

15 Fitzroy Road, London, NW1 8TU
Design + Access Statement
08/07/22

Site and Location

1.0 Introduction

This application seeks planning consent for a rear extension for a residential property at 15 Fitzroy Road. Approval is sought for the demolition and erection of a new rear extension & lowering of the existing basement level by up to 700mm

2.0 Site

The site lies within the Primrose Hill Conservation Area, London Borough of Camden Conservation Area No.5. The general character of the immediate area is residential. Most of the buildings are terraced properties of three storeys with some over four storeys, though many have basement accommodation.

3.0 Planning history

January 1969 - H10/12/6/6474: The erection of extension at the rear of 15 Fitzroy Road, at first and second floor.

June 2021 - 2021/3071/P: Erection of single storey outbuilding in the rear garden with green roof.

May 2022 - 2022/0578/PRE Erection of double story rear extension, roof mansard and lightwell alteration

Relevant neighbouring applications:

17 Fitzroy Road

March 2021 - PEX0100194 - GRANTED

The erection of a rear extension at lower ground and ground floor levels, involving upgrading the existing conservatory, terrace and steps altering the fenestration and an infill extension in the front basement area.

9 Fitzroy Road

March 2010 - 2010/0031/P - GRANTED

Lowering of the basement floor and alterations to glazing at basement and ground floor levels including the installation of a roof light over the solid ground floor extension to the rear of a single family dwelling (Class C3).

19-36 Fitzroy Road

December 2009 - 2009/5151/P - GRANTED

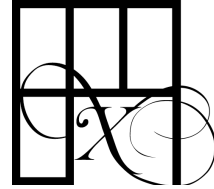
Additions and alterations to include the erection of mansard roof extensions to dwellings and flats at 19 to 29 Fitzroy Road and 26 to 36 Fitzroy Road (Class C3)

17 Fitzroy Road

June 2021 - 2021/1724/P - APPEAL

Louise Davies Box 9 Design Ltd mobile +44 7801700066 email lou@box-9.co.uk

Registered company address: College Farm, Horsted Pond Lane, Little Horsted, TN225TJ VAT Number: GB 102 7886 16



Erection of a mansard roof extension with external alterations comprising raising the height of the parapet walls and chimneys.

4.0 Planning policy

Camden Local Plan (2017)

Amenity Planning Guidance (January 2021)

Basements Planning Guidance (January 2021)

Home Improvements Planning Guidance (January 2021)

Supplementary Planning Documents relevant to the application: Primrose Hill Conservation Area Statement

5.0 Heritage statement

The site lies within the Primrose Hill Conservation Area, London Borough of Camden Conservation Area No.5.

Designated in 1971 the Primrose Hill Conservation Area has experienced much change since the land was first developed in the 1840s.

Many properties have been developed with rear extensions. In the past decades most of properties on this portion of the street (From n^o5 to n^o 17) have built new contemporary extensions adjacent to the existing single storey extensions running across the full width of the property. N^o15 is currently the only house remaining with the existing rear extension. A new double storey rear infill extension is proposed to continue this rear façade rhythm.

6.0 Basement Impact Assessment

A Basement Impact Assessment proportionate to the scale of excavations works is being prepared by a qualified structural engineer, with a Flood Risk Assessment and Geotechnical site investigations.

8.0 Client brief

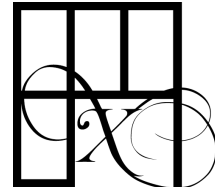
The client wishes to do a low energy refurbishment and extension of an early Victorian house in an elegant style.

9.0 Existing

15 Fitzroy Road was built in the context of a residential development that erected various identical buildings to host terraced houses.

The internal layout consists of four storeys connected by a single staircase from which the outrigger is served.

An existing rear extension is currently used for utilitarian spaces such as kitchen or laundry spaces. The rear outrigger construction is of poor quality, that has damp and structural issues no longer fit for modern living standards.



10.0 Proposals

Extension and internal adjustments to kitchen and bathrooms with reinstatement of original features and double storey, rear infill extension. The following proposals are indicated on the submitted drawings & the illustration below.



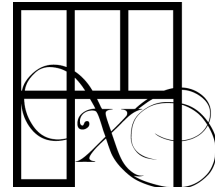
Box 9 Design Ltd
15 Fikerry
Rear extension
22/08/2020



Proposed rear outrigger & infill



Existing rear elevation pattern



1. Rear Extension

Demolition and reconstruction of the existing rear brick outrigger with a new infill extension which is set back from the existing outrigger. The new rear extension aligns with the same parapet level as the neighbouring extensions. The proposed new extension seeks to infill the only remaining property without a full width rear extension.

Following pre app feedback the new proposal seeks to maintain & respect the rhythm of lighter weight infill extensions reading distinctly between the existing outriggers. Our proposal does this with a material change between outrigger (brick) and infill (timber framed glazing) and by contrasting a more solid, historical, outrigger style with a lighter, highly glazed infill style. The rear extension will be rebuilt using modern insulation standards, with reclaimed London stock brick to match the main rear elevation and with 2 traditional sash windows (1 on each level) of unified proportions sympathetic to the fenestration style of the main house. The revised brick outrigger design respects the historic proportions of solid brickwork with single openings on each floor. The infill will be built with full width, lightweight, timber framed, very large window openings, which are set back from the existing brick extension and finished above with a pale render to create a contemporary contrast. The infill set back allows the historic outrigger to read clearly and differently to the new infill. The higher quality original London stock brick on the outrigger & the more elegant, lightweight proportions of the infill will both have a positive impact on the rear elevation of this house and contribute positively to the pattern of the rear elevations of this street.

2. Lowered Lower Ground Floor Level

To improve the quality of space and the amount of natural light within the property, the proposal seeks to lower the finished floor level by up to a max depth of 700mm.

The client wishes to contribute positively to the area by introducing low energy and sustainable solutions wherever possible. The proposed design will contribute to the ecology of the site by adding a green roof to the infill extension, replacing what is currently a paved courtyard with green space. Additional trees, a natural lawn and substantial border planting will be added to the landscaping to aid water absorption and increase biodiversity on the site. The house refurbishment will be highly insulated, the energy supplied using an Air Source Heat Pump and a new MVHR system will be integrated throughout the house. The proposal will greatly contribute to the ecology of the site, will require considerably less energy to run and will positively enhance the appearance of the rear bringing it back in harmony with the rest of the streetscape.