

478 Design & Access Statement

February 2010  
Rev: A

46a Fitzroy Road

London  
NW1 8TY



46 Fitzroy Road

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1.0 Introduction:

This report has been produced by Paul Archer Design on behalf of our clients Kate Justice & Mark Waites.

It aims to describe the scheme design for proposed alterations to 4 Winchester Place in support of our Householder Planning and Conservation Area Consent applications made to Camden Council.

Site:

Basement and Ground Floor Flat  
46a Fitzroy Road  
London, NW1 8TY

Architects:

Paul Archer Design  
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### 2.0 Practice Profile:

Paul Archer Design is a young architectural firm formed in 1999, specialising in bespoke architectural and interior design.

Our work initially focused on high quality residential work though we have since then branched out to complete work for the LTA, New Ashgate Gallery in Farnham and a number of schools.

About 60% of our projects are refurbishments, alterations and extensions to historic –often listed– buildings. Paul Archer Design has therefore been able to establish a good reputation in recognising historic fabric and integrating elegant contemporary design within this context.

The practice is committed to innovative modern design and is dedicated to the highest level of professionalism and management. We believe that there is no conflict between quality design and practical solutions.

In 2005 we won a place in the AJ 40 Under 40 awards listing the best of young architects in the UK today. In 2007 we won the AJ small projects of the year Award and several have been short listed for the AJ Small Project of the Year 2001, 2002, 2003, 2004 and won in 2006.

In 2009 we achieved in the New London Architecture (NLA) "Don't Move, Improve!" competition the 2nd overall place, and won in the categories "Best Use of Glass" and "Most Sustainable". Furthermore we have been short listed for both the Grand Designs award and the Evening Standard Property award.

Our work has been published in various publications including Elle Decoration and Guardian Weekend. Along with publications, our projects have been featured on Channel Four's Other People's Homes.

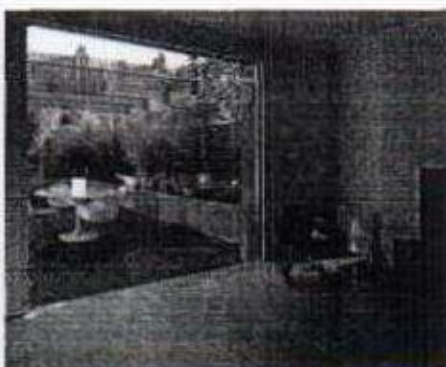
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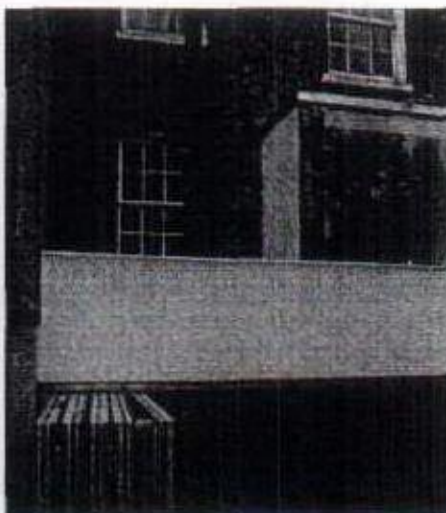


3.0 Examples of Work

These pages shows examples of projects that deal with modern additions to existing buildings:



Work Sample 1:  
Contemporary glass extension to 17a King  
Henry's Road, Primrose Hill, London NW3



Work Sample 2:  
Extension to 8 Princess Road, Primrose Hill,  
London NW1

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Work Sample 3:  
Contemporary extension to 206 Muswell Hill  
Road, London, N10



Work Sample 4:  
Roof top terrace to 19 Pied Bull Court, Lon-  
don, WC1A (Camden Council's Design Award  
2001)

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#### 4.0 Context Analysis:

46a Fitzroy Road is located within the 'Primrose Hill' Conservation Area; 1 of 39 such areas designated within Camden Council. The area is characterized by Victorian terraced houses with a few newer properties of different scale mixed in.

The property is on Fitzroy Road which leads from Primrose Hill Park to Gloucester Road with the railway tracks behind. The area enclosed by Fitzroy Road, Hopkinson Place and Chalcot Crescent is used as a shared garden accessible via the rear gardens of the properties and one main access. Towards Primrose Hill Park this garden is enclosed by Jaqueline House, a block of flats which has probably been built in the 60's.

House number 46 is one of three Victorian terraced houses consisting of 4 storeys including basement. At the right hand side (number 44a) is a former warehouse adjoining which has been transformed into Council flats. Flat A has formerly been one of those Warehouse council flats.

The facades to front and rear are made of London stock brick. Between basement and ground floor the front facade is rendered, painted light blue and has a portico surrounding to the main entrance. The building has experienced several alterations internally and externally and it is split in 3 separate flats. Flat A is a ground floor and basement maisonette flat that has formerly been split into two separate flats as it has two separate accesses: One at ground floor level, which is currently not in use and one at basement level via steps leading down into the lightwell. At the rear the property has a side wing on the side adjoining number 44a. This extension has balconies on each floor facing number 48. These balconies seem to be a later addition.



Aerial view of Fitzroy Road

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### 5.0 Proposed Works

Our clients are a young family with one child. They recently purchased flat A with a view to refurbishing it to a level where they can raise their family. The aim of the proposal is to preserve the architectural character of the building whilst integrating a modern extension at basement level to the rear allowing the flat to function as a 21st Century family home.

The design of the proposed rear infill extension is subservient to the main house whilst providing a high quality addition to the existing building. The extension fills in the space between the existing side rear wing and number 48. It reorganises the basement floor space to provide a new open plan kitchen dining area with sliding folding glazed doors refining the transition between inside and outside space with a terrace. A big rooflight lets the light into the inner part of the flat. At the front we propose a new entrance door at basement level located under the steps leading to the main entrance of the building.

The materials proposed for the extension are zinc cladding, glass and timber framed sliding folding doors. We have deliberately avoided using a solid material such as brick for the extension to avoid the extension becoming dominant.

We have not altered the access to the flat.



Rear view of 46 Fitzroy Road



View towards Jaqueline House

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View of shared garden



View of rear garden



view along side wing



rear elevation seen from garden



side wing with balconies

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