



## 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 & 1<sup>st</sup> floor & are part of a conversion completed in the 1990's of an existing 19<sup>th</sup> 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 on this side of the street particularly the neighbouring houses nos 41 & 45 have broadly identical floor plans with repeating projecting rear annex wings with 2 storey infill extensions so the rear infill extensions design proposed 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 mid-19<sup>th</sup> century terraced properties rear elevations with repeating annex wings, which have been added to over the years now varying in size, style and appearance, resulting in inconsistent massing to the rear elevations. 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 wish to extend Flat B at ground floor & Flat C, at 1<sup>st</sup> floor level by adding a new 2 storey infill extension over the recently consented basement extensions granted to owner of the ground flat 43 A Fitzroy Road. They also wish to add to Flat B, a small single storey side extension at ground level to the existing rear annex adjacent to the boundary with no. 41 to 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. This extension will match the existing annex extensions to both nos. 45 & 41 but less deep.

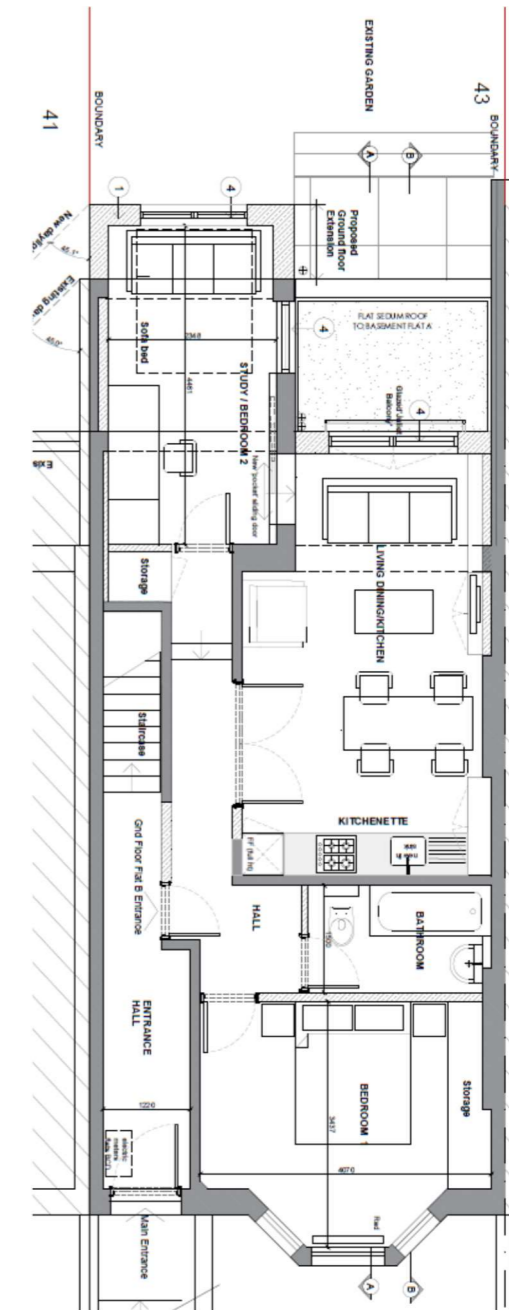
The proposed extensions will be discrete additions to the overall rear terrace elevations with limited impact on the views from the listed studio to the south.

**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 1<sup>st</sup> 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.



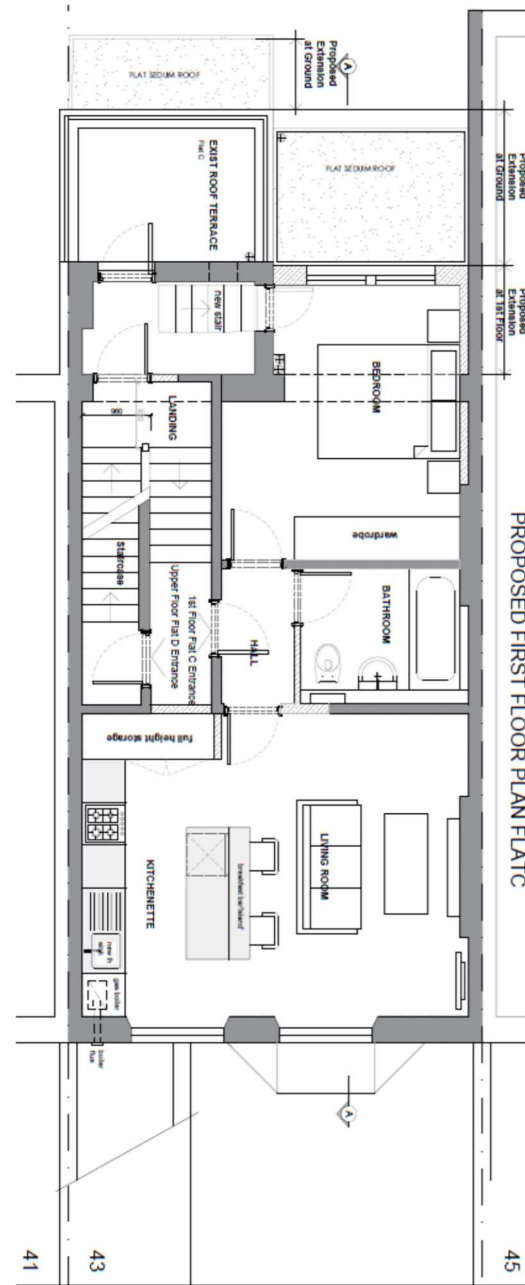
Basement Flat 43A Consented Layout



Proposed Ground Floor Flat 43B Layout

## DESIGN & ACCESS STATEMENT:

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



Proposed 1<sup>st</sup> Floor Flat 43C Layout

### 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 will have pre-cast reconstituted Stone copings to match those to the adjoining extensions. The roof finish to flat B roof will be flat roof build up for Sedum green roof system as the consented Basement Flat A & bitumen felt finish to the 1<sup>st</sup> floor extension roof to Flat C.

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

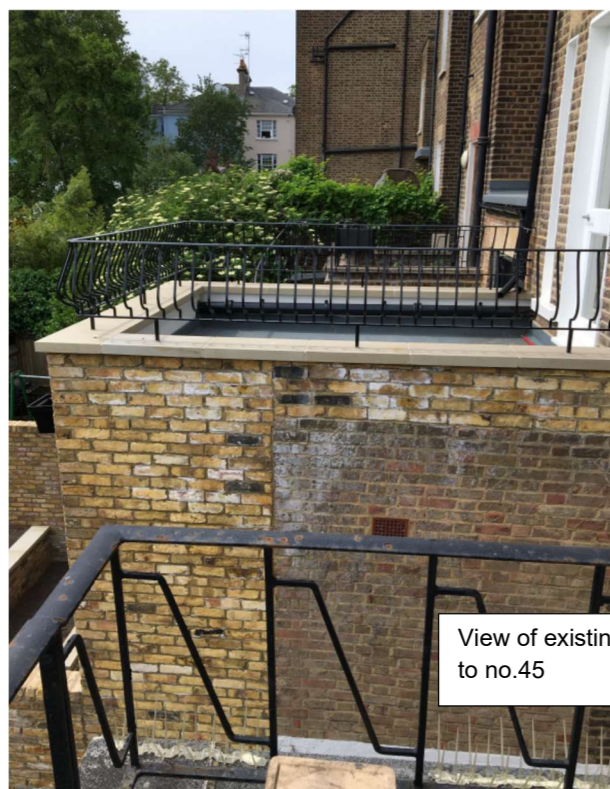
### 4.0 CONSULTATION.

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. The following objections from neighbours have been received;

- 4.1 Daylighting impact from the proposed annex extension to flat B has been also raised by the owners of no.41. The impact has been examined on the existing basement to 1<sup>st</sup> floor double height window & the side windows to the annex wing of no. 41 which shows that the present shading effect from the existing annex to no.43 masks any effect from the proposed extension. See drawings in Appendix 2 of this report.
- 4.2 The proposed 2<sup>nd</sup> floor balcony was objected to by the Primrose Hill Conservation Area Advisory Committee & from further examination of the neighbouring precedents has been omitted & a lower flat roof to the 1<sup>st</sup> floor extension to flat C without railings has been substituted to match that of the existing roof to the 1<sup>st</sup> floor infill extension to no.41. See context elevations below.



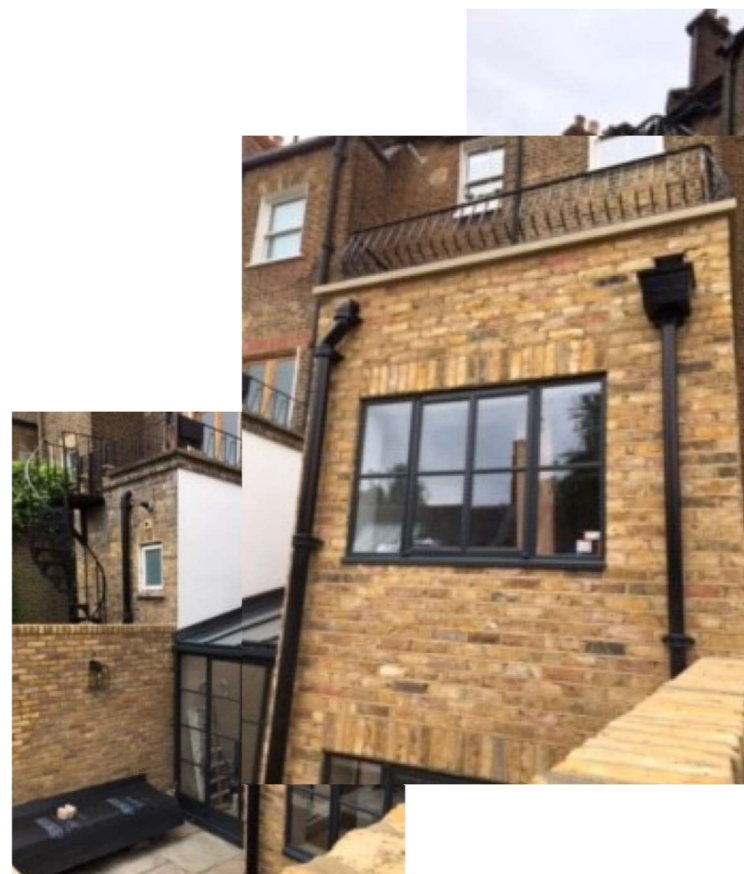
4.3 EXISTING REAR ELEVATIONS TO NOS 41, 43 & 45 Fitzroy Road



Existing flat roof to infill extension to no.41



View of existing terrace to no.41 from no.43



Rear elevation of no.43 showing terrace extension & basement conservatory



EXISTING CONTEXT REAR ELEVATIONS



4.3 PROPOSED REAR ELEVATIONS TO NOS 41, 43 & 45 Fitzroy Road

1<sup>st</sup> Floor Proposed Extension to no.45 based on planning consent of 2019/4080/P Granted 12-09-2019

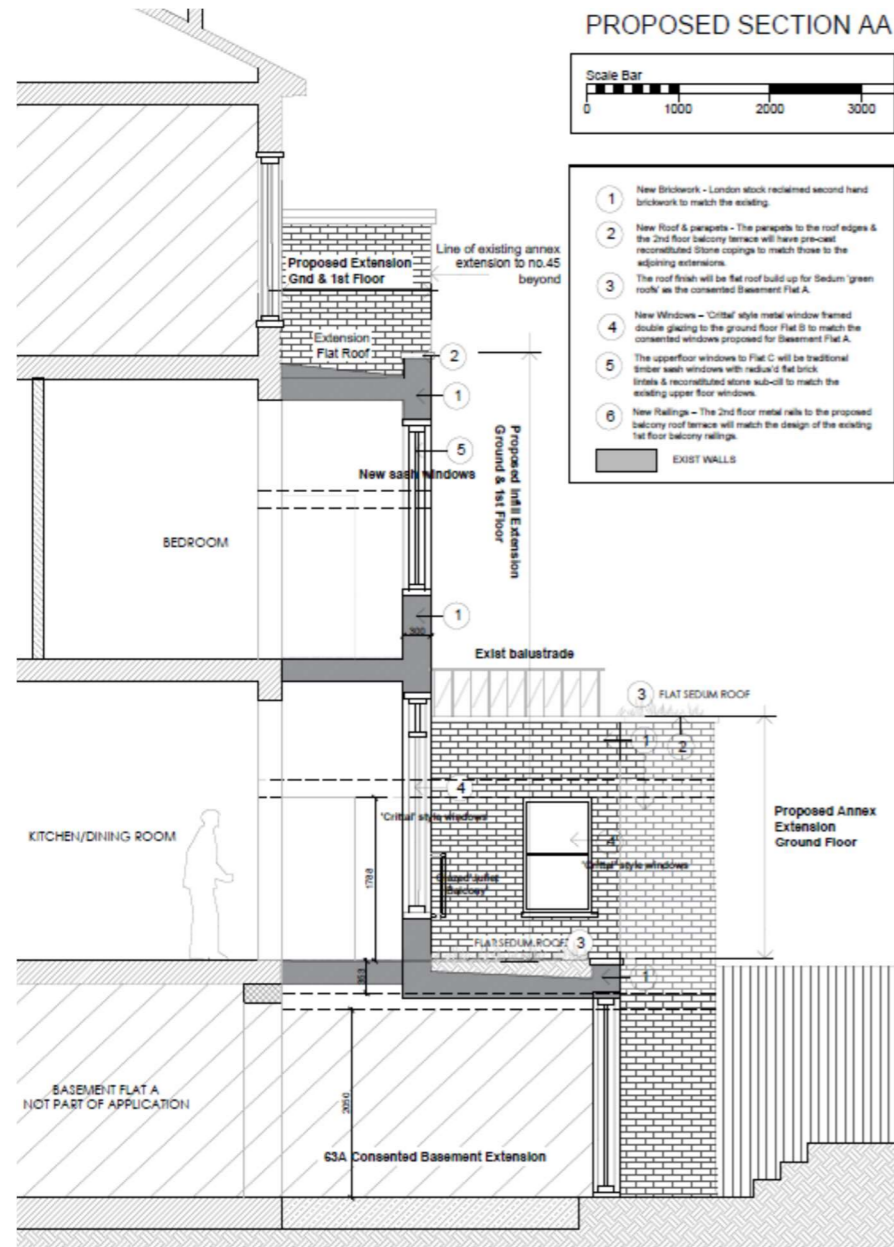


New roof to proposed extension to no.43 similar to existing flat roof parapet to infill extension to no.41



PROPOSED CONTEXT REAR ELEVATIONS

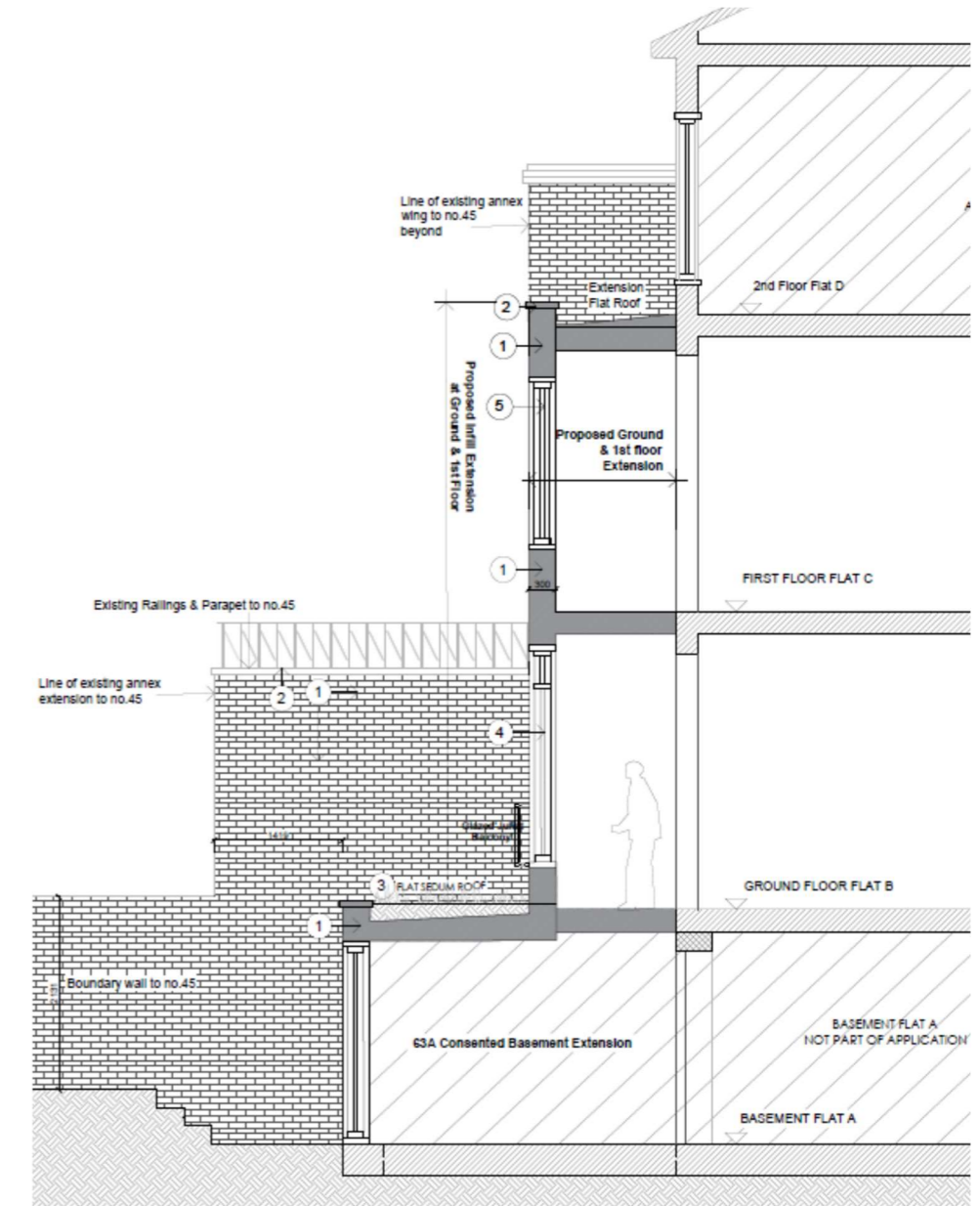
PROPOSED REAR ELEVATIONS & SECTIONS AA & BB



Proposed Cross Section AA through new extensions towards no.41



Proposed Rear Elevation



Proposed Cross Section BB towards party wall to no.45

**5.0 QUANTUM OF DEVELOPMENT**

The additional area of the proposed extension to **Flat B is 6.90 sqm** giving a gross internal area of **55.90 sqm** & the proposed extension to **Flat C is 4.23 sqm** giving a gross internal area of **46.28 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 1 for the Flood Risk Assessment.

**9.0 CONCLUSION**

The proposal complies with the local design directives being well designed & of high quality in detailing & improving the present rear elevations in compliance with the local conservation area design guidelines. The proposals do not impact the neighbouring properties existing daylighting or privacy from overlooking. The choice of materials matches those used on the property & of the local & immediate environment.

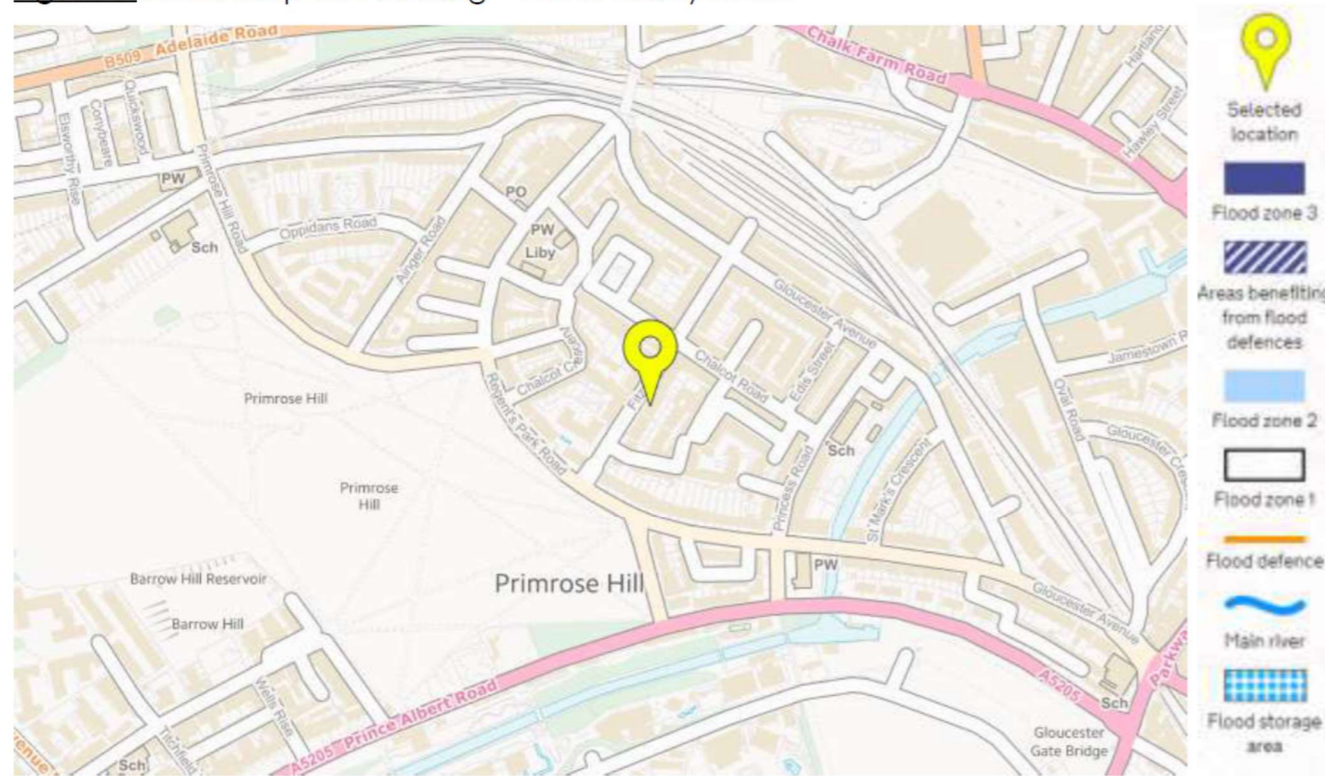


APPENDIX 1.

Flood Risk Assessment.

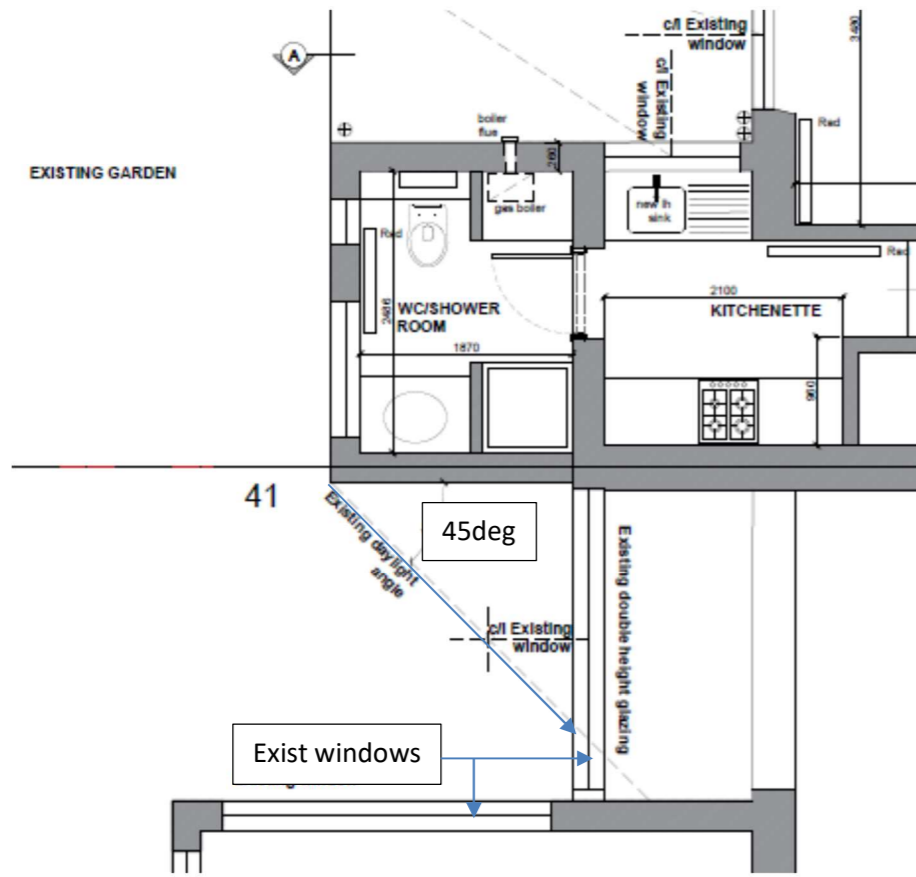
No.43 Fitzroy Road is located within Zone 1 and is therefore not at risk of flooding. See Figure 1 map extract.

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

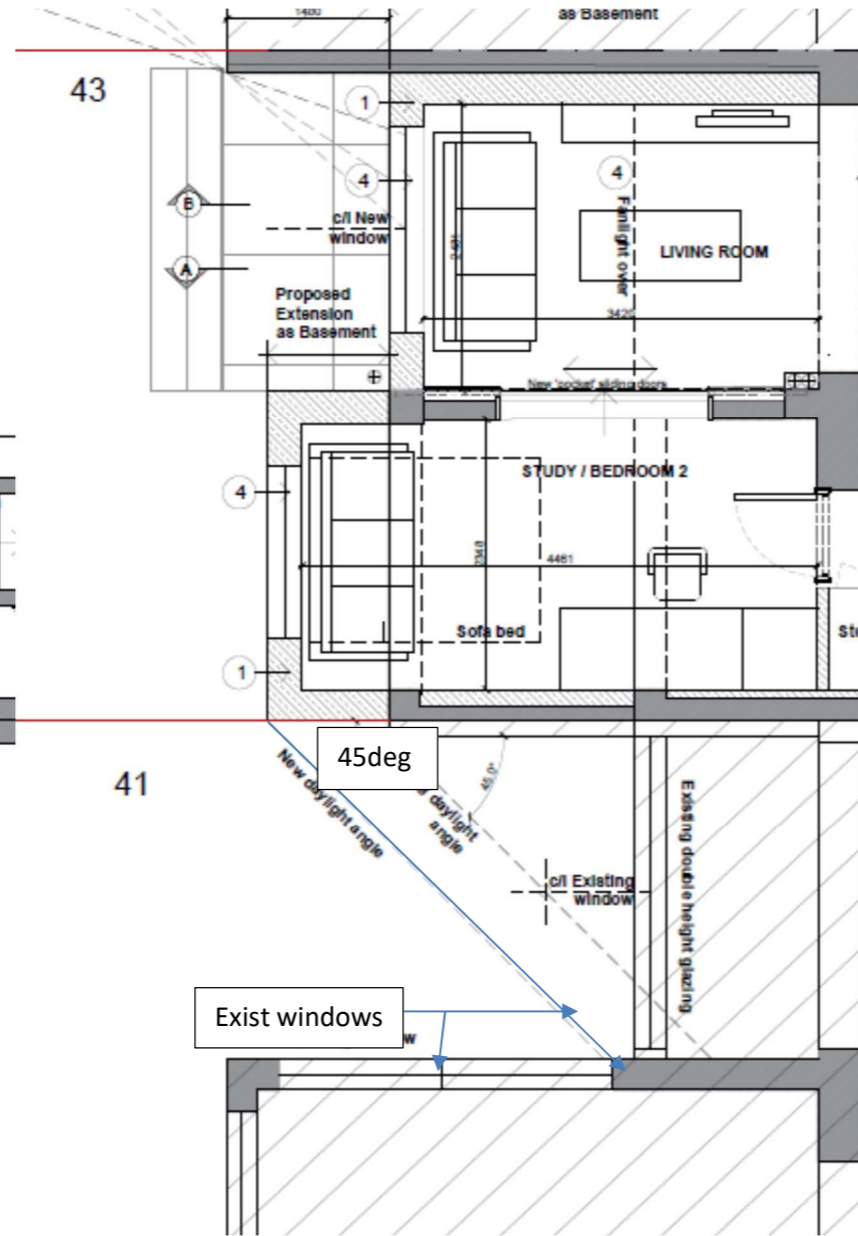


APPENDIX 2

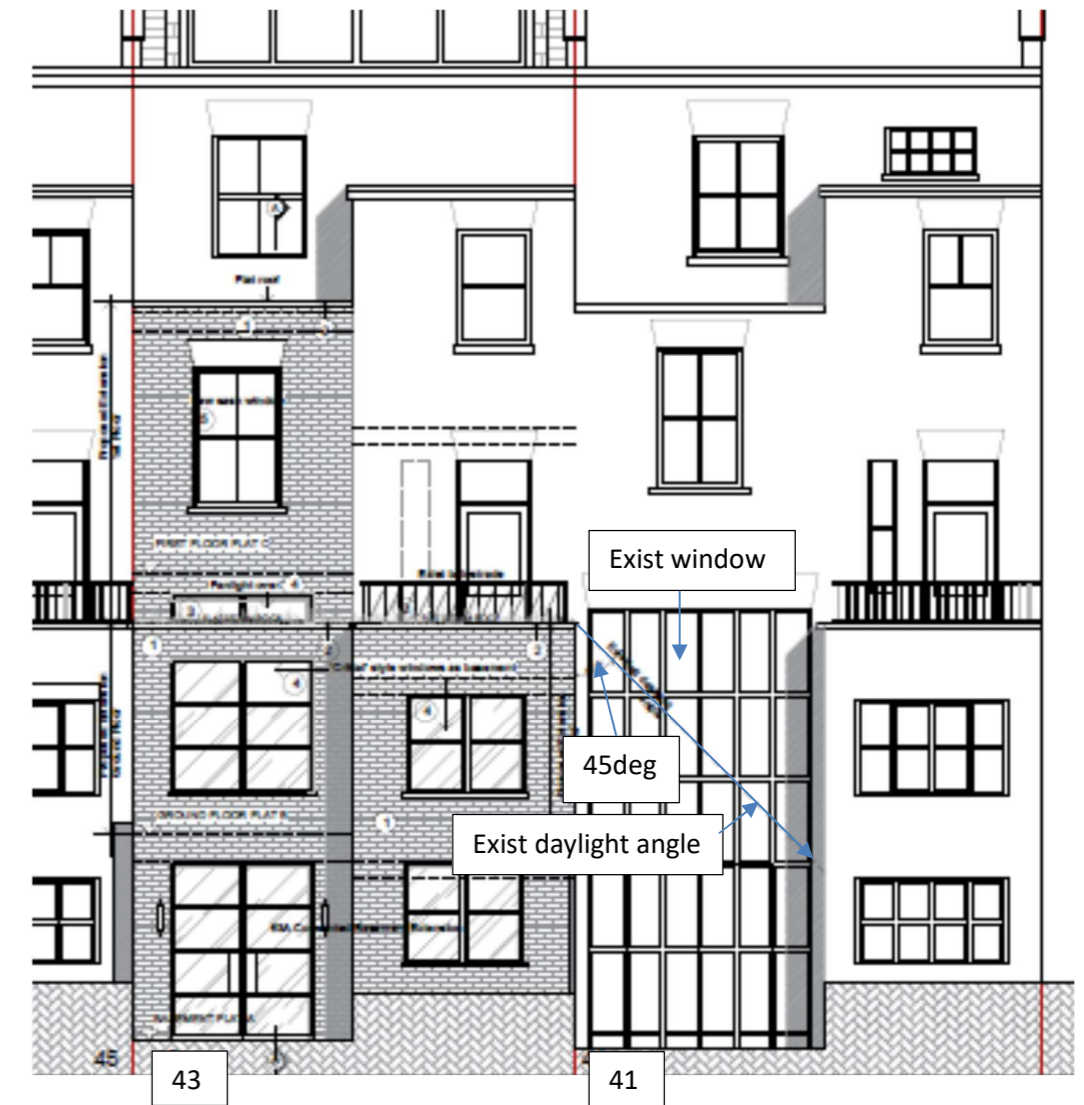
Daylighting impact on no.41.



EXISTING GROUND FLOOR PLAN



PROPOSED FLOOR PLAN



PROPOSED REAR ELEVATION