

## **Design & Access Statement**

### **First Floor Flat, 45 Fitzroy Road, London NW1 8TP**

Internal Modifications to Flat together with the Erection of a Rear Extension and Stairs to the Terrace at the Half Landing

2<sup>nd</sup> August 2019

### Background

Following the recent works to the lower and upper ground floor at the application building, the owner of the first floor flat would like to use the opportunity to make minor changes to the flat, greatly improving the way it will be used, the quality of the spaces, and ensuring the overall aesthetic is improved in harmony with the approved, and nearly completed, changes to the property below

The proposed changes include an extension to the rear: A part of the rear wall will move out to match the extent of the building at upper ground floor. A short flight of stairs will connect the flat directly to the terrace at the half-landing between the upper ground and first floor. The terrace is already fully demised to the first floor flat, but currently there is no direct access to the terrace from the flat, and therefore it has had only limited use as an amenity space

### Design

The internal layout of the flat will be re-organised, so that it now provides a well working kitchen/ dining/ living space with enough space for both a dining table and a living area. Due to the rear extension, the bedroom will be able to fit a double bed and provide for some amount of storage space.

The building lies in an important street within the Primrose Hill Conservation Area and to the rear faces the listed Primrose Hill Studios. While it is the street frontages that have the biggest impact on the character and appearance of the area, it is also important to keep the rear of buildings as unspoilt as possible and respect the characteristic features they provide. The Primrose Hill Conservation Area Statement states that rear extensions need to be unobtrusive and in harmony with the original form and character of the building being extended. Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings.

The rear extension is designed to be in keeping with this Victorian terrace. The rhythm created by the original annexes is an important feature of the rear elevation. The proposed extension will be set back from the rear façade of the adjoining existing rear annexes on either side. This will ensure that the rhythm of annexes can still be clearly read. The fenestration of the rear extension has been specifically designed with the intent of improving the overall aesthetic in keeping with the original design of the building, and better harmonize the rear of the first floor flat with the approved changes already being made to the ground and lower ground floor properties.

The new stairs will provide a discrete, direct, and private connection to the terrace that belongs to the flat. So far, this terrace was only accessible via the communal staircase, and for this reason was rarely used. Private and easily accessed amenity space is a very positive aspect of urban living and is therefore a requirement for any new residential development. The proposed stairs are a simple steel structure. They will be painted black, to match the appearance of many stairs to the rear of Victorian terraces. Such a staircase (but much larger) can already be found at neighbouring No 47, connecting a roof terrace with the garden below.

The new fenestration to the rear provides the access onto the stair at the northern corner of the bedroom – to keep the stair landing as short as possible. To create a pleasant appearance that corresponds with the extension below, this opening is mirrored on the other side of the extension and there is a larger window at the centre of the extension. This retains the symmetry of this element, which has been created at the storeys below. Glazing bars will divide the windows to create similar proportions to those at the floor below. The stair design and dimensions have been carefully designed in consultation with the owners of the lower property so to ensure they are onboard with the proposal.

## Access

The access to and within the building is not changed by the proposal.