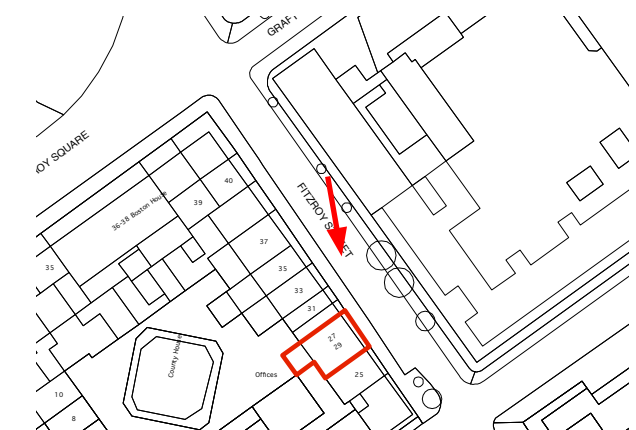
## Comparative Views



Existing view from Fitzroy Street



Proposed view from Fitzroy Street



Key Site Plan



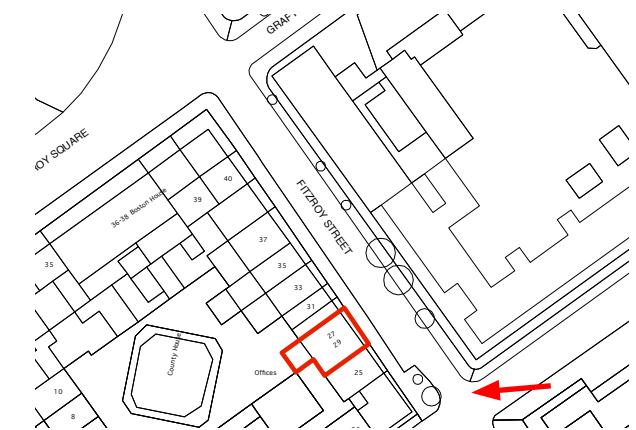
## Comparative Views



Existing view from Maple Street



Proposed view from Maple Street



Key Site Plan



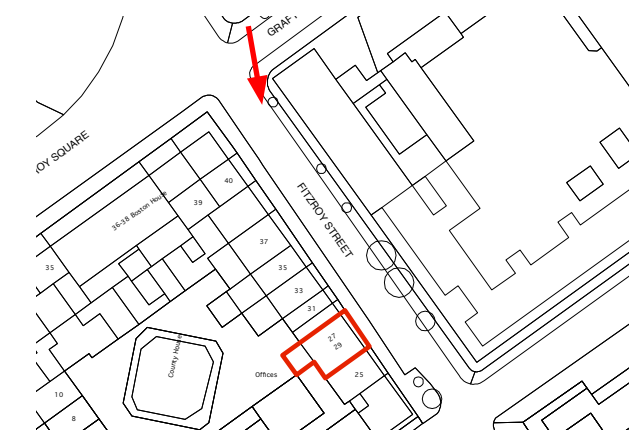
## Comparative Views



Existing view from Grafton Way

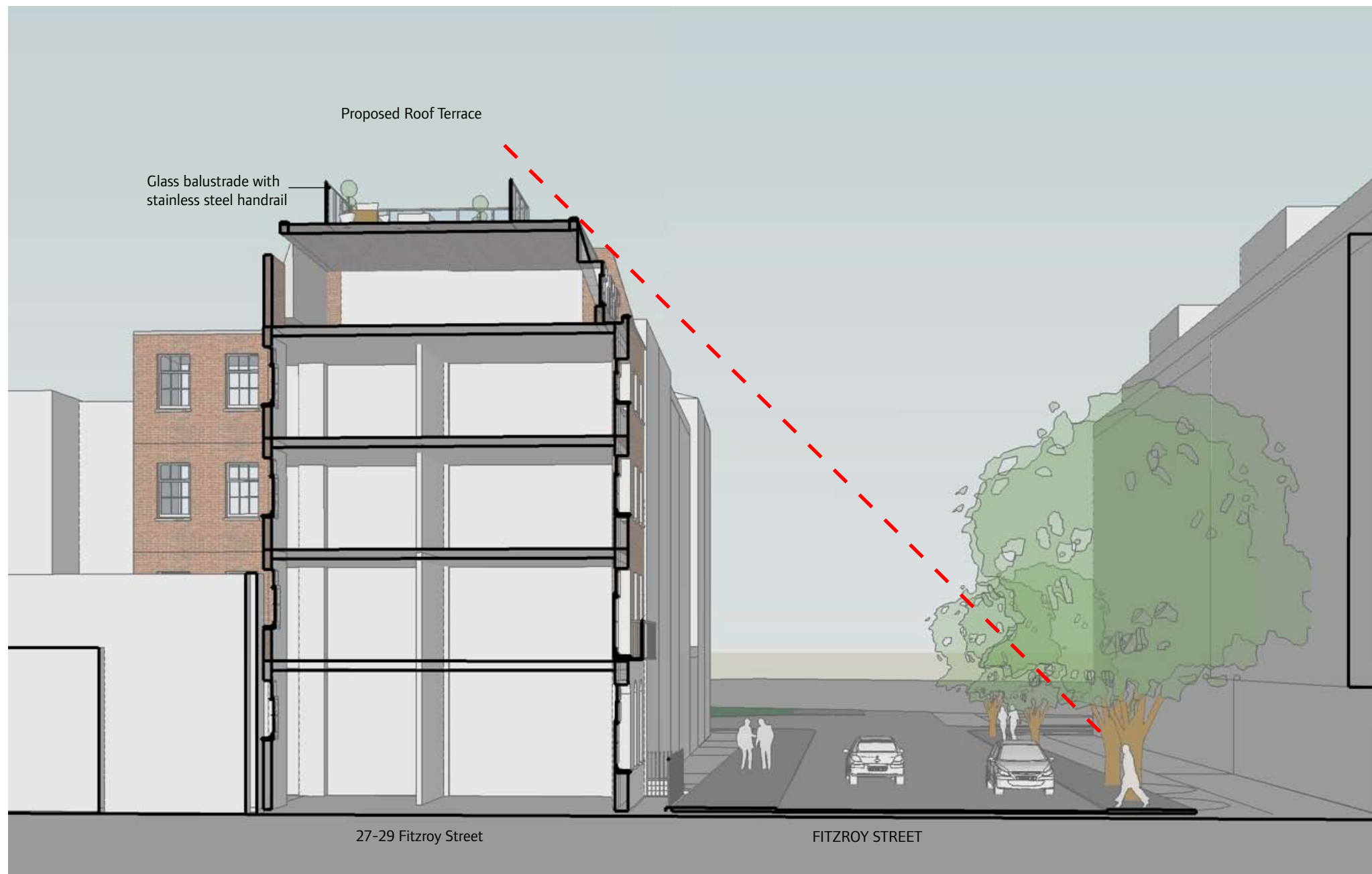


Proposed view from Grafton Way



Key Site Plan

## Proposed Section



Proposed Section Showing Viewing Angle

## Indicative Images of Rooflight



Suggested design:  
Opening access manual rooflight  
Manufacturer to be confirmed.



## Indicative Images of Glass Balustrade



Suggested design:  
Clear toughened glass panels with stainless steel trims.  
Manufacturer to be confirmed.