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Our ref:- 3451

**DESIGN STATEMENT FOR THE BASEMENT ENTRANCE EXTENSION,
VAULT CONVERSION AND BASEMENT ALTERATIONS AT
11 FITZROY ROAD LONDON NW1 8TU**

This application is for the planning approval for the basement entrance extension, vault conversion and back addition alterations to the existing dwelling.

Public Transport

Fitzroy Road is a residential street with a mixture of mainly residential houses, flats and maisonettes. It is served nearby with a number of bus routes accessing all parts of the capital. Chalk Farm and Camden underground stations are approximately a 15-25 minute walk away. The main line Euston railway station is approximately a 25-35 minute walk away.

Existing Property

The property is a 1900's terraced, four storey property including basement. The property is a single dwelling with a traditional butterfly roof.

The front elevation has a traditional painted render finish up to parapet level. There are steps down to the basement on the right. The basement entrance is below the entrance steps to the ground floor. There are two external vaults. The ground floor is served by the main entrance on the left and a painted sash window to the right. The first floor is served by full height painted sash windows. The windows have a painted render surround with painted concrete cornice above. The second floor is served by painted timber sash windows with a painted render surround and concrete sill. There is a painted render parapet with concrete dentils.

The rear elevation has fair-faced brickwork up to parapet level. There is a two storey back addition with a small balcony to the left at ground floor. There is a 1800 high brick garden wall and timber trellis either side with dense climbing shrubs up to the roof of the back addition.

Neighbouring Properties

The adjacent properties either side of No 11 are residential with similar elevational appearance. At the bottom of the garden to No 11 there is a high brick boundary wall to No 8 Egbert Street. There are no windows in this elevation. There will be no overlooking to any adjacent property.

Cont/d...

11 Fitzroy Road
Design statement cont/d....

Proposed Alteration and Extensions

The back addition internal alterations at basement level will open up the whole of the rear of the property. The rear wall of the back addition is to be opened up and stained timber double glazed concertina doors fitted. All brickwork will be made good to match the existing. The external patio will be lowered locally to suit the internal floor level.

The vault floor is to be lowered to give sufficient headroom for the conversion to a utility room. The existing brick arches will be retained with new supports at the spring points. The two existing external vault door will be altered to painted timber double glazed sash windows in a style to match that of the existing. The external yard area will also be lowered and new painted steel steps will be installed.

The proposals have been carefully considered to create the much needed improved facilities and space for our Client whilst maintaining the character of the property.

Identify Design Principles

The factors identified during the design process are as following:-

1. To retain the original vault brick arches.
2. Design and appearance of the brickwork, doors and windows to the extension are to blend in and match with that of the existing and surrounding buildings.
3. To give the Client much needed additional space and facilities.
4. There will be no overlooking to any adjacent property.

Conclusion

It is considered that the structure and layout of the extensions and internal alteration and carefully thought out aesthetics will fit in quite comfortably with the character of the existing and adjacent properties.

The extension will give our Client much needed space.

As stated above we consider that the overall design approach is both sensitive and pleasing, providing much needed additional space for our Clients without affecting the character of the surrounding area.

END



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**DESIGN STATEMENT FOR THE VAULT CONVERSION
AND BASEMENT ALTERATIONS AT
11 FITZROY ROAD LONDON NW1 8TU**

This application is for the planning approval for the vault conversion and back addition alterations to the existing dwelling.

Public Transport

Fitzroy Road is a residential street with a mixture of mainly residential houses, flats and maisonettes. It is served nearby with a number of bus routes accessing all parts of the capital. Chalk Farm and Camden underground stations are approximately a 15-25 minute walk away. The main line Euston railway station is approximately a 25-35 minute walk away.

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The rear elevation has fair-faced brickwork up to parapet level. There is a two storey back addition with a small balcony to the left at ground floor. There is a 1800 high garden wall and timber trellis either side with dense climbing shrubs up to the back addition.

Properties

Properties either side of No 11 are residential with similar elevational details. To the rear of the garden to No 11 there is a high brick boundary wall. There are no windows in this elevation. There will be no impact on the adjacent property.

Cont/d....

11 Fitzroy Road
Design statement cont/d....

Proposed Alteration and Extensions

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