

Description:

The property is in the 20th Century addition to the original Fitzroy Lodge. It is a flat that is situated on the ground floor and occupies most of the ground floor area under the main block. There is an entrance off of the communal lobby and stairs that is situated near the road and a second entrance from the communal courtyard on the other side.

The flat plan has a partial hall way serving the bedroom, bathroom and kitchen on one side of the flat and then leads to a living room that is in the middle of the building. There is a second bedroom that is served by a hallway to the entrance from the communal stairs.

The approved proposal is intended to improve the provision of daylight in the living room and involves the removal of a wall separating the kitchen from the living room as well as the formation of a new opening in the wall where there is a redundant fireplace.

The fire place is black cast iron with inset tiles and is set in a corner and is believed to have been replaced during the conversion in a flat.

The room and the flat itself and has long been stripped of any decorative architectural elements such as cornices or mouldings.

The previously approved proposal involves the opening up of the kitchen to the living room and the insertion of a window to replicate the one on the top floor (directly in line above),

The Fire place has been removed in the flat above and so no additional support will be required.

This proposal involves inserting a double door to match the double windows above and in the same position.



0 1 2 3m

scale 1:100
FLAT 3A
FITZROY LODGE
(Front Elevation)