

HERITAGE STATEMENT

DESIGN & ACCESS STATEMENT

FLAT A 39 FITZROY ROAD
LONDON NW1 8TP



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HERITAGE STATEMENT

PRIMROSE HILL CONSERVATION AREA

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area “is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space”.

The central area of the conservation area is dominated by long terraces of mid 19th century houses that are set back from the pavement with small lightwells and railings to basement areas.

At the southern end of Fitzroy Road there are a number of terrace houses that were built in the late 19th century. These properties have distinctive architectural features to the front elevation including shallow pitched roofs with overhanging eaves, prominent chimney stacks, deeply recessed front doors, and bay windows at ground and basement levels with Italianate column details. Also distinctive to the properties on the east side of Fitzroy Road are large lightwells with decorative ironwork and low front boundary walls surmounted with an ornamental metal spike.

The small allyway right hand side of 39 Fitzroy road leads to Grade II listed Primrose Hill Artists' studios, built in mid 19th century by builder Alfred Healey. These are listed as an early, attractive and well preserved example of speculatively built artists' studio house. There is an arched signed between the two ends of terrace houses sign posting the studios.

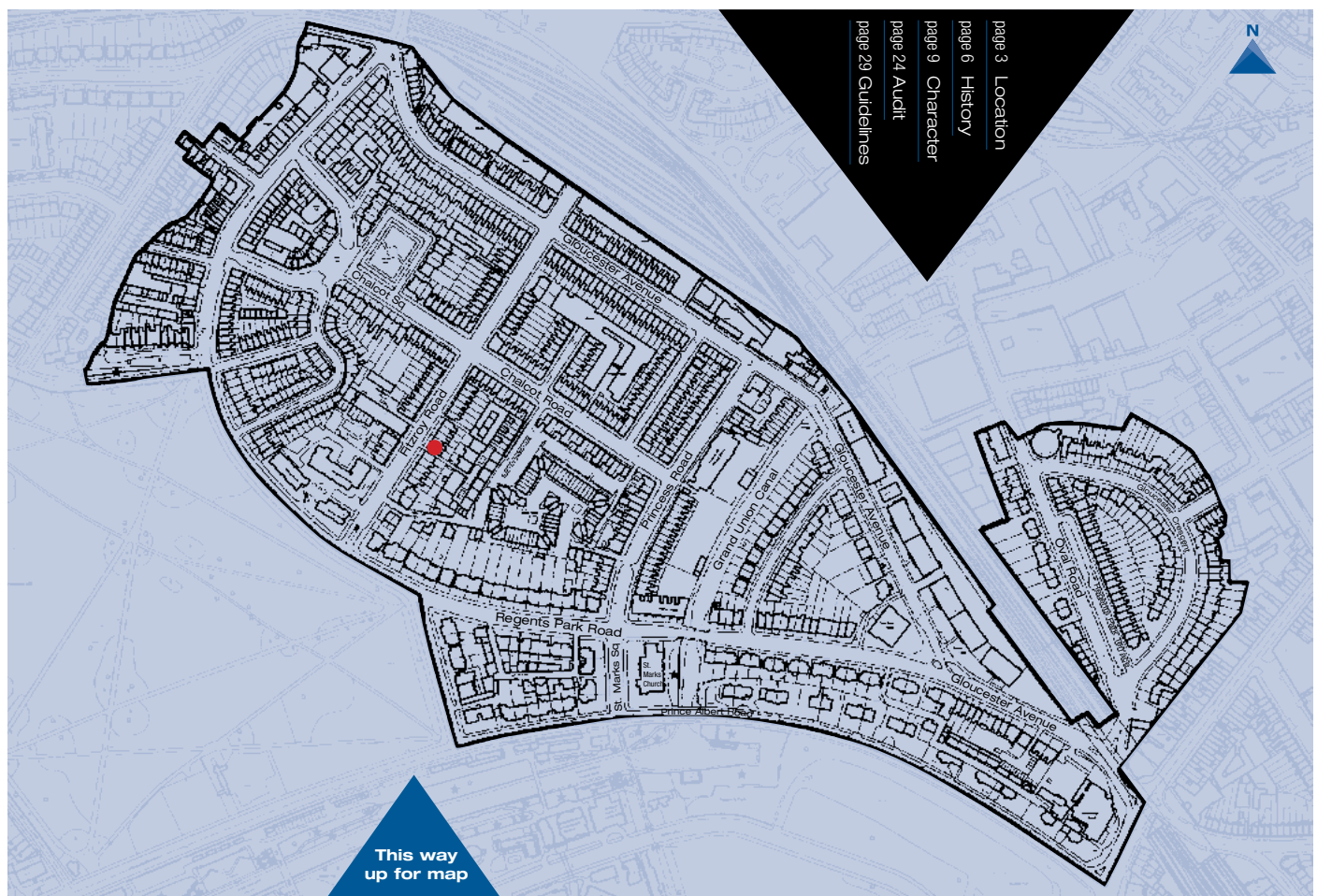


fig. 2. Map of the Primrose Hill Conservation area from the Conservation Area Statement document. Position of 39 Fitzroy Road is indicated in red



fig. 3, 4, 5 views showing 39 Fitzroy Road with the signage to Primrose Hill Studios and alleyway leading to them



fig. 6 & 7 views showing Primrose Hill Studios



fig. 8 view from Primrose Hill Studios towards Fitzroy Road

DESIGN & ACCESS STATEMENT

1. INTRODUCTION

39 Fitzroy Road is a three-storey Victorian end of terraced house with a lower-ground floor, located on the south side of Fitzroy Road and within the Primrose Hill Conservation Area.

This application refers only to Flat A on the lower-ground floor. Our proposal is to add a single storey extension to the rear garden to relocate the existing kitchen from a restricted ceiling height space in a vault at the front of the house and to create a more usable second bedroom/home study.

The proposal also includes a new roof light above the extension and landscaping of the rear garden by adding an outdoor patio seating.



fig. 1. Site Location

2. LOCATION

39 Fitzroy Road is a three-storey terraced house with a lower-ground floor, located on Fitzroy Road and within the Primrose Hill Conservation Area.

No.39 is an end of terrace of a group of ten houses (nos. 31-49) that present a similar appearance, situated in the southern part of Fitzroy Road. Their principal elevation is flat fronted, with bow windows on ground and lower-ground floors and with pitched roofs. To the rear elevation, these houses present 3 storey extensions with protruding terraces on ground floor level. The rear extensions occupy half of the rear elevation of each house, which for no. 39 is on the left side.

Several houses show loft extensions, lower-ground extensions and conservatories. This later additions results in an uneven and irregular, diversified appearance at the rear.



fig. 2. Aerial view showing the terrace of houses nos. 19-49 Fitzroy Road



fig. 3. Aerial view showing the rear of the terrace of houses nos. 19-49 Fitzroy Road

3. PROPOSAL

Our proposal is to renovate and reconfigure the internal spaces of the lower ground level of 39A Fitzroy Road. The upper floors will remain untouched. The existing lower ground floor is a separate flat with sole access to the rear garden. It has an uninhabitable kitchen under the vault beneath the ground floor stairs and a restricted height second bedroom.

The proposal is to extend the lower ground floor at the rear to accommodate an open plan kitchen/dining and living space with direct access to the garden. The proposed single storey extension will provide a new living room space with a roof light to bring natural light. The restricted ceiling space under the vault at the front of the house will be used as utility.

The existing second bedroom does not function well because of its small size and restricted ceiling height. The new proposal places the second bedroom partially within the extension and creates a flexible space that can be adapted as a working from home study.

The circulation will be improved and the garden will be landscaped to create a more inviting outdoor space. Access to the garden is through a pair of sliding doors, and together with a rooflight will help light and air to flow in. The window in bedroom two will be enlarged and will present an openable window and a fixed panel to match.

The proposal will have slimline aluminium framed sliding doors to the living space and aluminium framed windows to the second bedroom. The proposed rooflight is angled away from the upper flat window to avoid overlooking and reduce light emission. The roof of the extension will include a small sedum roof to increase biodiversity and to provide a pleasant outlook from the upper flat window.

Overall the proposal aims to create a more coherent design, improve the internal circulation and maximise the internal space to improve the usability and liveability of the flat.

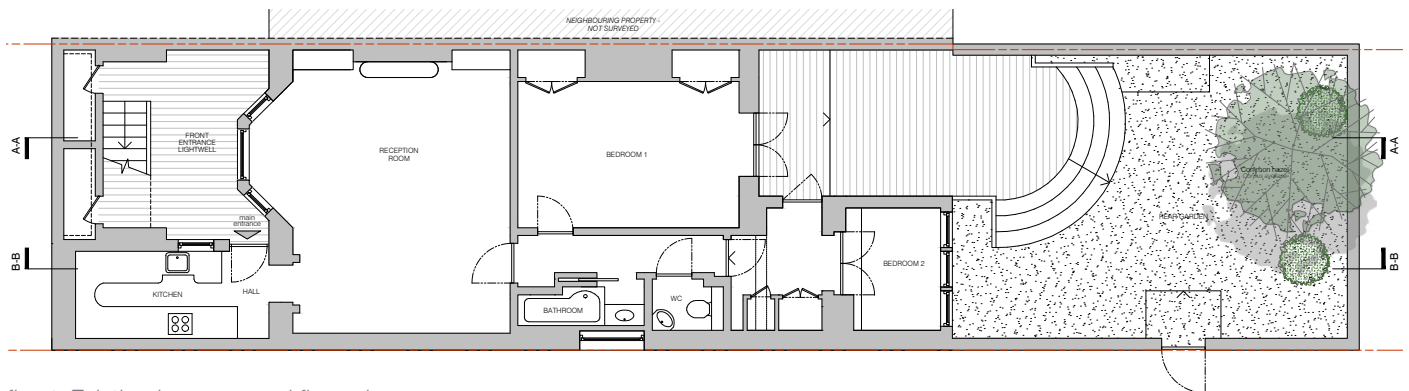


fig. 4. Existing lower ground floor plan

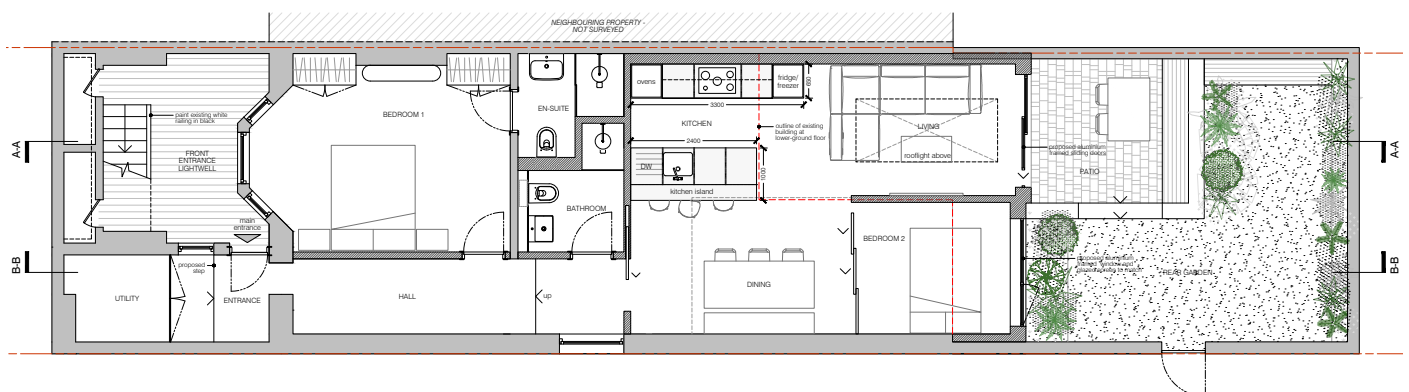


fig. 5. Proposed lower-ground floor plan

4. EXISTING PHOTOGRAPHS



fig.7. Front view



fig.8. Lower ground stairs



fig.9. Flat 39A entrance



fig.10. Existing kitchen under vault



fig.11. Existing reception room fireplace



fig.12. Reception room bay window



fig.13. view to second bedroom

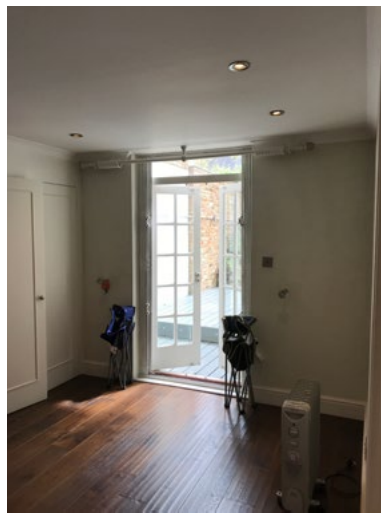


fig.14. view to existing master bedroom and access to the garden



fig.15. Existing doors to garden



fig.16. Rear view



fig.17. Rear garden



fig.18. Rear garden view to side door from the garden



fig.19. Garden view showing the second bedroom window covered by ivy



fig.20. external view showing the window from the alleyway



fig.21. external view showing the side door from the alleyway

5. MATERIALS

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions and the types of materials used.

The exterior of the extension will use volcanic ash glazed *ExCinere* porcelain tiles. Both the proportions of the tiles and the colour will complement the existing London stock bricks of the rear elevation. Their varying tones are familiar and natural with the surrounding gardens and Primrose Hill park. They present a slight glazed effect and texture, and reflect the surrounding in a subtle way.

The extension is comprised of two volumes; dominant and subservient. Each has a different but complimenting colour range to enhance the distinction with verdigris range in four earth-green tones on the larger projecting volume and the terra range in darker four earth tones on the smaller volume.

Throughout the extension, a limited palette of high quality materials will be used, selected for their robustness subtlety and ability to complement the character and appearance of the existing building and surrounding structures. The proposed dark aluminium frame glazing creates a positive dialogue with the traditional forms and its lightness in profile means that it does not impose itself on the existing traditional building.

We have revised the proposed drawings to reduce the overall size of the roof light. The proposed roof will be a sedum roof and it will compensate the partial loss of the garden space as well as presenting an attractive outlook.

We have also reduced the size of the patio area in the garden to increase the planted area and we are specifying permeable paving to help with surface water. The rear garden will be planted so that there is more planting than currently existing and also to use rainwater harvesting to provide water for the garden.

Overall the proposal aims to create a more coherent design; maximizing the existing space and with the help of the extension meet the demands of the occupants. The proposal will increase both usability and the flat's liveability for the future as well as protecting it from future dilapidation.

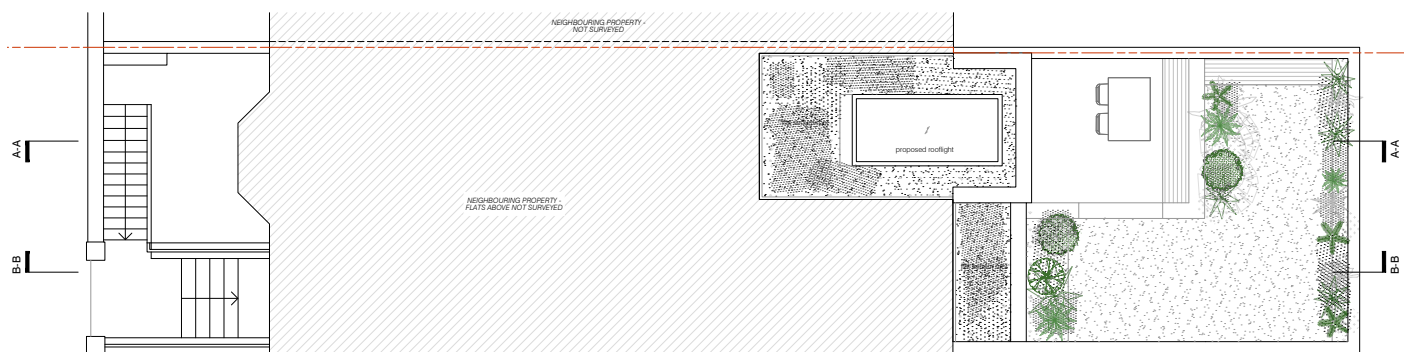


fig.22. Proposed roof plan



fig.23. Proposed rear elevation

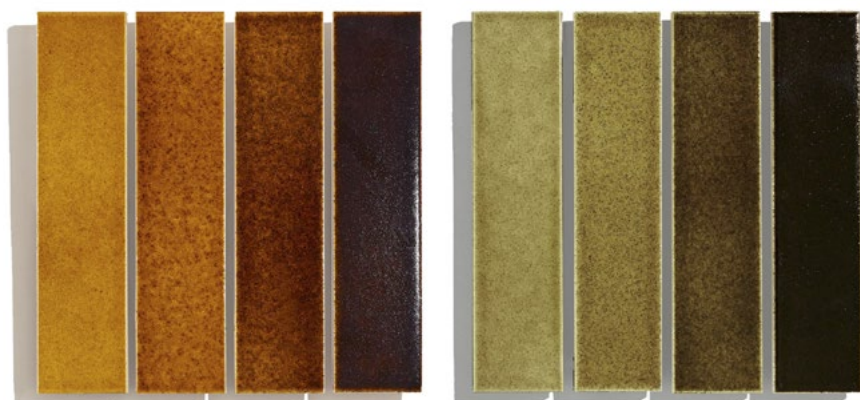


fig.24. *ExCinere* hand-glazed porcelain tiles

6. ACCESSIBILITY

Access to the house is unchanged from the existing building but the additional space will make a better access to the garden from the house.

7. SUSTAINABILITY

Sustainability is an important aspect of this application and we want to take this opportunity to adapt this flat for future use but in a way that does not change the appearance of the house.

We aim to employ the following sustainable elements:

- Super insulation of the new extension
- Use glazing with high thermal performance whilst maximising daylight within the extension
- Use low energy lighting solutions
- Sedum roof
- permeable paving
- rainwater harvesting

8. CONCLUSION

As experienced conservation architects with a strong background dealing with historic sites, we understand the importance of preserving the character of existing structures and maintaining the architectural continuity of streetscapes. Our proposal at 39 Fitzroy Road intends to retain the appearance of the property allowing necessary adaptation whilst complementing the existing architectural forms. The proposals have been carefully considered to ensure they do not negatively impact or alter any historical features. As such we believe it satisfies the planning philosophy of the Primrose Hill Conservation Area and consequently, we hope it will be looked upon favourably.