

DF__DC

187_HAW 2022.09 DESIGN AND ACCESS STATEMENT

3 FITZROY RD, NW1 8TU

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INTRODUCTION

DF_DC have been instructed to prepare and submit proposals for creating a small extension to the rear of the house at 3 Fitzroy Road, having been previously involved in the internal refurbishment. The following document describes the nature of the proposal, design considerations and material definition, complementing the drawing package.



_Rear facade of no.03 Fitzroy Rd

THE SITE

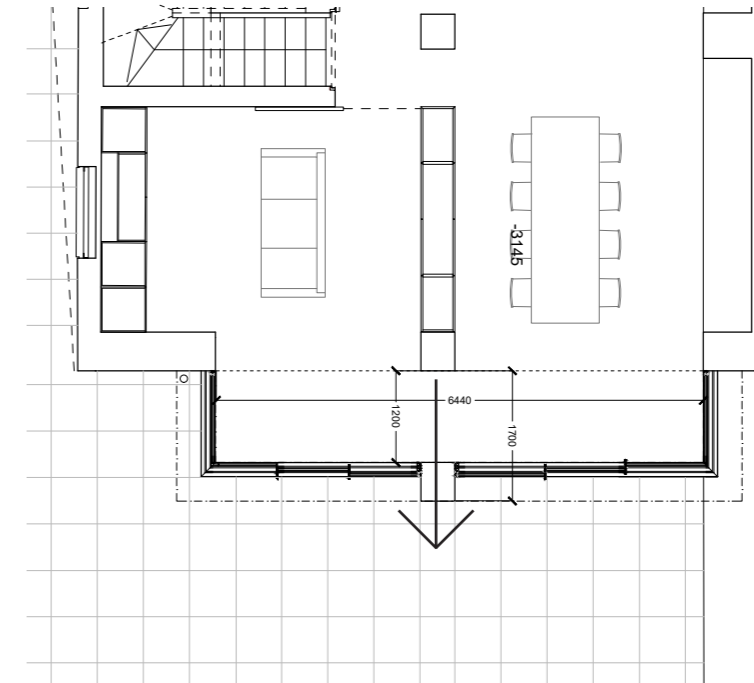
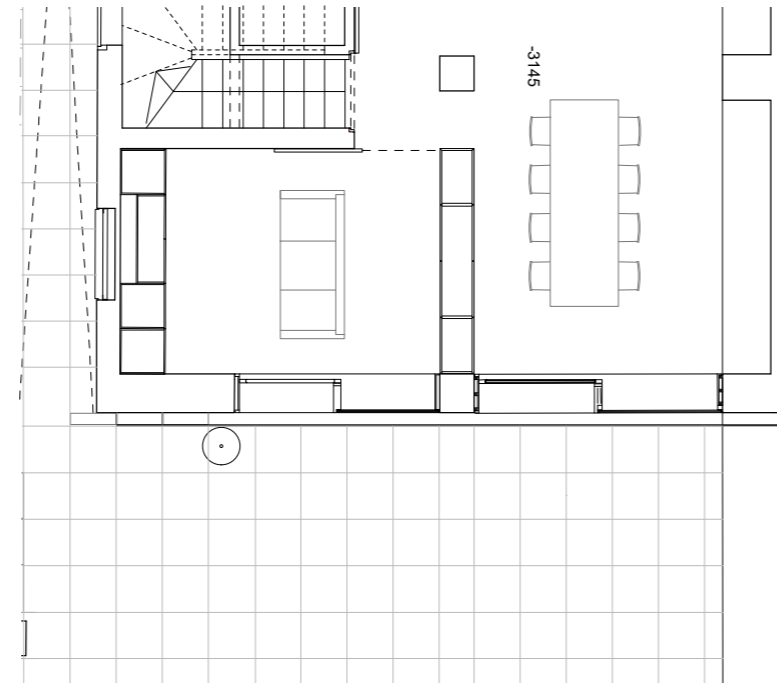


DESIGN PROPOSAL

The proposal replicates the existing T-shaped concrete frame, 1.7m off the rear line of the house. The garden is an important asset to the house and consequently, the aim is for a shallow extension that provides valuable – yet reduced – additional internal space while preserving the proportion of the garden as much as possible.

The in-situ concrete structure is complemented by aluminium slim-frame sliding doors to front and side, creating a modest but important new southwestern aspect to the lower ground floor. Heightwise, the extension adheres to the existing datum of the T-shaped structure. The roof will be planted with a proprietary sedum system.

Access to the house is not changed from the existing condition, as the proposal exclusively relates to the rear of the property.



_existing rear facade



_proposed rear facade

MATERIAL PALETTE



From top left
_smooth faces polished insitu concrete
_thin frame aluminium windows
_sedum roof