



5a Fitzroy Road
Design and Access Statement
June 2015

DE03 XW

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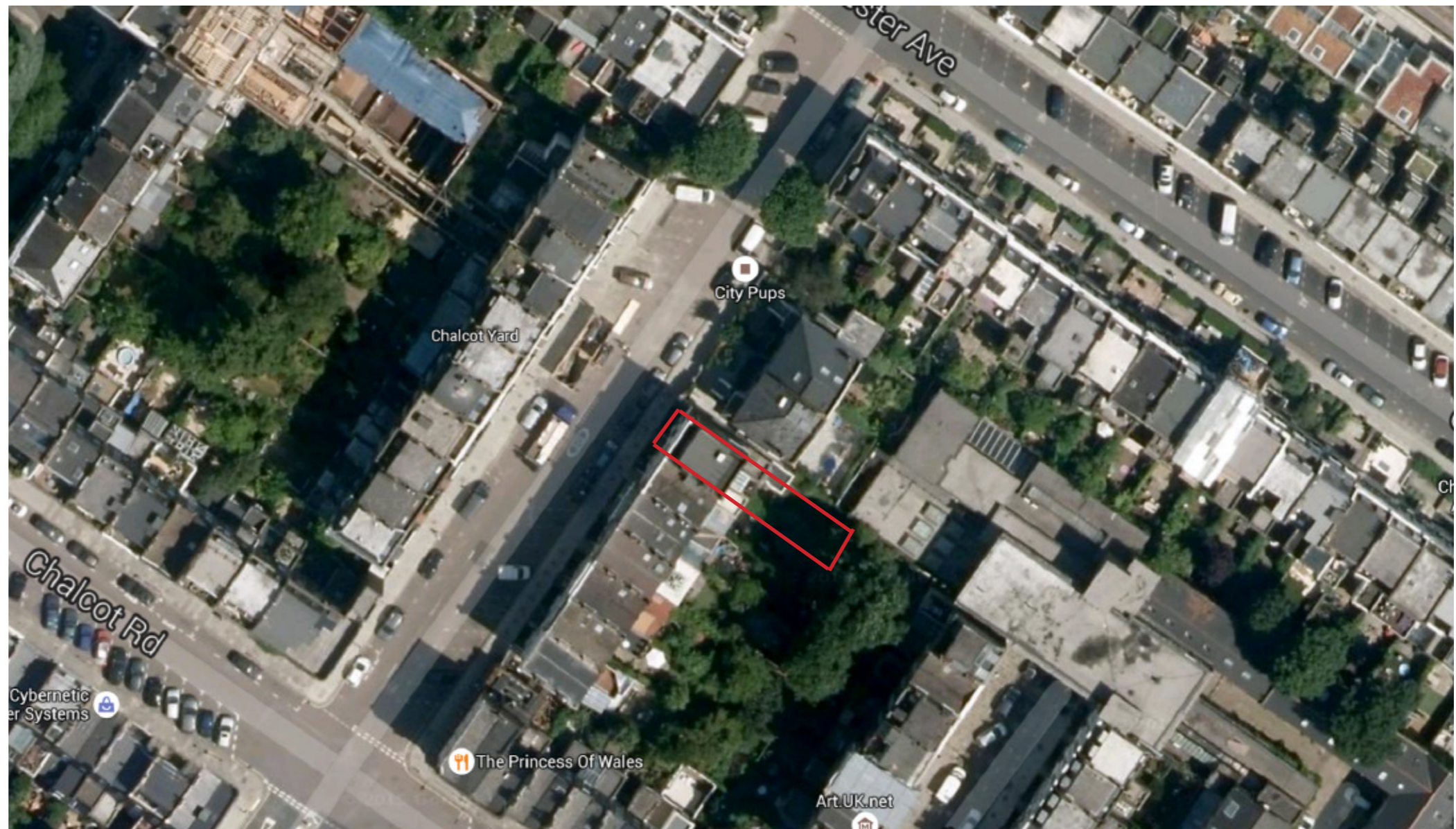
Submitted Drawings

- Fitz-S01-P1
- Fitz-EXGA00-P1
- Fitz-EXGE00-P1
- Fitz-EXGS00-P1
- Fitz-GA00-P1
- Fitz-GE00-P1
- Fitz-GS00-P1

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1.1 Introduction - Location

- The property subject of this application is located at 5a Fitzroy Road , NW1 8TU, Camden.
- The subject property is the Lower Ground Floor apartment.
- The purpose of this planning application is to refurbish the front of the property, internal layout and the back of the property , infill the bottom of the stair that allows access to the properties above at 5 Fitzroy Road and built a garden room at the back of the rear garden.
- Through this Design and Access Statement we will review the existing site condition and constraints, planning policy background as well as advise sought both from the Council and specialist that have informed the proposed design in order to demonstrate its careful consideration to the area that sits in, lack of compromise to any neighbouring assets and general suitability of the proposed design.



Photographical map of the property and its surrounding area.



Four aerial views of the property subject of this application

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1.2 Area appraisal.

- The property is a Lower Ground flat of a victorian terraced house accessed from Fitzroy Road with a generous garden at the back.
- The property is not listed
- It sits within the Primrose Hill Conservation Area.
- The neighbouring area is characterized by rows of victorian terraced houses formed of 4/5 storeys , LG/00/01/02 and occasional mansards above.

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2.1 Planning Advise

Initial planning advise was sought on early November 2014 ,the following recommendations were provided:

The scheme consisted of a basement extension to the property to form a family home

- Garden left resulting of the extension to be at least 50% of the current size.
- Confirm if Fitzroy Rd. sits on the list of those which suffer from surface water flooding.
- Development Policies DP27 and DP22, Part J.should as well be reviewed. The latter should also inform if Fitzroy Road does suffer from water flooding.
- The dining/kitchen/study should all be one big flowing room, rather than 3 separate ones, to improve it's natural light levels.

The Policies and Guidance indicated were studied and the proposed works to the property revised as a result of that research.

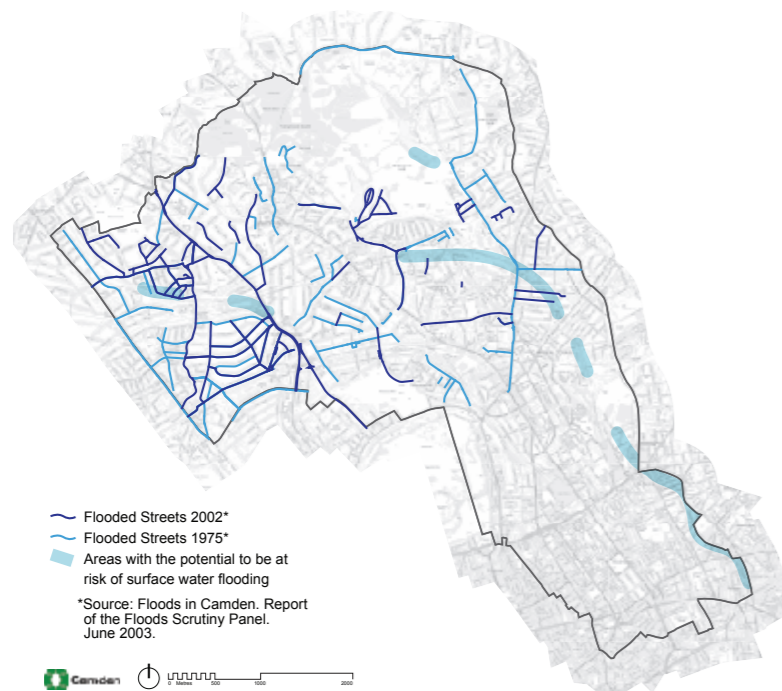
During the following pages we will go through all the policies studied and how those have informed the proposed development



Back of Fitzroy Rd terrace photograph.

2.2 Policy Background

Map 2: Flood Risk



1 - PRIMROSE HILL CONSERVATION AREA

- The sub area where the property sits is located to the centre of the Conservation Area and is largely flat with a small incline from south east to north west.
- The area is neighboured to the north by the railway line and to the south east by Regent's Canal.
- The area is urban in character with a high density of development with sporadic areas of greenery.
- It is dominated by long terraces of mid 19th century houses that are set back from the pavement with small lightwells and railings to basement areas.

Mid Victorian Residential Terraces

- Terraces usually consist of at least five buildings that are uniform in character. Each building is three storeys high with a raised ground floor, basement and lightwell surrounded by railings to the main street elevation.
- At Fitzroy Road there are a number of terrace houses that were built in the late 19th century.
- These properties have distinctive architectural features to the front elevation including shallow pitched roofs with overhanging eaves, prominent chimney stacks, deeply recessed front doors, and bay windows at ground and basement levels with Italianate column details.
- Also distinctive to the properties on the east side of Fitzroy Road are large lightwells with decorative ironwork and low front boundary walls surmounted with an ornamental metal spike.

Trees and Green Open Spaces

- There are only a few street trees to the principal and secondary roads, private trees are limited mainly to rear gardens.
- These trees are located typically where there are no views of parkland, clusters of trees or where the character of the built environment could potentially be very urban.
- The lack of trees to most principal streets allows long formal views of distant trees and open spaces.
- A significant view is of Primrose Hill, looking south westerly along Fitzroy Road. At the south end of Chalcot Road and east end of Fitzroy Road the views are not terminated in any planned way. In fact, to the east end of Fitzroy Road, the railway line and the distant Roundhouse building terminate the view.

Principal Roads

- The principal roads include Chalcot Road, Gloucester Avenue, Fitzroy Road and Princess Road.
- These roads intersect to form a grid pattern and are largely straight, with the exception of Princess Road, which curves to form a small crescent at its southern end and Gloucester Avenue.
- These roads are of a consistently generous width with wide pavements and central street parking.
- In addition to these roads, narrower secondary roads penetrate the blocks.

Design Guidance

- PH10 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features.
- Where these features have been removed, replacement with suitable copies will be encouraged.
- PH11 The choice of materials in new work is important and will be the subject of control by the Council.
- Original, traditional materials should be retained wherever possible and repaired only if necessary.
- Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage.
- Where replacement is the only possible option, materials should be chosen to closely match the original. The use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.
- PH12 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area. It may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing should match the original mix.

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2.1 Planning Advise

2 - 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, could adversely affect the architectural integrity of the building to which they are attached and therefore the character of the Conservation Area would be 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 an uniformed rear elevation of an unspoilt terrace or group of buildings.
- 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.
- CPG1 The proposed garden should at least retain 50% of the existing size

3 - DEVELOPMENT POLICIES

DP22 Promoting sustainable design and construction.

- The applicant must demonstrate how sustainable development principles.
- The Council will require schemes to include appropriate climate change adaptation measures, such as:
 - limiting excessive solar gain.
 - reducing the need for artificial lighting
 - shading methods, both on or around the building
 - optimising natural ventilation
 - design for and inclusion of renewable energy technology
 - sustainable urban drainage, including provision of a green or brown roof.
 - adequate storage space for recyclable material, composting where possible
 - bicycle storage
 - planting trees and vegetation
 - the provision of external space
 - the inclusion of pervious surfaces to enable water to infiltrate the ground to reduce clay shrinking and flooding.



Photograph of the back facade of 5 Fitzroy Rd.



Rear of the property back garden picture.

3.1 Design development.

Through the evolution of design a number of options have been scoped for and analysed in detail :

- Basement extension : Appeared to be a very positive addition that would have allowed to provide a family home without any change to the built house and no added bulk, however the potential inconveniences to neighbours and lengthy programme ended up outweighing the potential gains.
- Side infill (to rear extension) : proved to be uncharacteristic of the area , furthermore the current property has been extended a number of times , a further extension did not seem appropriate.

3.2 Site Constraints :

The following constraints have been considered :

- Conservation area
- The back of the property being extended already a number of times.
- TPO near the rear boundary.
- Overlooking onto neighbouring properties.
- Rights to light of neighbouring properties.

• Garden Size

3.3 Description:

The proposed planning application consists of :

1 - Refurbishment of the front of the property including :

- Lowering the existing vaults to use as cloakroom, relocation of service mains of the property , replacement of the existing sash window with an identical refurbished one as well as relocating the main door below the stair that allows access to the above property as done on many properties on the surrounding area.

2 - Refurbishment of the back of the property:

- Redirecting currently external pvc rainwater pipes and soil vent pipes, replacement of diverse existing windows in poor condition with 3 sets of openings inkeeping with the conservation area principles to help providing a tidy looking back of the property plus minor extension to its bulk to help delivering the aforementioned works.
- Internal works , rationalized layout and lowering to part of the floor level.

3 - Back of garden cabana :

- The proposal includes replacing the current back garden shed with a garden room towards the back of the garden , located next to an existing wall from Utopia Village to ensure it's bulk does not affect any of the neighbouring properties and also located so its placement does not harm the neighbouring TPO.(please see the arboricultural reports included in this application for further detail). The proposed garden size has been checked against requirements identified at Policy CPG1 and keeps more than 50% of the current garden floorspace.
- The general look and feel will follow the same principles as the back of the house to ensure a coherent clean and tidy look when finished that would only enhance the conservation area.

3.0 Proposed Development

3.4 Comissioned reports:

Following Camden's planning Policy and given the nature of the proposed extension, an arboricultural report has been commissioned to ensure the neighbouring trees are not harmed and therefore the suitability and compliancy of the development .

3.5 Planning precedents :

Works to front of property :

- 19 Fitzroy Rd: 2012/5316/P

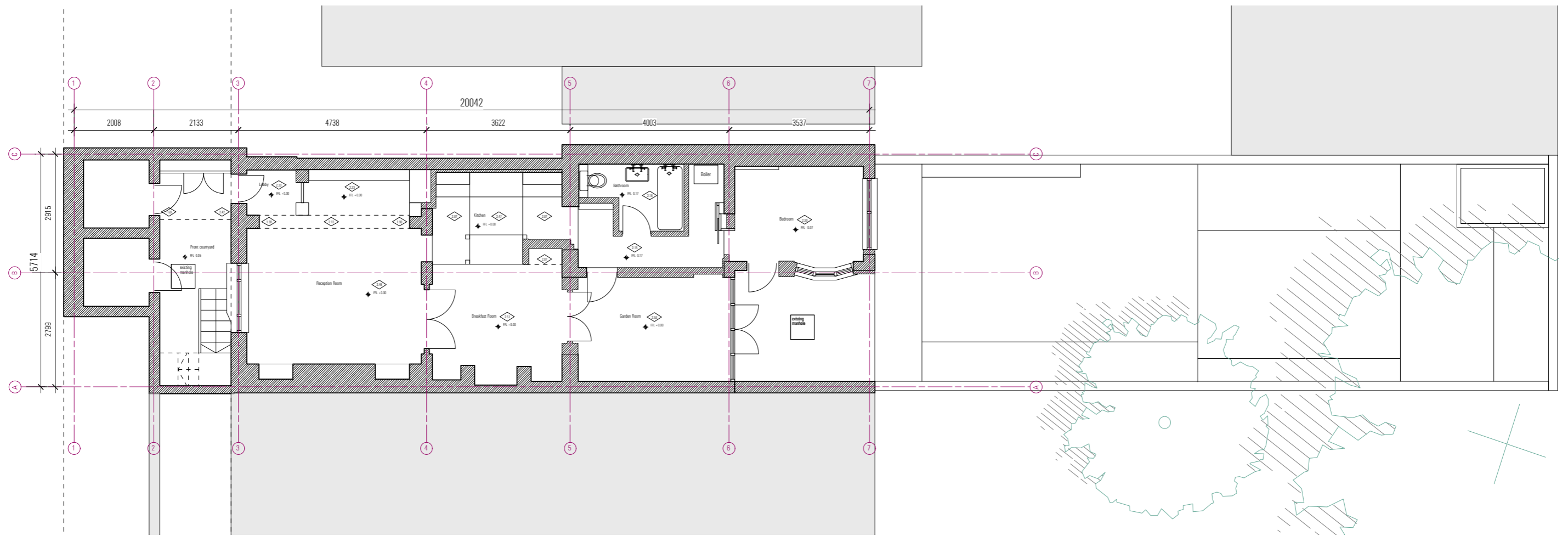
Back garden room :

- 14 Fitzroy Rd: 2014/3428/P
- 9 Fitzroy Rd: 2013/7740/P
- 47 Fitzroy Rd: 2013/5591/P

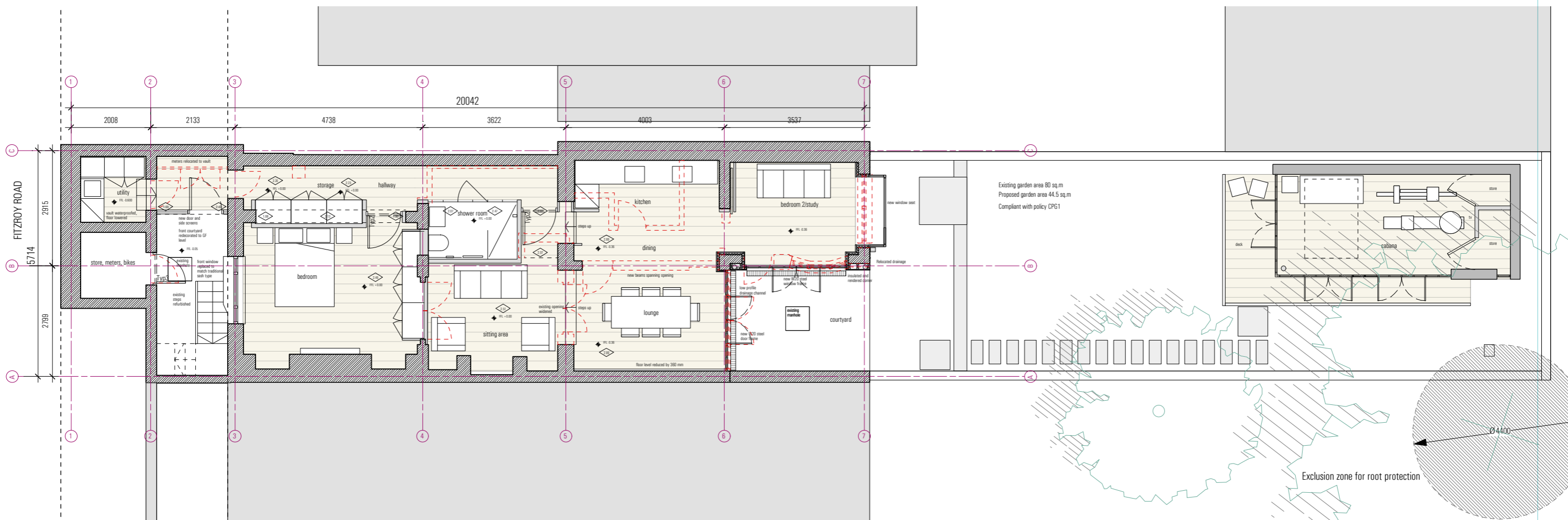
3.6 Materiality:

- Following the previously outlined policy the proposed materials and design are in keeping with the current palette of the conservation area.
- The current rear extension is latter addition to the house and currently not in a good condition with a number of pvc pipes on it's corners . We propose to redirect those pipes to sit within the external walls of the house and render the proposed extension and the proposed cabana to offer a tidy look , subordinate of the main house without introducing any new materials.
- The replacement glazing to the back is proposed with a framed pattern that generally does tidy up the overall look of the back garden whilst keeping a low tone to ensure it does not disturb the general look and feel of the area.

4.1 Existing and proposed plans

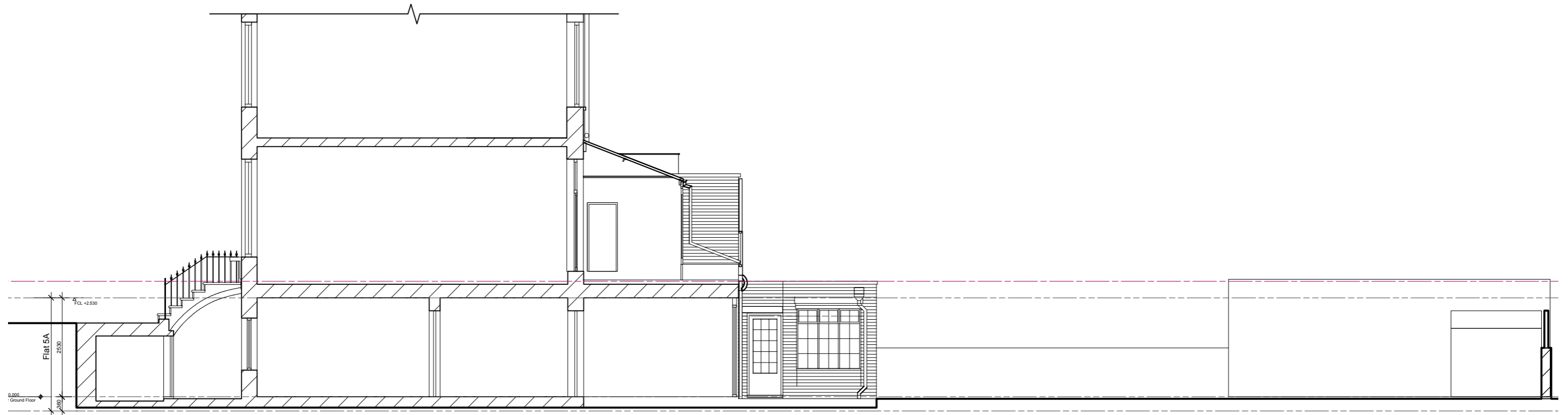


Existing Lower Ground floor plan



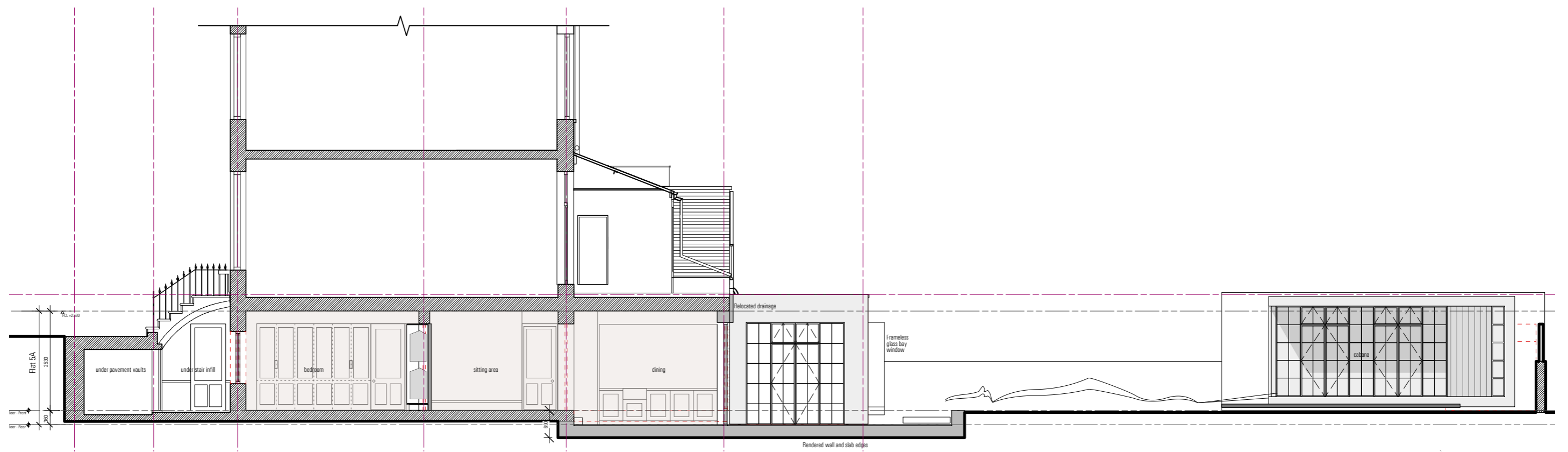
Proposed Lower ground floor plan

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4.2 Existing and proposed sections



2.1 Existing Section A-A

Existing Long section



Proposed long section

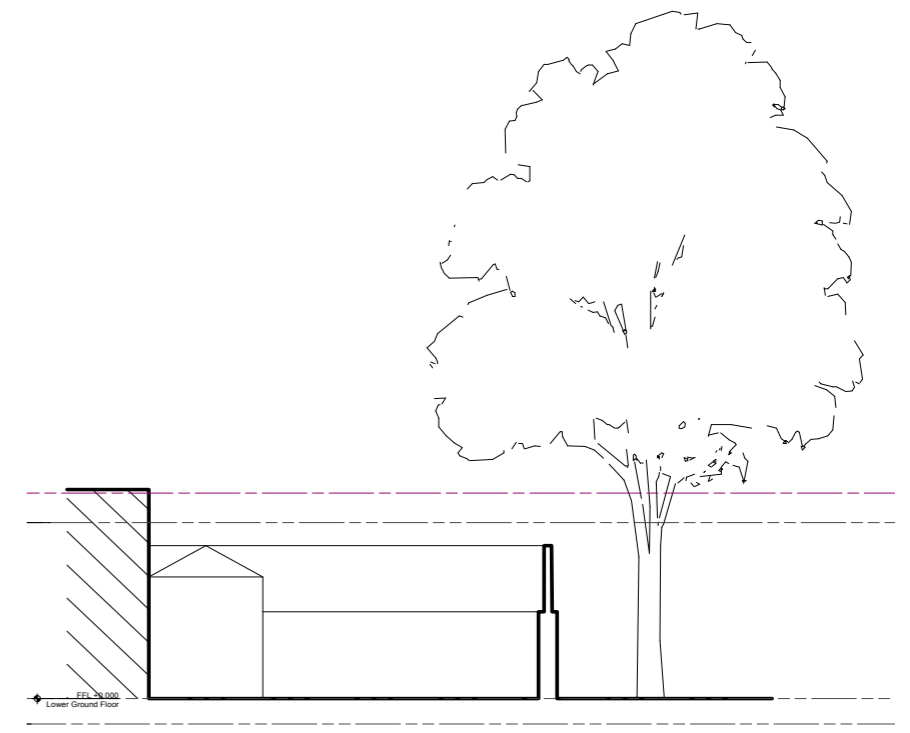
4.3 Existing and proposed Elevations



Existing Fitzroy Road Elevation



Existing Back garden Elevation



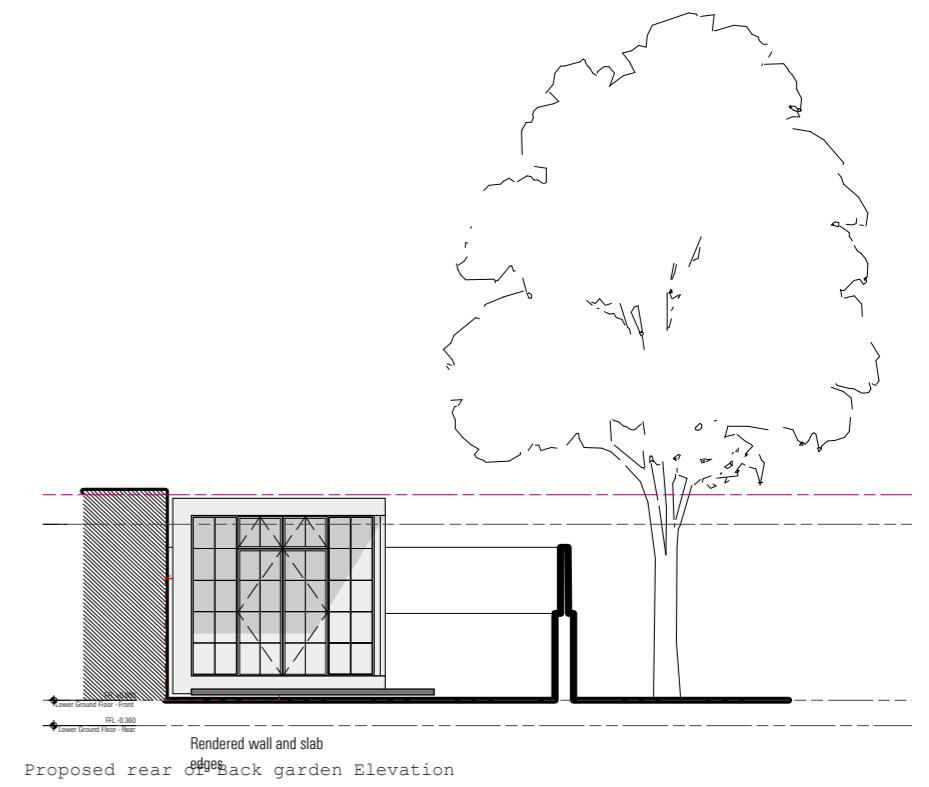
Existing rear of Back garden Elevation



Proposed Fitzroy Road Elevation



Proposed Back garden Elevation



Proposed rear of Back garden Elevation

