

**Design and Access Statement.****Proposed rear single storey glazed conservatory extension.****FLAT 20A, (lower ground garden flat), 20 FITZROY ROAD, LONDON, NW1 8TX.****Not a Listed Building, situated in the Primrose Hill Conservation Area, Sub-Area 2.**

To be read with Paul Way RIBA drawings.

PW-20AFR-1A & 2A Existing plans, sections and elevations.

PW-20AFR-3A & 4A Proposed plans, sections and elevations.

Location Plan @ 1:1,250.

Four sheets of photographs.

**Background**

A Pre-planning application advice submission was made by email on 04 December 2018 with the written advice received on 25/01/2019. Your Ref: 2018/5962/PRE.

**Extracts from the pre-planning application advice**

Main issues for consideration are the impact of the proposal on the host building, terrace row and conservation area in terms of design and character, and impact on the amenity of neighbouring occupiers.

**Existing extensions.**

See marked up Location plan @ 1:1,250 scale. Numbers 24, 16, 14 and 12 Fitzroy Road all have two storey rear extensions with the mass and bulk of Nos. 16, 14 and 12 being visually very prominent on the host buildings. In the small rear garden of 28 Chalcot Road there is a single storey conservatory type extension, which is larger than the applicant's proposed extension.

**Design**

Inside the applicant's flat at the rear is a kitchen and dining room which are both narrow and natural light is restricted to the living area. The provision of a garden room would greatly enhance accommodation and amenity of the flat, and allow creation of a much needed study.

The Pre-Application Advice has been carefully considered and the footprint of the extension reduced by one third to give a modest projection and this would not adversely affect the long landscaped garden.

It has been suggested that the design of the extension should have thin frames made of wood. This has been discussed by telephone with the planning officer Nora-Andreea Constantinescu and the point made that metal framing can be thinner, requires less maintenance and the longevity/weathering is an asset. The proposed design uses paint finished aluminium. It is noted that the rear extensions of 16 and 14 Fitzroy Road both use modern glazed panels and paint finished metal framing and cladding.

Existing structural walls of the host building would not be removed and the brick outrigger with its sash window retained. Overall, due to the proposal's low height the pre-application advice considered the extension would not have significant impact on the amenity of the neighbouring occupiers in terms of loss of light, outlook or overbearing

appearance. The advice also thought that the extension would be subordinate structure, and as mainly glass would be lightweight in appearance and preserve the existing character of extensions within the terrace.

The 2m high brick garden boundary walls are retained and raised slightly to accommodate the sloping glazed roof. Part of the garden would be dug out for the extension, so that the internal floor level would be the same as the existing internal floor.

The overall height of the extension roof and built up garden walls have been kept to a minimum. On the No.22 side there is already wood trellis higher than the proposed extension. On the No.18 side the increase in height of the garden wall is minimal, and as their windows at this level are set away from the wall, there would not be loss of light.

#### Context

The attached photograph sheets show the rear elevations of Fitzroy Road with their large gardens. It should be noted that the garden of Flat 20A slopes down to the house. The proposed extension is single storey low height, and situated at the lowest level. It would be small in size and appearance and very unobtrusive compared to the large two storey extensions of 16, 14 and 12 Fitzroy Gardens.

As the extension would be modest in scale and subordinate to the original building, and as the materials proposed relate to other extensions, it is considered that it would not adversely affect the character of the Fitzroy Road terrace, or the Conservation Area.

Paul Way RIBA. February 2019  
[mail@paulwayarchitect.com](mailto:mail@paulwayarchitect.com)  
07966213319