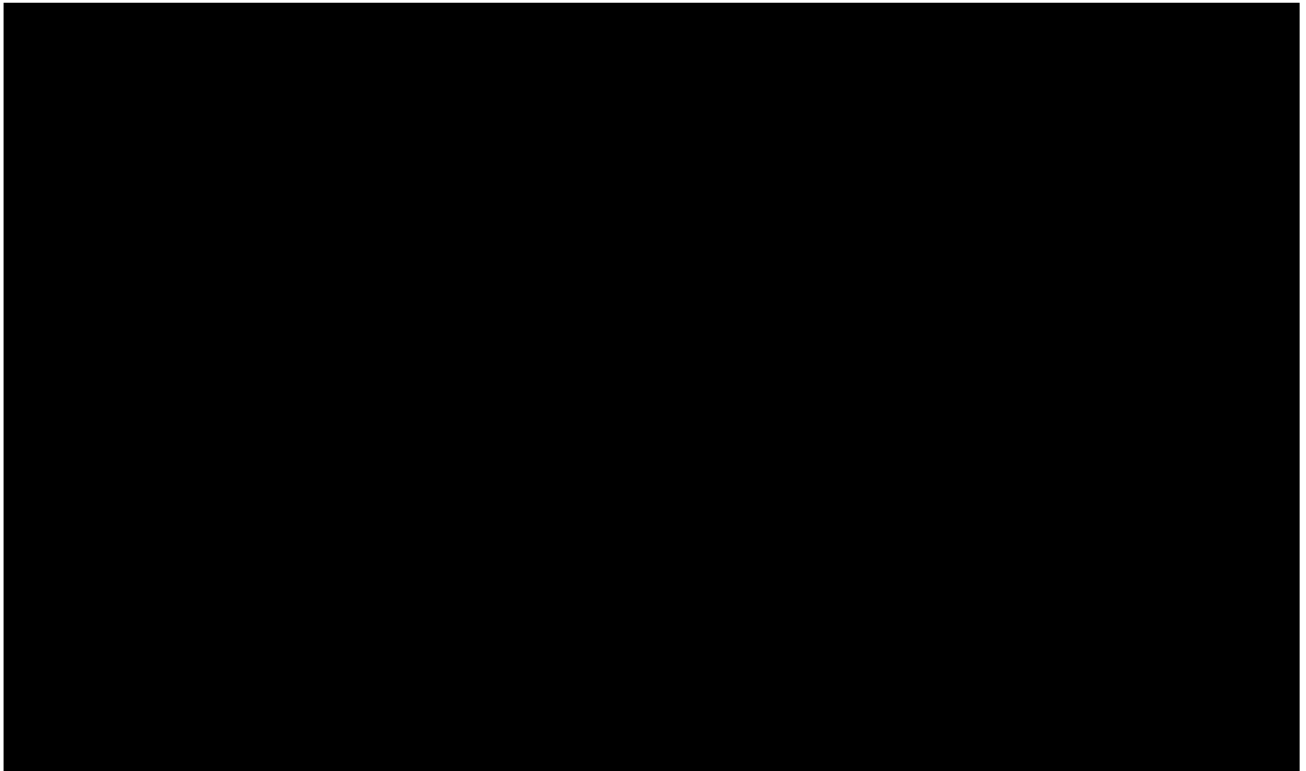


From: Richard Simpson <[REDACTED]>
Sent: 22 September 2016 11:58
To: Constantinescu, Nora-Andreea
Cc: Stroud, Alfie
Subject: Re: Revision - 2016/3597/P 1 Fitzroy Road, NW1 8TU

Follow Up Flag: Follow up
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Categories: Red Category



ADVICE from Primrose Hill Conservation Area Advisory Committee

12A Manley Street, London NW1 8LT

21 September 2016

1 Fitzroy Road NW1 8TU 2016/3597/P Revised scheme

The PHCAAC considered this revised scheme at our meeting on 21 September.

1. The PHCAAC acknowledged officers' work in achieving a better scale for the side addition, which the PHCAAC agreed was now in better proportion to the main house, and also provided the benefit of drawing the side addition away from the boundary.

We would not object to this revised aspect of the scheme.

2. The PHCAAC discussed at length the proposed additions to the rear and the side at the rear. The PHCAAC continues to object to these aspects of the scheme.

3. The PHCAAC's concern is that the form of the original house, which is characteristic of the villa form, should remain the dominant form at all levels, and that the 'wrapping' of the house seriously harms this significant characteristic.

4. The 'wrapping' round the north-east corner of the house (to the rear of the side addition) is a particular loss. We also noted that, while we acknowledge the outstanding design skills of the applicant's architect, the use of three distinctive design elements in the 'wrapping' contributed to the sense of the loss of form of the original building. We saw, first, the design approach to the front side addition, modulated by its brick panels, then the plain 'box' at the rear of that side addition (with its clear break from the front structure), then the rear addition with its own vocabulary of fenestration, non-rectilinear alignment, and additional materials.

We are available for further discussion if that would help.

Richard Simpson FSA

Chair

On 14 September 2016 at 11:11, Constantinescu, Nora-Andreea <Nora-Andreea.Constantinescu@camden.gov.uk> wrote:

Dear Richard,