

33 Fitzroy Square
London, W1T 6EU

Design Statement -
Proposal for roof balcony

London
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1. Introduction

This document is prepared in support of a Planning and Listed Building Application for the proposal to install a lightweight metal and glass balcony at roof level at the rear of No. 33 Fitzroy Square, London, W1T 6EU. The design proposal follows the existence of a roof terrace that extended to the main rear building line but has since been demolished as part of the Consented works and also the subsequent granting of Consent to set-back the rear wall from the main building line.

33 Fitzroy Square is a Robert Adam designed townhouse dating from 1790. The property is Grade 1 listed located within Camden's Fitzroy Square Conservation Area. The subject of this application affects the later extended annexe, located at the rear of the house. The annexe had been extensively altered over the years most notably in recent decades when it was converted for use as NHS's The Foot Hospital.

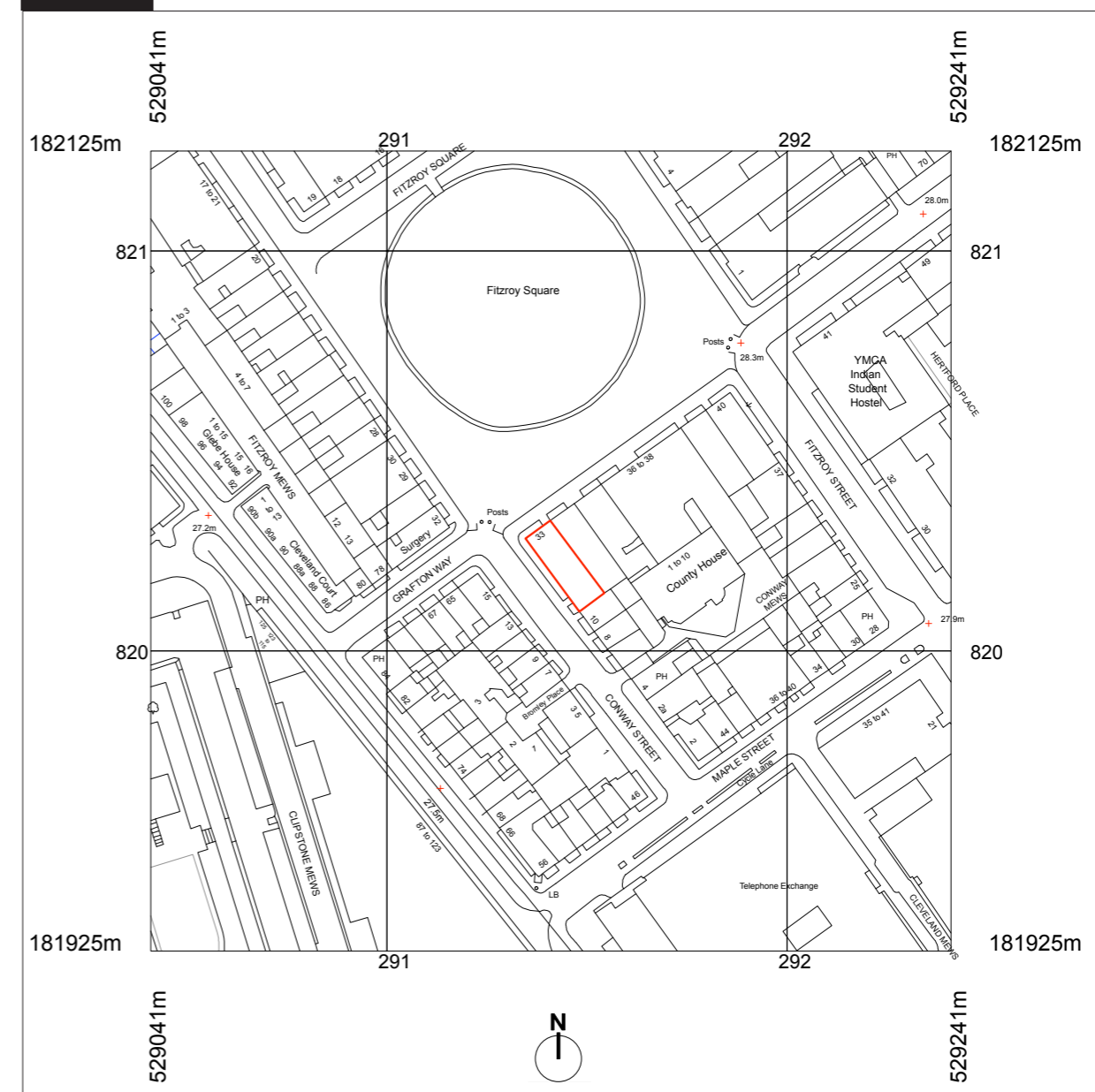
This Design Statement should be read in conjunction with the following:

Consented drawings:

- 125-D-Roof Plan
- 130-D-Section A

Proposed drawings:

- 405-P0-Roof Plan
- 421-P0-Rear Elevation
- 430-P0-Section A

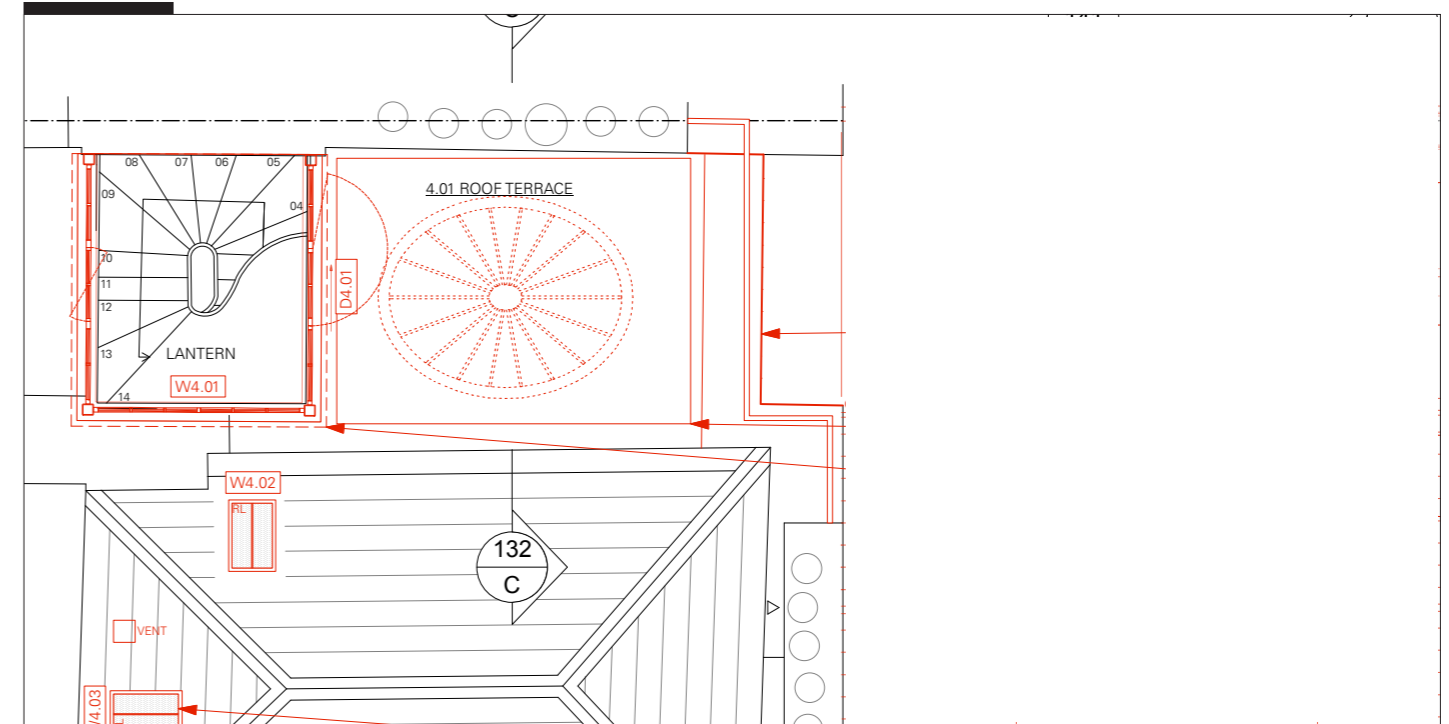


Site Location Plan

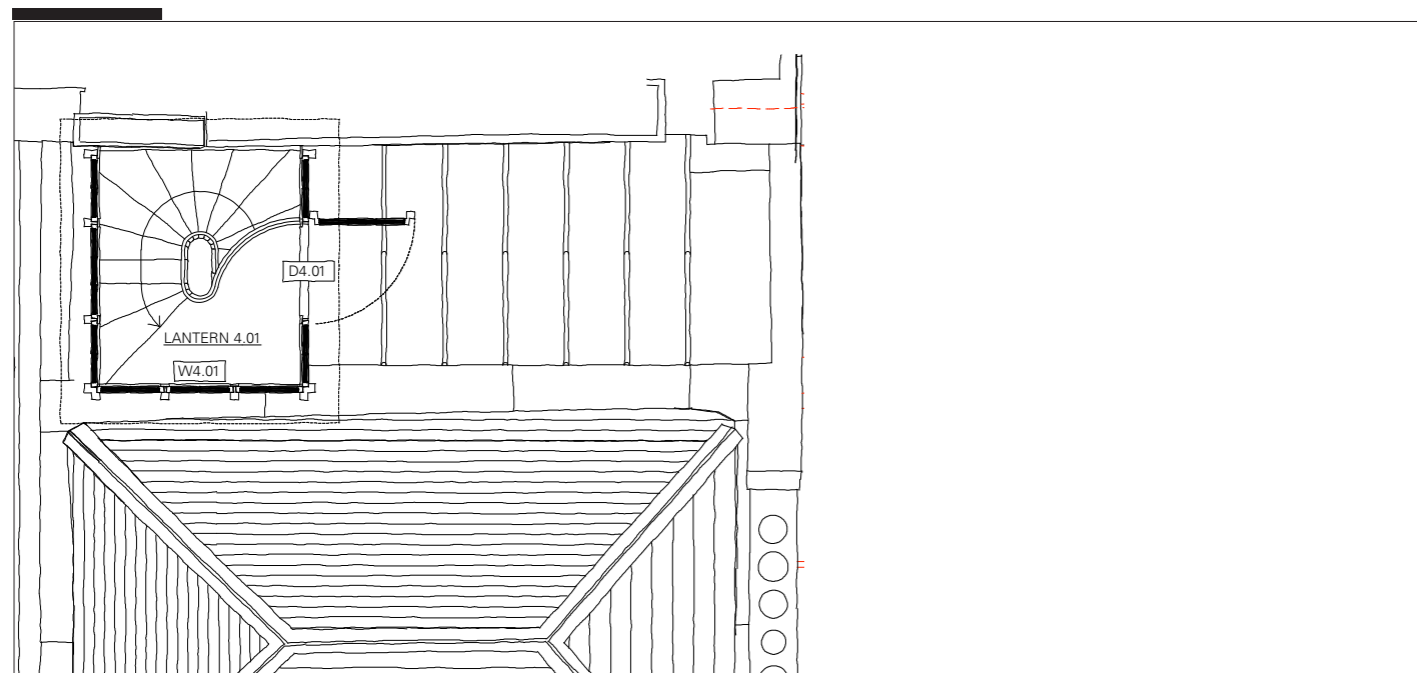
2. Description of the Proposal

The proposal is to install a lightweight balcony in the alcove at the rear of the house at the same level as the roof terrace. The leading edge of the balcony will align with the building line of the gable wall. So, the overall useable area is reinstated to the same amount as that of the previous roof terrace.

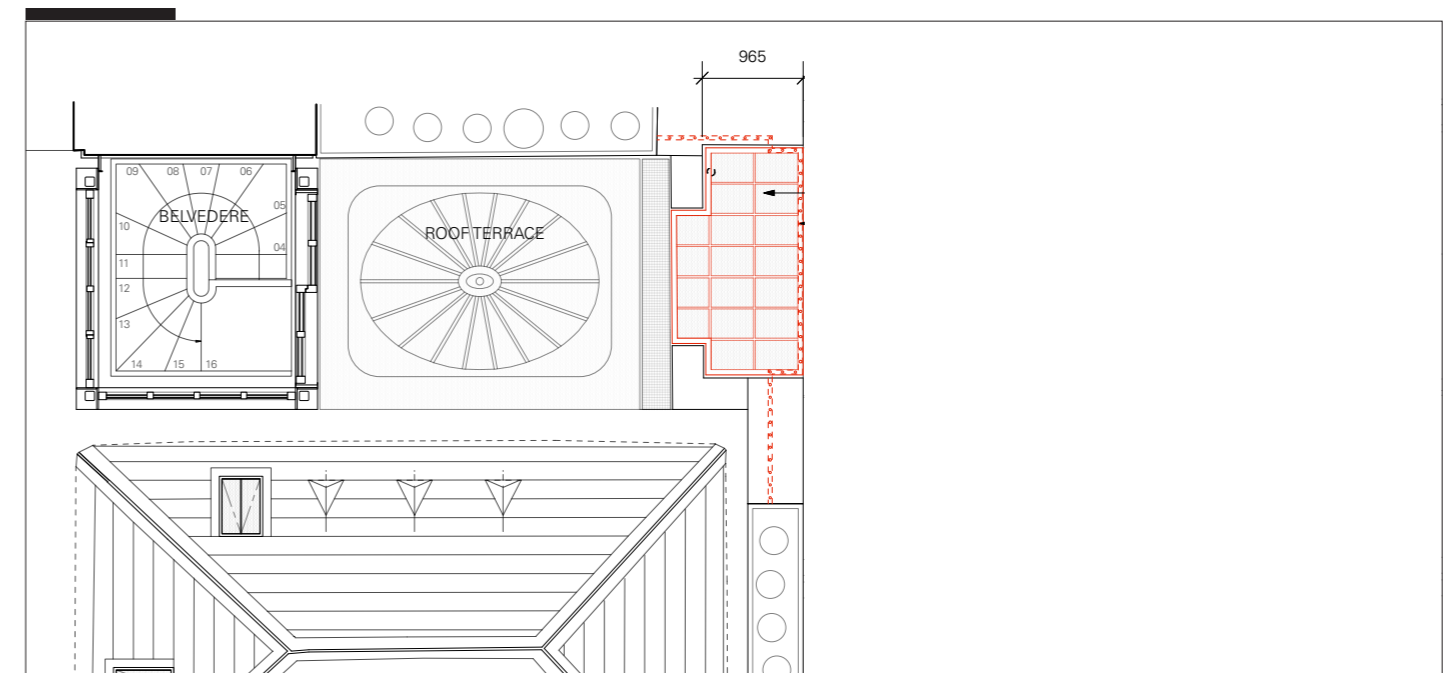
The proposal is to craft the balcony using cast iron and glass. Natural light will be allowed to filter through the floor of the balcony. The brick parapet at the top of the rebuilt external brick wall that is set-back from the building will help to define the transition between the roof terrace and the balcony.



Setting-back of rear external wall as Consented



Roof terrace as existing prior to Consented demolition works



Roof balcony as proposed

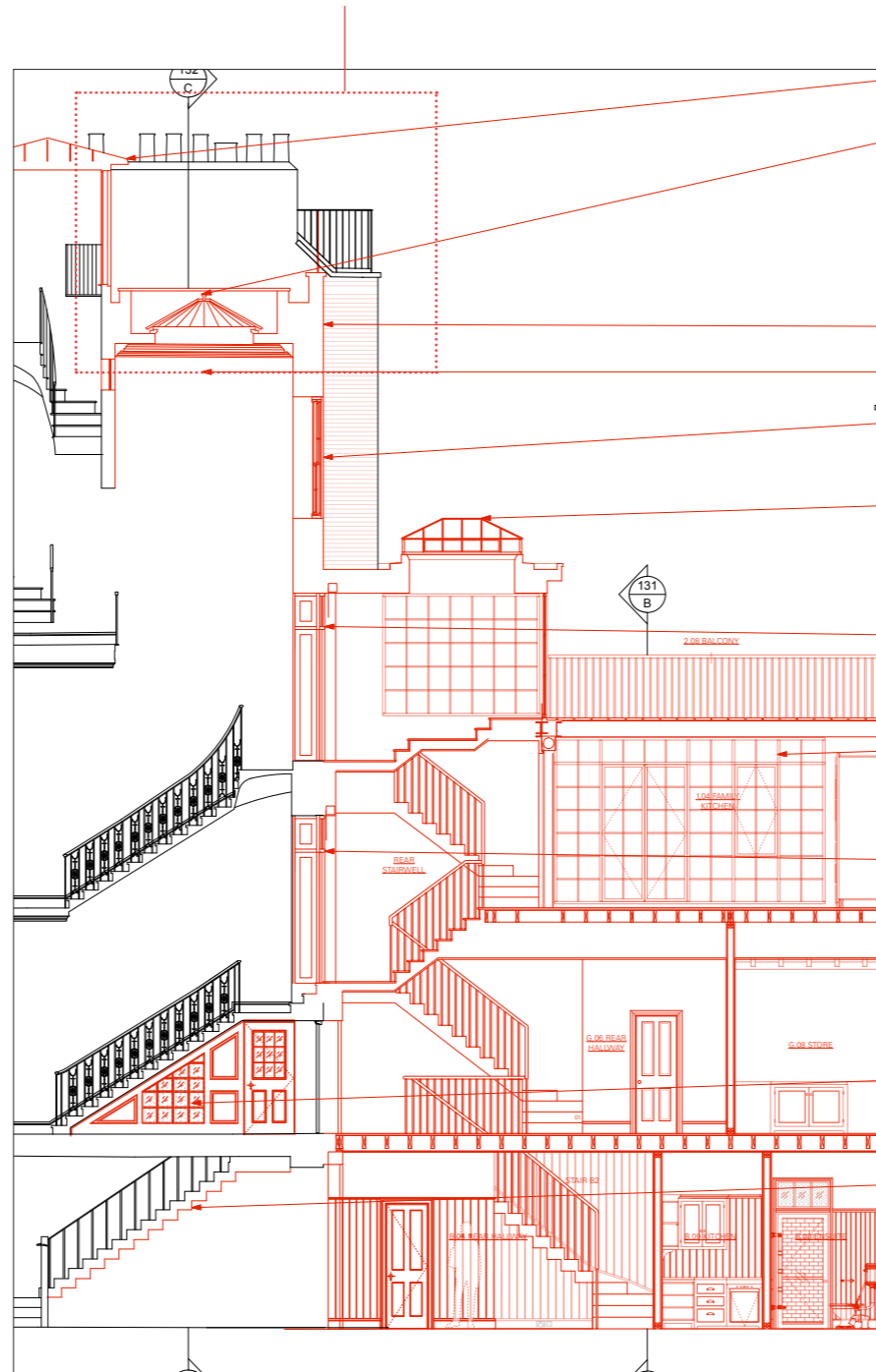
3. Building sections as Consented and as Proposed with roof balcony

Roof terrace as prior to demolition works



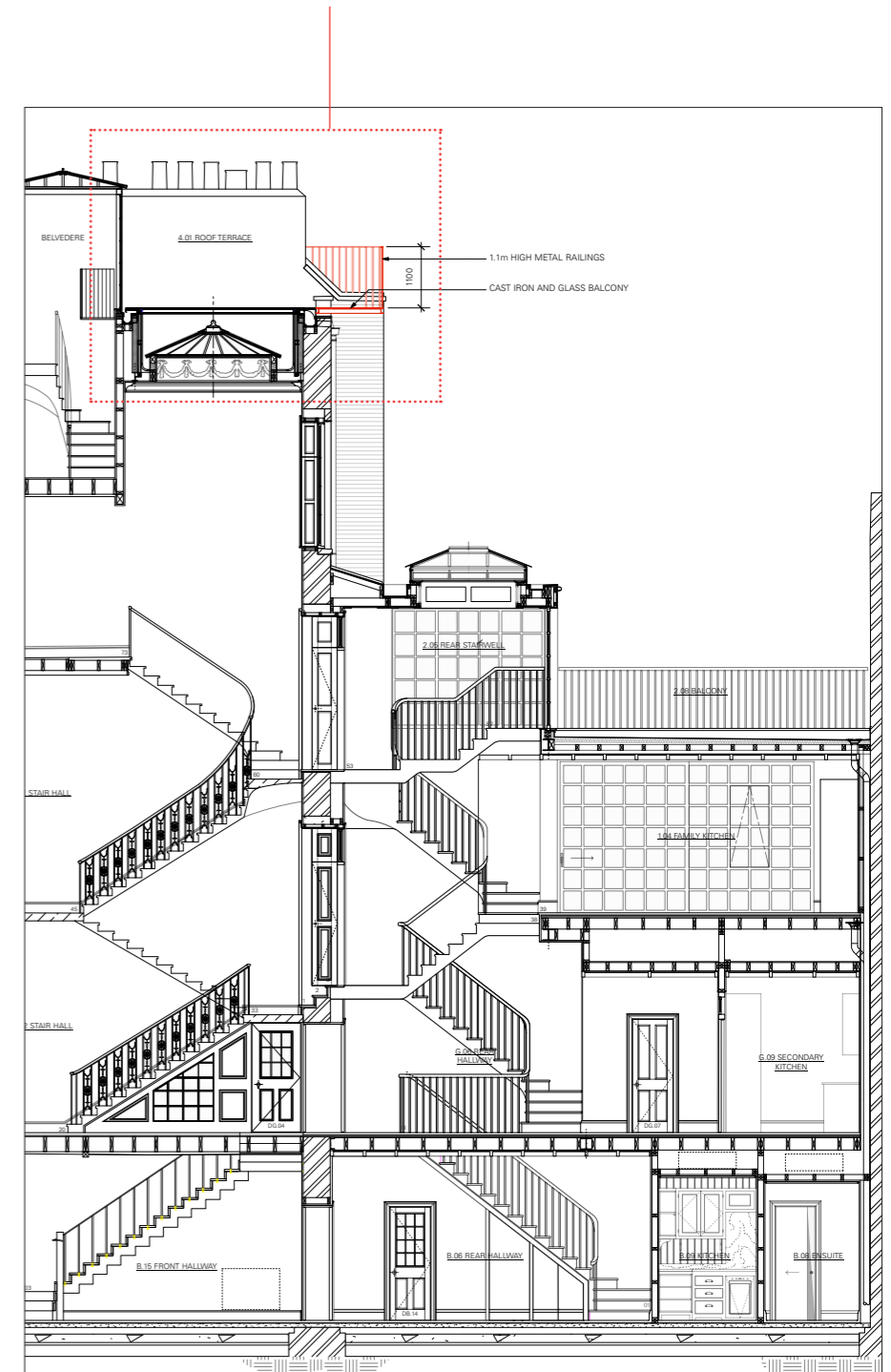
Section thro' house as Consent Ref: 2016/4877/L

Roof terrace with set-back building line as Consented



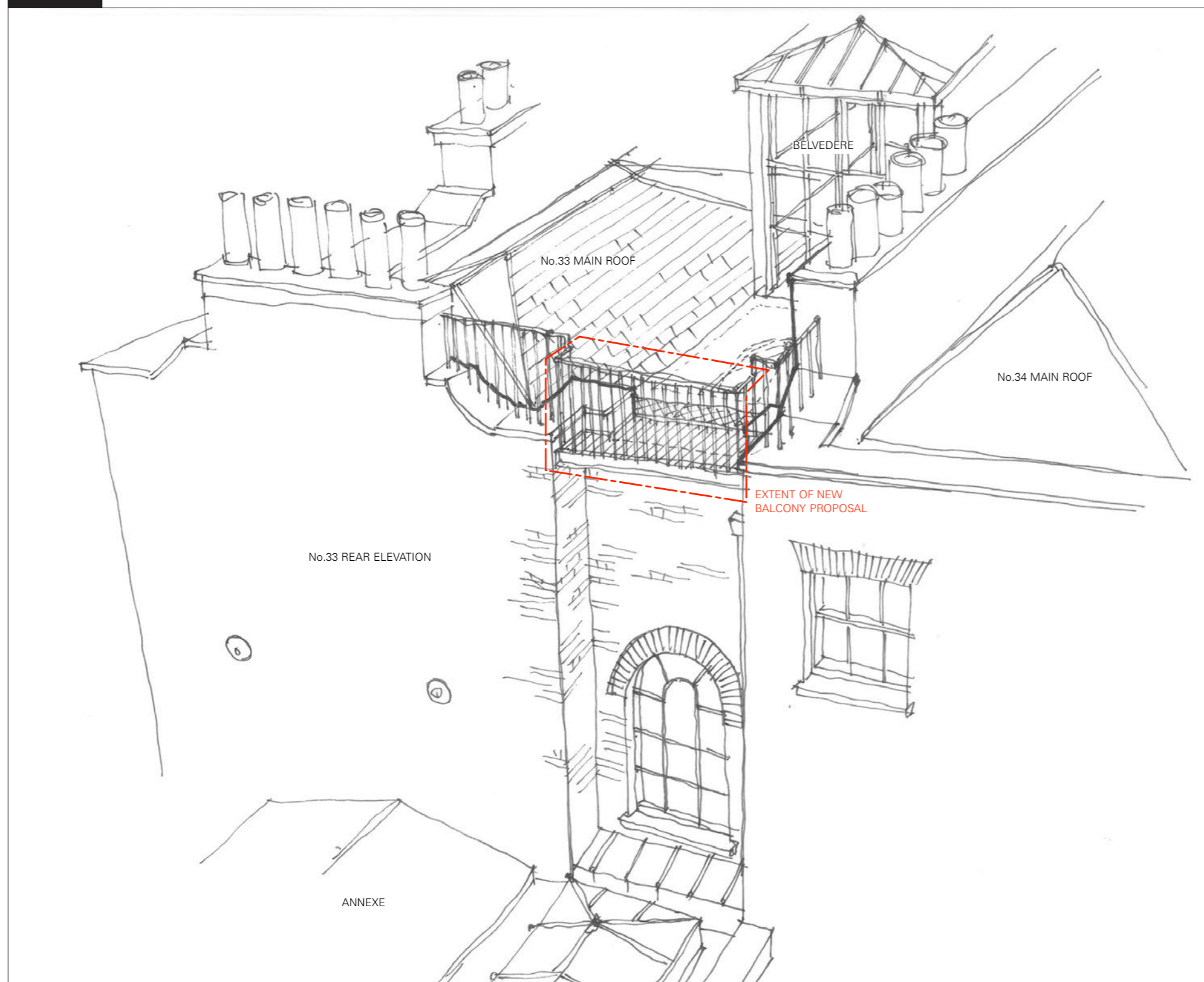
Revised section thro' house as Consented

Proposed roof balcony



Proposed section thro' house with roof balcony

4. Sketch of proposed balcony



5. Photographs of roof terrace prior to Consented demolition works



Flush building line at the rear of the house prior to demolition works as Consented

Extent of roof terrace prior to demolition works as Consented



6. Before and Proposed

Railings around roof terrace prior to Consented demolition works

Proposed balcony with railings



Before (prior to demolition works)



Proposed roof balcony (shown with Annex mansard raised as Consented)