

45 Fitzroy Road - Internal Alterations and Rear Extension Design & Access Statement and Heritage Statement

November 2018

Design Considerations

The application building is a terraced house, located at the centre of a terrace of five Victorian houses on the Eastern side of Fitzroy Road. It lies in the central area of the Primrose Hill Conservation Area and -along with most buildings in Fitzroy Road- is described as making a 'positive contribution' to the Conservation Area.

The proposed project is the conversion from a two-bed flat into a three-bed flat and the erection of small extensions to the rear.

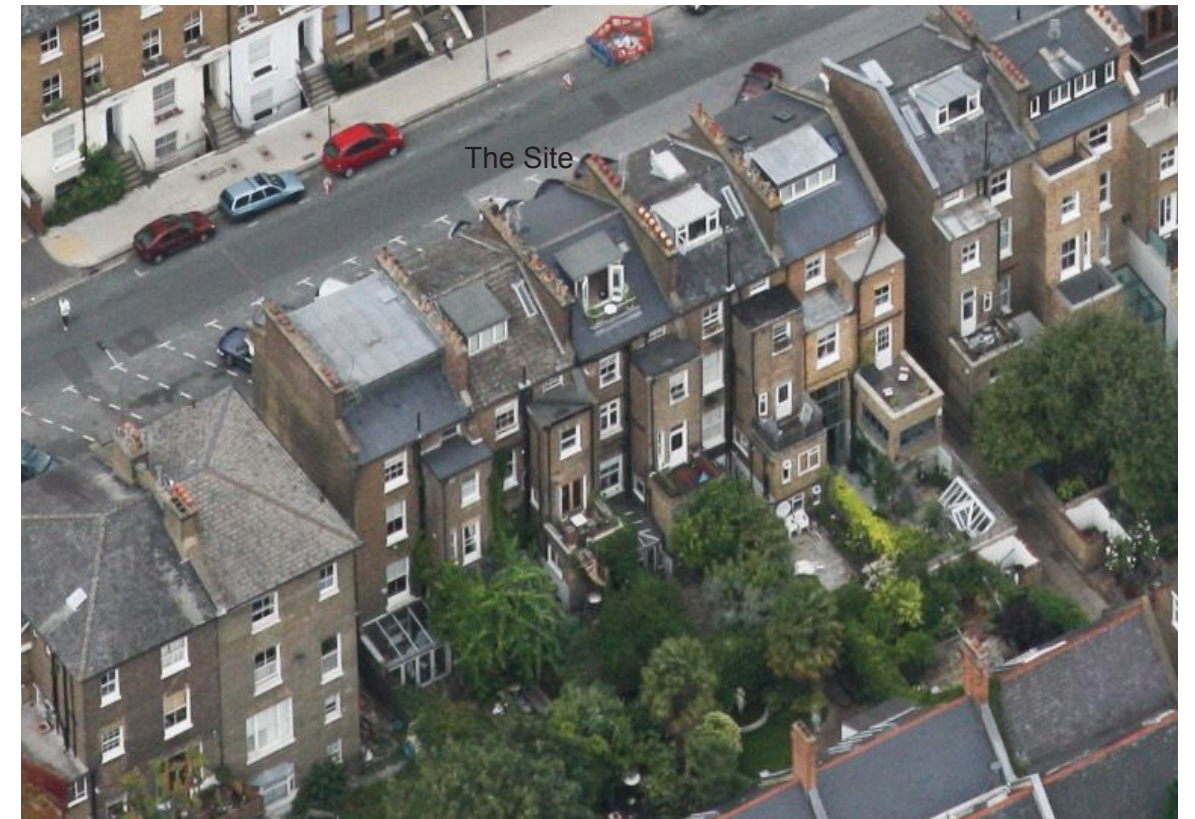
The application follows a planning consent (2018/3463/P) to amalgamate the lower and upper ground floor flats into one two-bed unit, which is currently being implemented. It is now proposed to convert the flat into a three-bed unit, thus providing a good sized family unit. This is in line with planning policies seeking efficient use of land, the provision of family units and for family units to have appropriate amenity space (direct access to the garden).

To be able to provide the space required for the extra bedroom and an additional bathroom, we propose to slightly extend the building towards the rear at lower and upper ground floor.

The design follows a careful analysis of the immediate surrounding of the application building and takes into account relevant planning policies. The main policy to consider is CPG 1 (Camden Planning Guidance - Design). Policy 4 on 'Extensions, alterations and conservatories' states that 'rear extensions should be secondary to the building being extended'. Policy 4.12 states that the heights of new extensions should 'respect the existing pattern of rear extensions, where they exist' and policy 4.13 states that rear extensions must be at least one full storey below roof eaves/parapet level. Policy 4.10 states a number of general design principles for the erection of rear extensions.



Street View



Bird's Eye View of Site from South

The Primrose Hill Conservation Area Statement includes policies on rear extensions, stating these need to be unobtrusive and in harmony with the original form and character of the house. Policy PH28 states that 'Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.'

As with most Victorian terraces, while the street elevation of the application terrace is uniform and flush, the garden side features a high degree of variation and a mix of extensions and conservatories up to three storeys high. Each house has a 4 storey rear annex and further extensions and conservatories have been added over the years.

We propose to extend the rear annex at lower and upper ground floors by 1.4m, bringing it in line with those at either end of the terrace (Nos 41 and 49). In order to accommodate bedrooms of appropriate size, the rear wall at upper ground floor moves out. By keeping this wall (as well as the conservatory at lower ground floor) slightly recessed from the adjoining walls, the rhythm of the original annexes will remain readable.

The proposed materials will be in keeping with those present at the existing terrace: Stock brickwork, painted timber windows and powder coated metal for the glazing of the conservatory.

Access

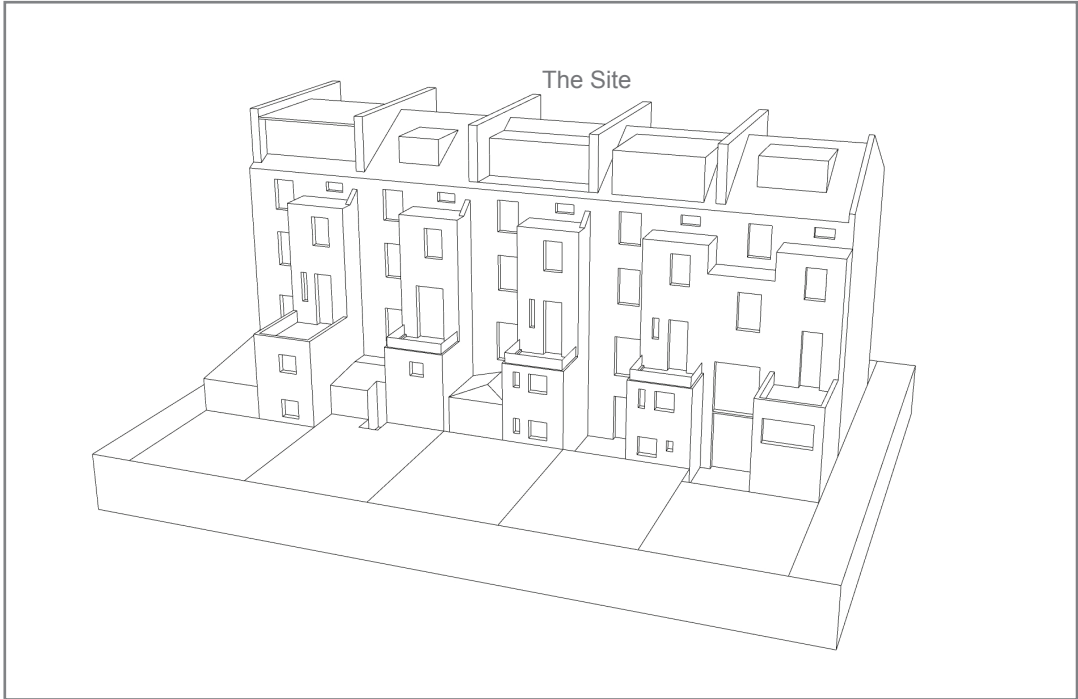
The access both to and within the building will not be affected by the proposed works.

Heritage Statement

For considerations regarding Heritage please see the above chapter on Design Considerations. The design has taken into account the site's location in the Primrose Hill Conservation Area, kept the impact on the surrounding area to a minimum and retains the character and appearance of the Conservation Area.



Rear View from Primrose Hill Studios



Massing 1 - As Existing



Massing 2 - As Existing



Massing 1 - As Proposed



Massing 2 - As Proposed