

Introduction

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

The existing building is a Grade II Listed Georgian Terrace house. It stands at 4 storeys with a basement and is a residential property. The upper flat runs over the third and fourth floors and includes access to the roof through a separate stair from the main staircase.

Our proposals include the erection of a glass balustrade to form a roof terrace that 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.

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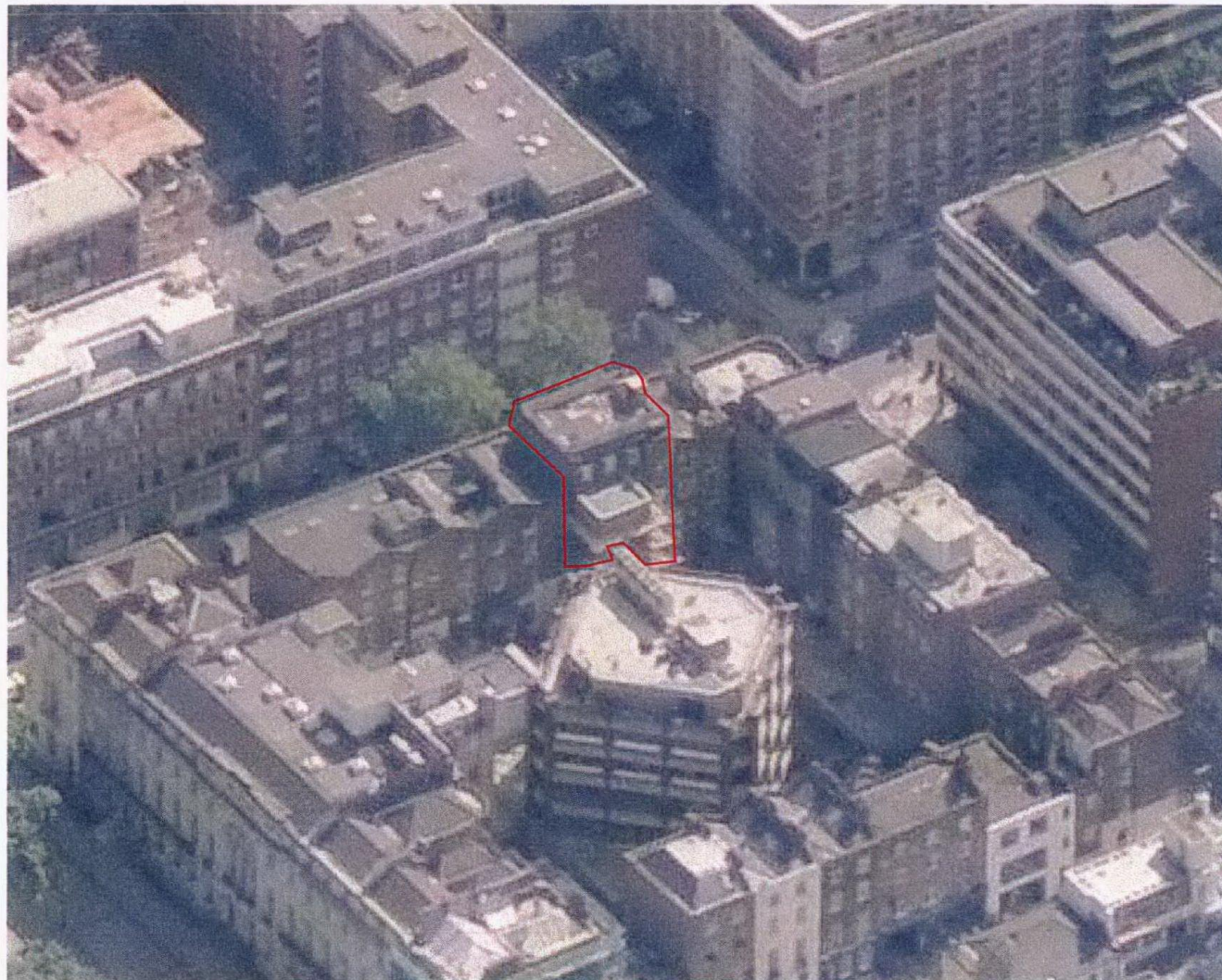


Site Map



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 Reference 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.

Use

We propose to introduce a roof terrace on the flat roof of the 4th floor that will add private amenity space for the occupants of 27-29 Fitzroy Street.

Amount / Scale

The scheme involves the erection of a glass balustrade to enclose a small roof terrace.

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.

There is already an existing entrance up to roof level, which will remain untouched and as existing.

Layout

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

The roof terrace is constructed around the existing entrance onto the roof and placed so it is out of sight from the streets below.

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

There are no modifications to the existing access to the building from the street.

Access to the proposed roof terrace will be via the existing staircase. Means of escape from the roof terrace will be this stair 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 checked and repaired/replaced if necessary.

3.2 The existing entrance on to the roof will be retained.

3.3 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.

Photographs of Existing Roof

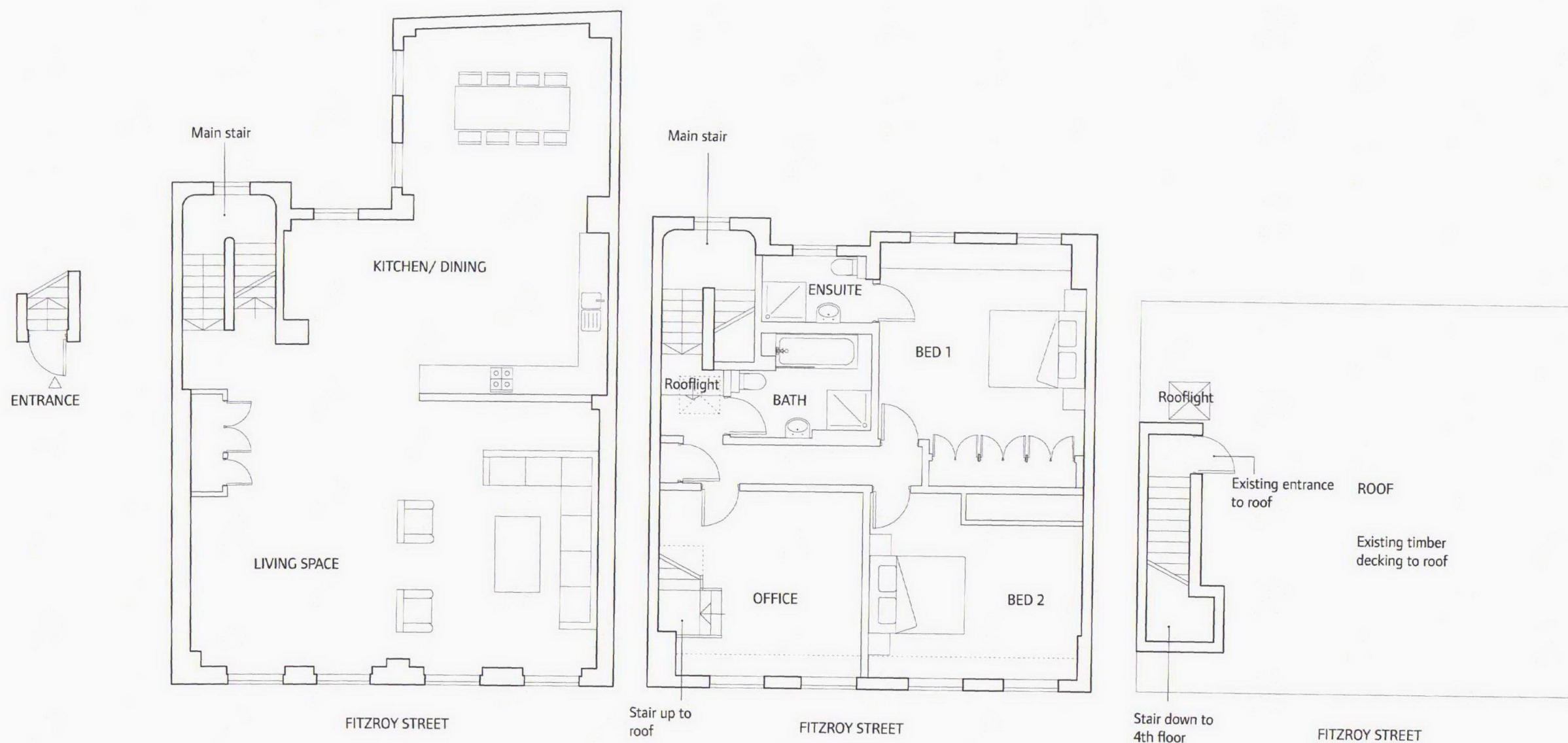


Existing View looking North down Fitzroy Street



Existing Access to Roof

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 Bird's Eye View