

# Design & Access Statement



**PROPERTY ADDRESS:** No. 43A Fitzroy Road, NW1 8TP  
**PLANNING REF:** Householder Application – Conservation Area  
**OUR REF:** BD690 – Rear Extension



**Proposal:**

The proposed development consists of; a side in fill extension at lower ground floor level and a rear extension at lower ground floor level.

**Process:**

No.43 Fitzroy Road is a four storey terraced dwelling located on the South-eastern side of Fitzroy Road. It is within the Primrose Hill Conservation Area and is not a listed building. The flat that is part of the application is on the lower ground floor (Flat 43A).

The proposal includes a side infill extension between No.43 and No.45 Fitzroy Road as well as a rear extension to the existing rear addition at lower ground floor. As well as the extensions the internal layout will be altered, moving the bedroom to the front of the house and creating a study/bedroom space and an open plan living, dining, kitchen area that leads directly into the garden.

The design has been thought through carefully to ensure that it complied with Point 3- Heritage of the Camden Planning Guidance Design and the Primrose Hill Conservation Area Statement. We have also looked at the various approved extensions and alterations to these terraced properties which have been added over the years which vary in size, style and appearance. The main applications we have looked at on Fitzroy Road is the adjacent property at No.45 Fitzroy Road as per the details below.

- 2018/5633/P
  - Granted 26-02-2019
  - Erection of rear extension at lower ground and upper ground levels to duplex flat

**Use:**

Residential (C3)

**Amount & Scale:**

The rear extension will increase the internal floor space of No.43A from 53.6msq to 68.3msq and within the boundaries of the property.

The side extension at lower ground floor level will span between the existing rear addition and the rear addition at No.45 Fitzroy Road and the depth of it is in line with the existing rear addition at No.43. This is to match the side extension at No.45 as included within the referenced application above.

The rear extension at lower ground floor will be the same width as the rear addition and 1052mm in depth. This brings the rear addition in line with the rear addition at No.45 Fitzroy Road (as planning referenced above). The height of the rear (and side) extension will be 2m above ground level of the garden.

There will be no changes to the front of the property.

**Layout:**

At lower ground floor level, the bedroom will be moved to the front of the flat. The bathroom will be moved to the middle of the property and a new ensuite will be created. The rear will be opened to create a modern open plan lounge, kitchen and dining area as well as a space for a study or bedroom. The kitchen/lounge will have direct access to the garden via a couple a small patio.

**Appearance:**

On the rear elevation, the new rear extension will be built of London Stock brick to match the existing brick. The doors to the rear will be aluminium framed (black/dark grey) and the windows to the rear will also be aluminium framed to match. All features not mentioned

above will remain as existing, or if needed to be replaced, will be made from materials to match those of the existing property and be in keeping with the style of the house.

**Landscaping:**

There will be a small amount of landscaping required to extend the patio and construct the extensions.

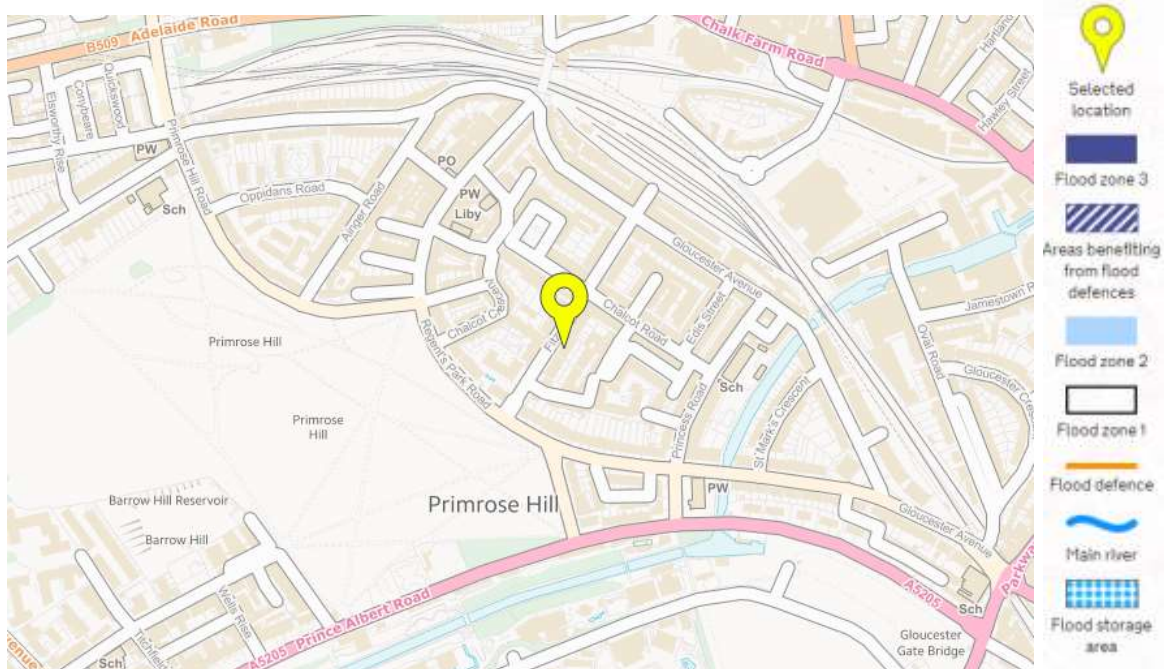
**Access:**

To remain on Fitzroy Road.

**Flood Risk Assessment:**

As per the image below, No.43 Fitzroy Road is within Zone 1 and therefore not at risk of flooding.

Figure 1: Flood Map for Planning – No.43 Fitzroy Road



**Photos:**

Figure 2&3: Front of No. 43 & 43A Fitzroy Road



Figures 4&5: Rear of No. 43 Fitzroy Road

