



DESIGN & ACCESS STATEMENT

PROJECT: EXTENSIONS & ALTERATIONS TO FLATS B & C
43, FITZROY ROAD, PRIMROSE HILL, LONDON NW1 8TP

ARCHITECT
FRANCIS BIRCH ARCHITECT Dipl.ARCH RIBA

1.0 INTRODUCTION

Flats B & C, are on the ground & 1st floor & are part of a conversion completed in the 90's of an existing 19th century terraced house of a basement & 4 storey's comprising 4 self-contained flats which generally require up-grading & renovation. The property is not listed but is set within the Primrose Hill Conservation Area. The terraced houses in the street particularly the neighbouring houses nos 41 & 45 have broadly identical floor plans so the proposed rear infill extensions design for no. 43 follows the precedent set there.

No.45 - 2 storey annex extension

No.41 - 2 storey infill extension

No 43 – as existing



Existing Main House rear elevations to nos. 41, 43 & 45



OS MAP
@SCALE 1:1250



SITE PLAN
@SCALE 1:500

Existing Site Plans

2.0 PROPOSALS

The proposals have been carefully designed to comply with Section 3-Heritage, of the Camden Planning Guidance Design and clauses PH 24 (Roof terraces), & PH 25 & 27 (Extensions & architectural balance) outlined in the Primrose Hill Conservation Area Statement. Also considered are the various approved extensions and alterations to these terraced properties rear elevations which have been added over the years which vary in size, style and appearance. The relevant applications are;

No.45A Fitzroy Road - 2018/5633/P Granted 26-02-2019
Erection of rear extension at lower ground and upper ground levels to duplex flat

No.45C Fitzroy Road - 2019/4080/P Granted 12-09-2019
Erection of first floor rear extension

No. 43A Fitzroy Road - 2019/6375/P Granted 07-04-2020
Erection of rear infill extensions at lower ground floor.

No.41 Fitzroy Road - 2005/2014/P Granted 15-07-2005
Enlargement of dormer on the roof and erection of a basement extension, and repositioning of extension windows and alterations

The owners of no. **43 Flats B & C**, wish to extend **Flat B** at ground floor level following the outline of the new basement extensions granted to owner of the basement/lower ground flat 43 A Fitzroy Road for a rear infill extension between nos. 43 & 45 plus a side extension to the existing rear annex adjacent to the boundary with no. 41. The proposed ground floor infill extension roof parapets will be no higher than the existing side extension to no.45 & will not be accessible. The ground floor side extension to the annex will again match the lower ground floor flat A consent but with a lower non accessible roof to the extension so that the existing mezzanine balcony terrace is left unchanged to avoid further overlooking to no.41.

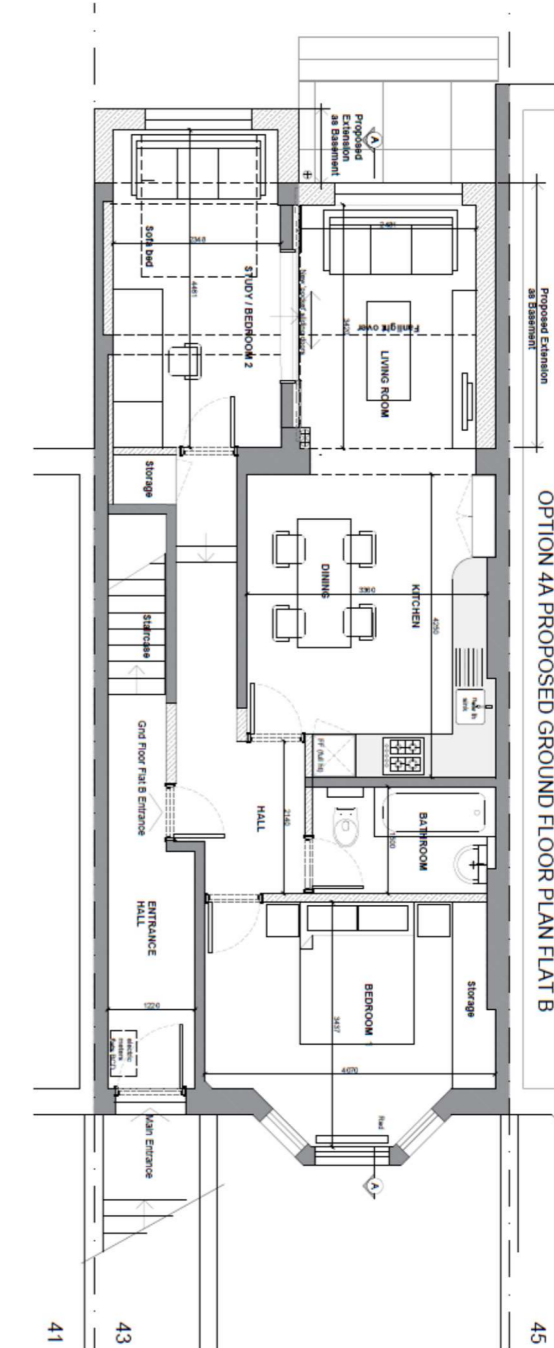
The owners also wish to extend **Flat C**, at 1st floor in a similar way to the recently consented 1st floor extension to Flat 45 C. for an infill extension including a new balcony terrace to the 2nd floor flat 43D rather than a pitched roof as the consented scheme at no.45. This will also be similar to the extension constructed at no. 41 Fitzroy Road under consent granted in 2005 which also has a 2nd floor balcony terrace.

Layout.

The interior layout to both flats B & C will be altered with Flat B at Ground having the main Bedroom moved to the front elevation to the street & the kitchen & Living spaces to the rear overlooking the garden as the consented plan for the basement flat A to reduce noise disturbance between the basement & ground floor flats. Although the 1st floor flat C is also to be extended the bedroom will be maintained at the rear as currently, with a new internal staircase added to provide access to the existing rear balcony terrace.

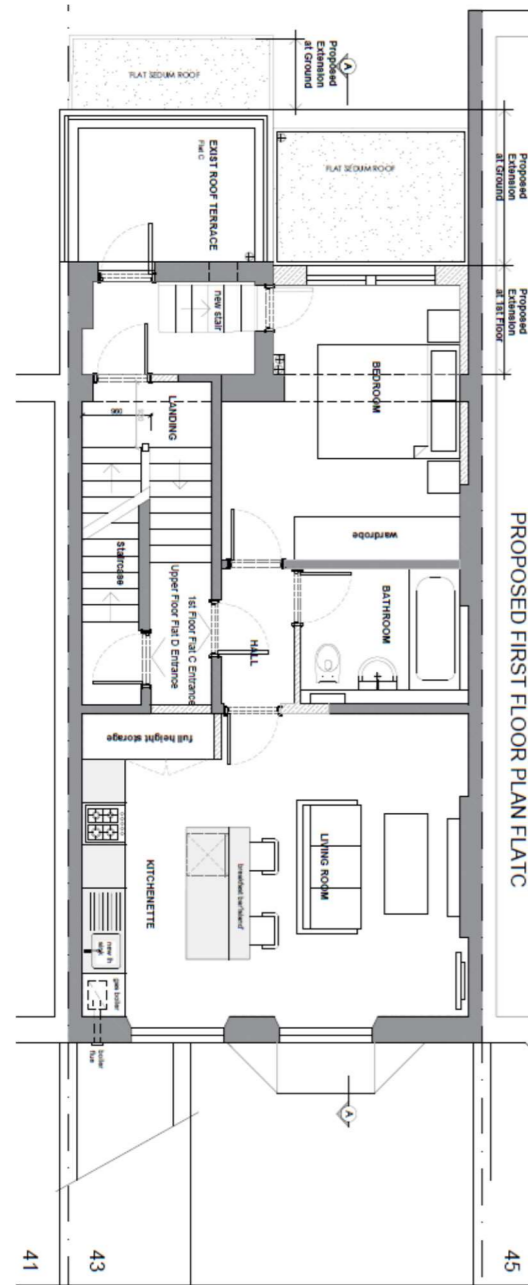


Basement Flat 43A Consented Layout



Proposed Ground Floor Flat 43B Layout

DESIGN & ACCESS STATEMENT:



Proposed 1st Floor Flat 43C Layout

New Extensions & Alterations to Flats B & C, 43, Fitzroy Road, London NW1 8TP

3.0 EXTERIOR DESIGN

The new extension proposals for Flats 43A & B will use the same pallet of materials as the consented scheme for the basement/lower ground Flat 43A.

New Brickwork - London stock reclaimed second hand brickwork to match the existing.

New Roof & parapets - The parapets to the roof edges & the 2nd floor balcony terrace will have pre-cast reconstituted Stone copings to match those to the adjoining extensions. The roof finish will be flat roof build up for Sedum green roofs as the consented Basement Flat A.

New Windows – ‘Crittal’ style metal window framed double glazing to the ground floor Flat B to match the consented windows proposed for Basement Flat A. The upperfloor windows to Flat C will be traditional timber sash windows with radius’d flat brick lintels & reconstituted stone sub-cill to match the existing upper floor windows.

New Railings – The 2nd floor metal rails to the proposed balcony roof terrace will match the design of the existing 1st floor balcony railings.

4.0 CONSULTATION.

The owners have consulted with their immediate neighbours, all of whom have seen the proposals & are working closely their neighbours and fellow freeholders through every stage of this development.

5.0 QUANTUM OF DEVELOPMENT

The additional area of the proposed extension to Flat B is 13.72 sqm giving a gross internal area of 65.33 sqm & the proposed extension to Flat C is 4.23 sqm giving a gross internal area of 46.10 sqm

6.0 ACCESS & REFUSE

Access to the property will remain as existing. Similarly, the existing refuse provision will not be amended.

7.0 PARKING PROVISION

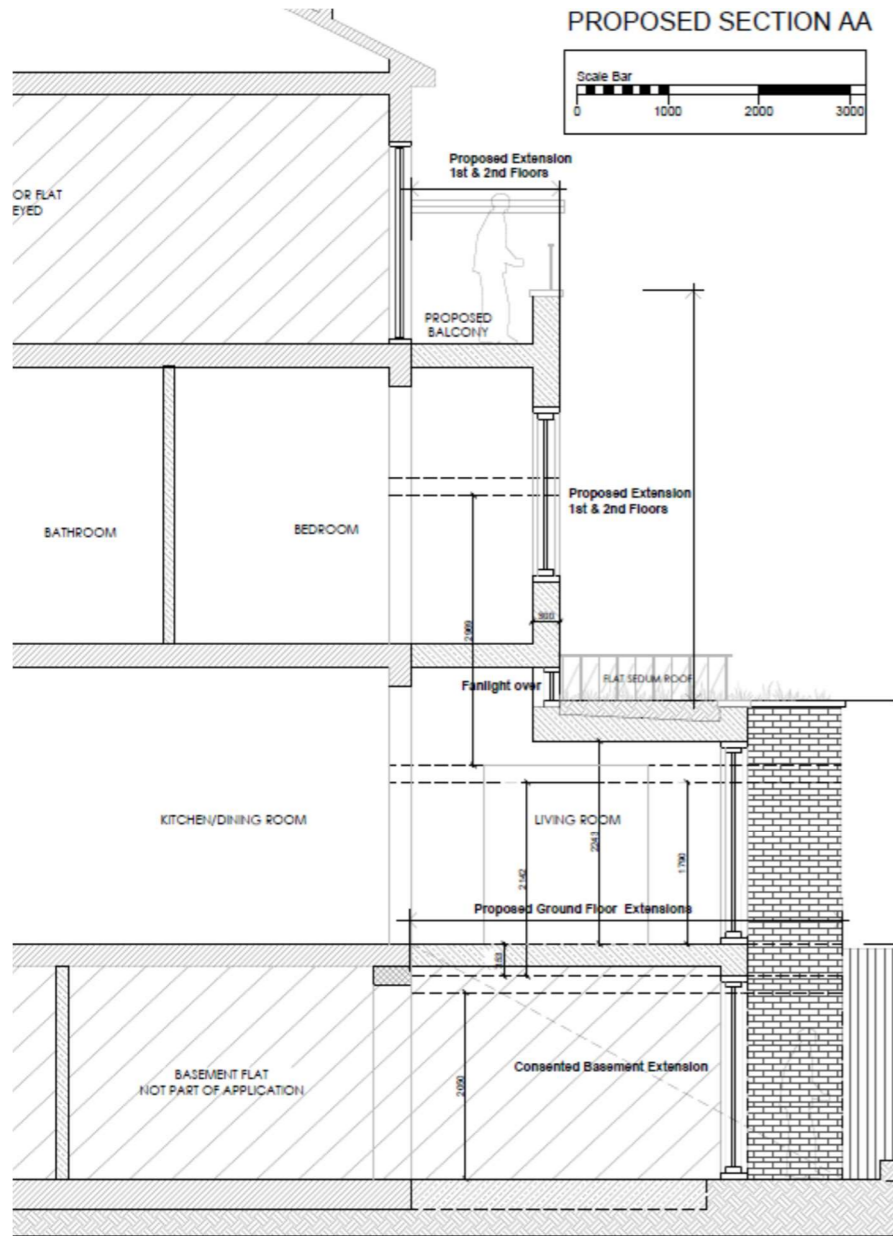
The proposal does not affect the current parking provision & does not warrant additional parking provision.

8.0 FLOOD RISK

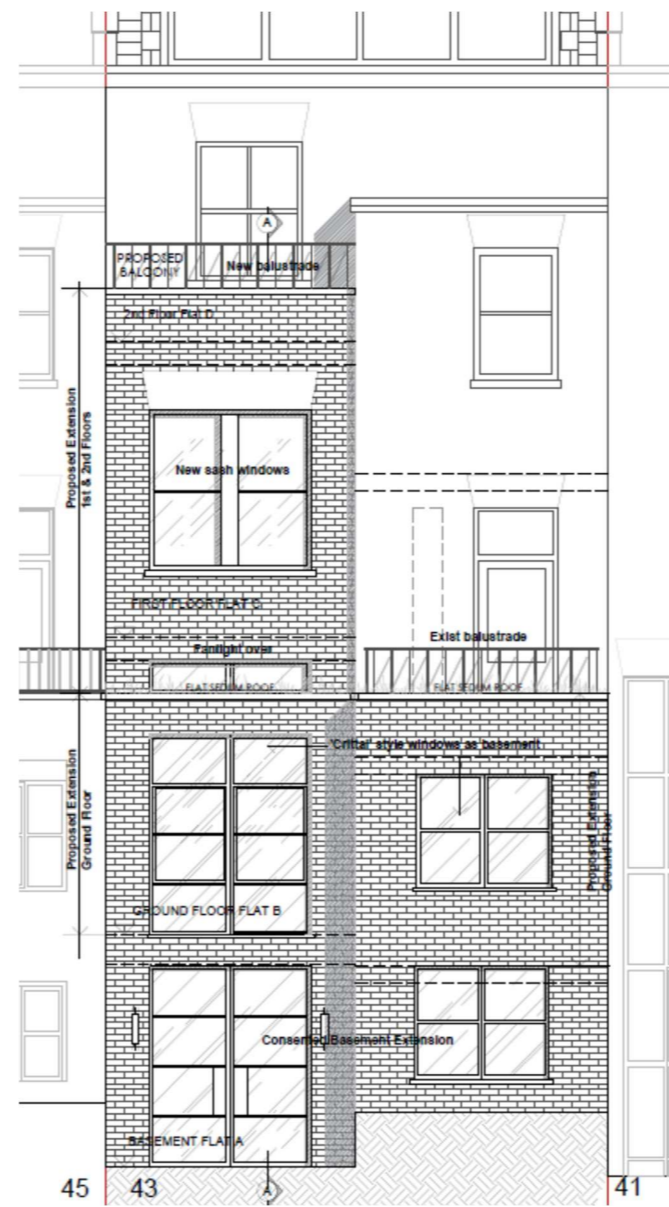
See Appendix for the Flood Risk Assessment.

9.0 CONCLUSION

The proposal complies with the local design directives being well designed & of high quality in detailing. The choice of materials matches those used on the property & of the local & immediate environment.



Proposed Cross Section AA through new extensions to flats A, B & C



Proposed Rear Elevation



Existing Rear Elevation including Flat 43A Proposals

Appendix.

Flood Risk Assessment.

No.43 Fitzroy Road is located within Zone 1 and is therefore not at risk of flooding. See Figure 1 map extract.

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

