

## **DESIGN AND ACCESS STATEMENT**

Date: 27.09.2022

Property: 37 Fitzroy Road, London NW1 8TP

### **Introduction**

This application is for works to 37 Fitzroy Road, London - a single family dwelling house in a terrace within the Primrose Hill Conservation Area.

This statement sets out proposals for the enlargement of an existing window opening on the rear façade to replace with a metal-framed window on the ground floor and replacing rear dormer windows to the rear within existing openings with metal-framed windows.

### **Amount**

The proposals relate to changes to the external elevations, relating to the enlargement of a window opening and replacement of existing windows.

No additional floor space or change of use is proposed.

### **Layout**

The proposal retains the existing external layout of the site, and building form.

Internally the room layouts are to remain the same.

The proposed internal and external works have no impact on the existing GIA.

### **Scale**

The proposals do not alter the scale of the existing building.

### **Landscape**

There are no proposed landscaping works in association with this application.

## **Appearance**

On the lower ground floor we propose to replace the timber sash windows on the rear brick extension with a larger picture window with metal frames, which will be more similar in style to the adjacent glazed extension.

For the rear dormer extension we propose to have metal-framed glazing within the same opening.

## **Access**

The site is accessed off Fitzroy Road. No alterations are proposed to the existing access.

## **Design Considerations**

Our proposals are in line with other developments within the neighbourhood.

On the proposed rear extension for the adjacent Basement Flat at 39 Fitzroy Road (planning ref: 2021/4220/P) there is a similarly proportioned metal-framed window, which has been approved.

At 41 Fitzroy Road there is also metal framed glazing to their proposed rear dormer extension (planning ref: 2020/2454/P).