

# BOURLET CLOSE

FITZROVIA • W1





## Description

An excellent opportunity to acquire an un-modernised freehold house situated at the end of a quiet and charming Close in Prime Fitzrovia within a 3 minute walk to Mayfair.

The property benefits from a substantial planning consent to create a (c. 2,213 sq.ft) three bedroom family home with good natural light, high ceilings, private parking and cinema.

17/06046/FULL:

Demolition of existing mansard roof, and erection of new second floor and new mansard roof with rear roof terrace, excavation of new basement level, replacement windows and garage doors to front elevation and new windows to rear elevation and associated works; all to extend and alter dwelling house (Class C3).

Nearby transport links include Oxford Circus (Central, Bakerloo and Victoria lines) and Bond Street (Central and Jubilee lines) underground stations.

In December 2018, the Crossrail Elizabeth line Bond Street station will open using the Jubilee, Central and Elizabeth lines.

## Terms

**Tenure:** Freehold

**Local Authority:** City of Westminster









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6. The dimensions shown on this drawing have been based on the measurements provided by an independent survey company.

REVISIONS

Rev.	Date	Description	Drawn	Chk
P4	06.06.17	REVISED FOLLOWING ADVICE FROM PRC APPLICATION	VC	WG
P9	06.06.17	REVISED FOLLOWING ADVICE FROM PLANNERS	VC	WG
PC	06.06.17	REVISED FOLLOWING ADVICE FROM PLANNERS FOR CLIENT MEETING	VC	WG
P1	06.06.17	PLANNING PRC APPLICATION	VC	WG



PLANNING

<b>GAWOR</b> ARCHITECTS			
PROJECT: 5 BOURLET CLOSE			
DRAWING TITLE: PROPOSED FRONT ELEVATION			
SITE: MAR 17	DRWNS: VC	SCALE: 1:50 @ A3	
ROLL NO: 337	SHEET: (06)	DRAWING NO: 260	REV: P4

PROPOSED FRONT ELEVATION

Scale: 1:50 @ A3

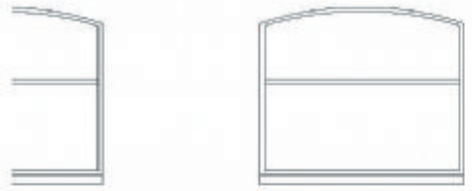
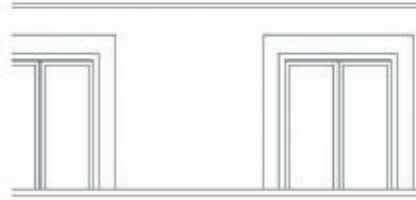
NO 6 BOURLET CLOSE                      NO 5 BOURLET CLOSE                      NO 4 BOURLET CLOSE

**GAWOR ARCHITECTURE & INTERIORS**

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**REVISIONS**

Rev.	Date	Description	Drawn	Chk'd
P4	26.06.17	WINDOW POSITION ADJUSTED IN LINE WITH ADVICE FROM PRG APPLICATION	VC	WG
P5	26.06.17	OPTION WITH TWO CORNER WINDOWS	GL	WG
PC	24.08.17	DRAWINGS REVISED IN LINE WITH PRE-APPLICATION ADVICE RECEIVED	BL	WG
P1	09.03.17	PLANNING PRG APPLICATION	VC	WG



11.715  
Stone coping stone

11.250  
Slate tiles to roof

Lead clad dormer with painted timber casement windows

Frosted glass screen

1.800

8.950  
Brick parapet with stone copings over

8.650

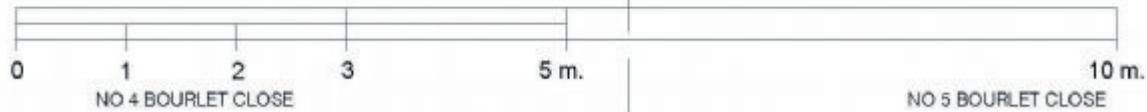
Timber casement window with concrete cill

6.200  
6.950

Timber casement window with concrete cill

3.320  
3.050

Timber casement window with concrete cill



**PROPOSED BACK ELEVATION**

Scale: 1:50 @ A3

**PLANNING**

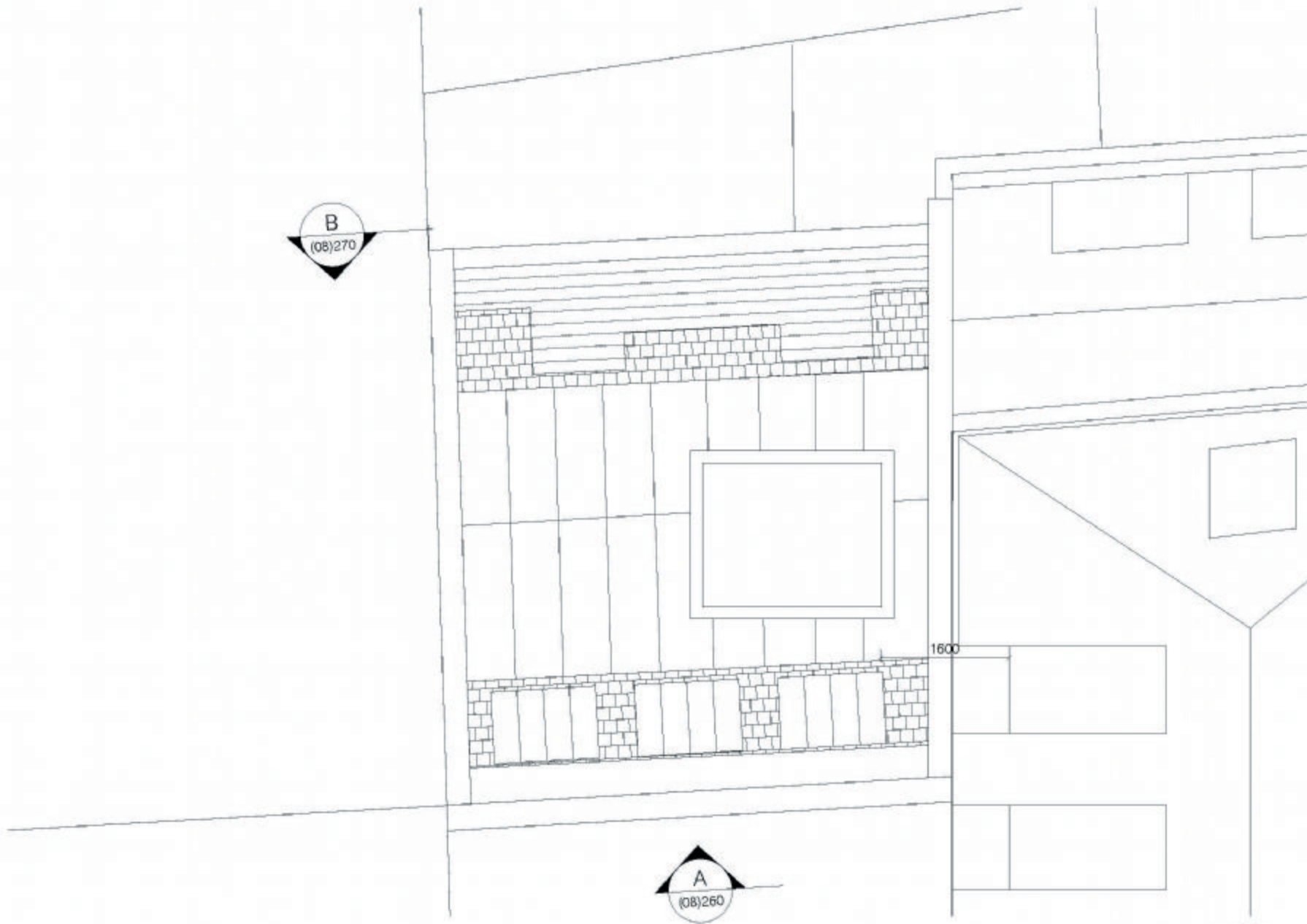
<b>GAWOR</b> <small>ARCHITECTS</small>			
PROJECT: <b>5 BOURLET CLOSE</b>			
DRAWING TITLE: <b>PROPOSED BACK ELEVATION</b>			
SITE: <b>MAR 17</b>	DRONE: <b>VC</b>	SCALE: <b>1:50 @ A3</b>	
ROLL NO: <b>337</b>	SKETCH: <b>(06)</b>	DRAWING NO: <b>270</b>	REV: <b>P4</b>



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**REVISIONS**

Rev.	Date	Description	Drawn	Chk
01	12.08.17	UPDATED DRAWING WITH PRE-APPLICATION NOTICE	VC	WG
02	08.08.17	PLANNING PRE-APPLICATION ADDITIONAL DWD AS REQUESTED	VC	WG

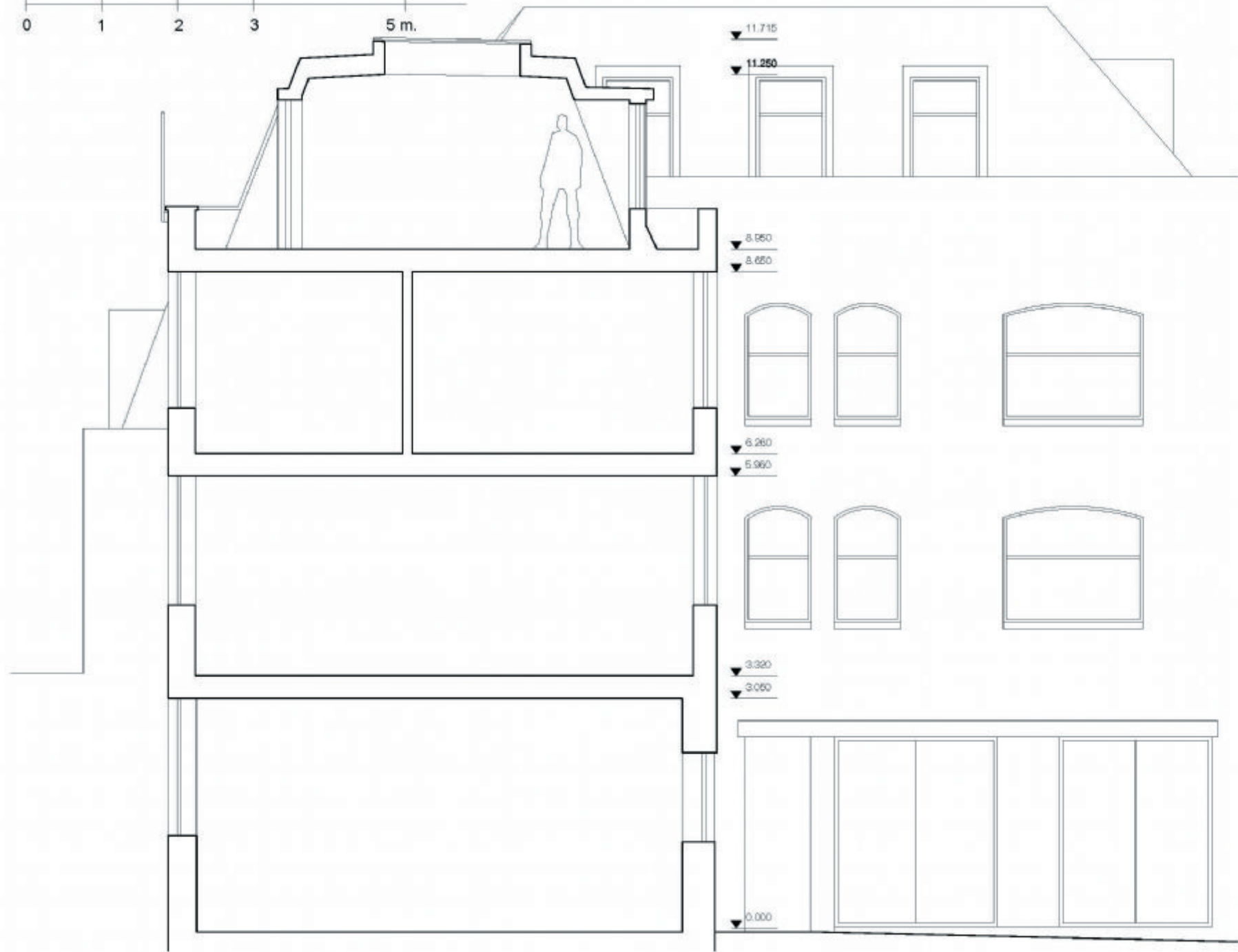
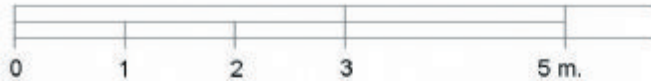


**PLANNING**

**PROPOSED ROOF PLAN**

Scale: 1:50 @ A3

<b>GAWOR</b> <small>ARCHITECTURE</small>			
PROJECT <b>5 BOURLET CLOSE</b>			
DRAWING TITLE <b>PROPOSED ROOF PLAN</b>			
DATE: <b>MAY 17</b>	DRWNR: <b>VC</b>	SCALE: <b>1:50 @ A3</b>	
PROJ. NO: <b>337</b>	SCHEM: <b>(08)</b>	DRAWING NO: <b>260</b>	REV: <b>P2</b>



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**REVISIONS**

Rev.	Date	Description	Drawn	Chk'd
P0	05/06/17	DRAWING REVISED ONLINE WITH PRE APPLICATION ADVICE	VC	WG
P2	25/06/17	DRAWING REVISED ONLINE WITH PRE APPLICATION ADVICE RECEIVED	GL	WG
P1	06/06/17	PLANNING PTC APPLICATION ADDITIONAL DWG AS REQUESTED BY PLANNERS	VC	WG

**PLANNING**

**GAWOR ARCHITECTS**

PROJECT:  
**5 BOURLET CLOSE**

DRAWING TITLE:  
**PROPOSED TYPICAL CROSS SECTION**

SITE: <b>MAY 17</b>	DRAWN: <b>VC</b>	SCALE: <b>1:50 @ A3</b>
ROLL NO: <b>337</b>	SECTOR: <b>(08)</b>	DRAWING NO: <b>290</b>
		REV: <b>P3</b>

**PROPOSED TYPICAL CROSS SECTION**

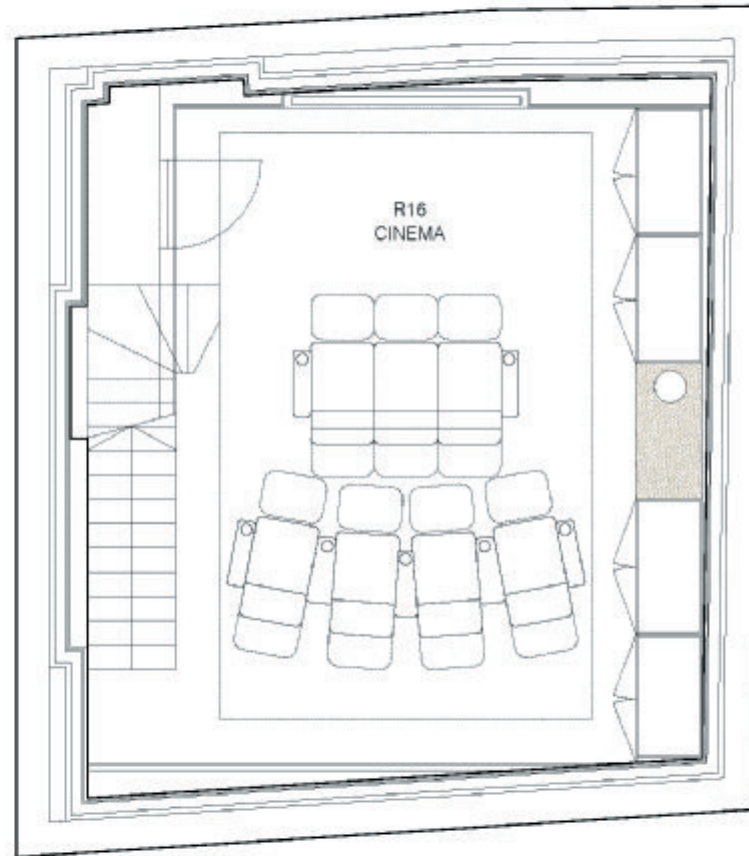
Scale: 1:50 @ A3

**GAWOR ARCHITECTURE & INTERIORS**

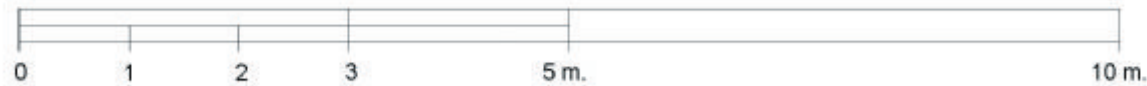
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**REVISIONS**

Rev.	Date	Description	Drawn	Check
00	04/06/17	REVISED TO INCORPORATE ADDITIONAL STRUCTURAL INFORMATION	AGL	WIG
01	04/03/17	PLANNING PRE APPLICATION	VC	WIG



PLANNING



PROPOSED LOWER GROUND FLOOR PLAN



Scale: 1:50 @ A3

GAWOR ARCHITECTURE			
PROJECT: 5 BOURLET CLOSE			
DRAWING TITLE: PROPOSED LOWER GROUND FLOOR PLAN			
DATE: MAR 17	DESIGN: VC	SCALE: 1:50 @ A3	
ROLL NO: 337	EDITION: (08)	DRAWING NO: 240	REV: P2

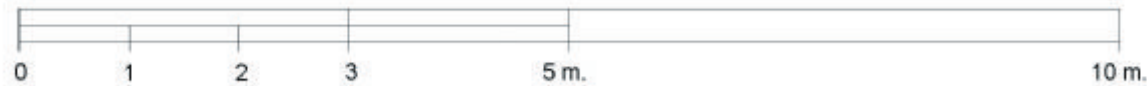
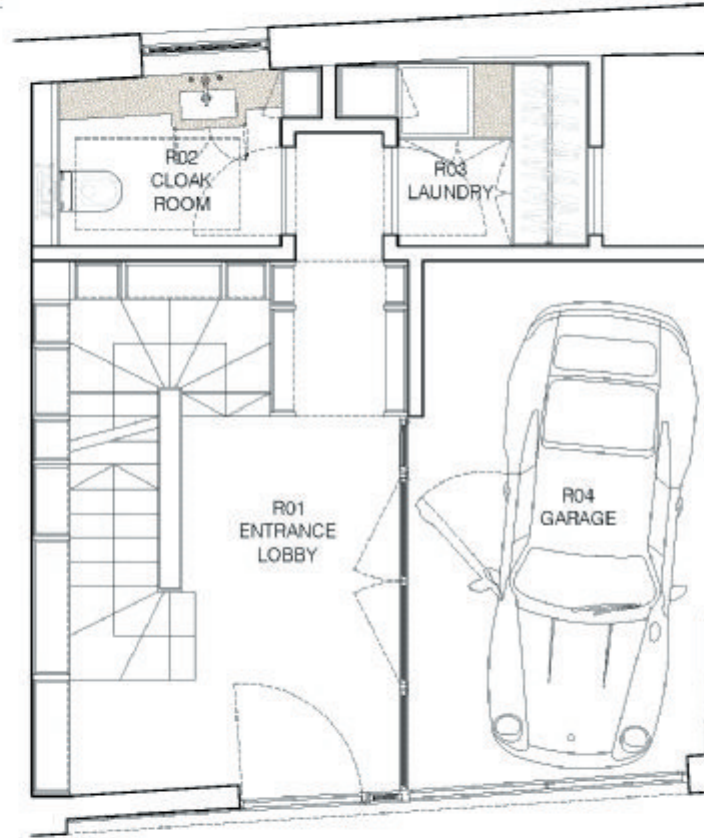


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**REVISIONS**

Rev.	Date	Description	Drawn	Check
P0	08/05/17	REVISED FOLLOWING ADVICE FROM PRC APPLICATION	VC	WG
P0	08/05/17	REVISED FOLLOWING ADVICE FROM PLANNERS	VC	WG
P1	08/08/17	PLANNING PRC APPLICATION	VC	WG



**PLANNING**

**PROPOSED GROUND FLOOR PLAN**

Scale: 1:50 @ A3

<b>GAWOR ARCHITECTURE</b>			
PROJECT: 5 BOURLET CLOSE			
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN			
DATE: MAR 17	DESIGN: VC	SCALE: 1:50 @ A3	
ROLL NO: 337	EDRICE: (08)	DRAWING NO: 200	REV: P3

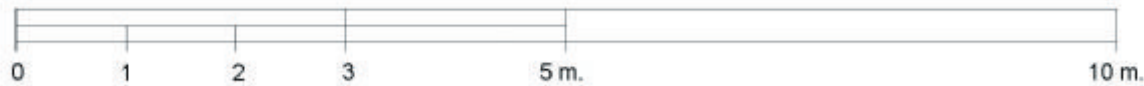
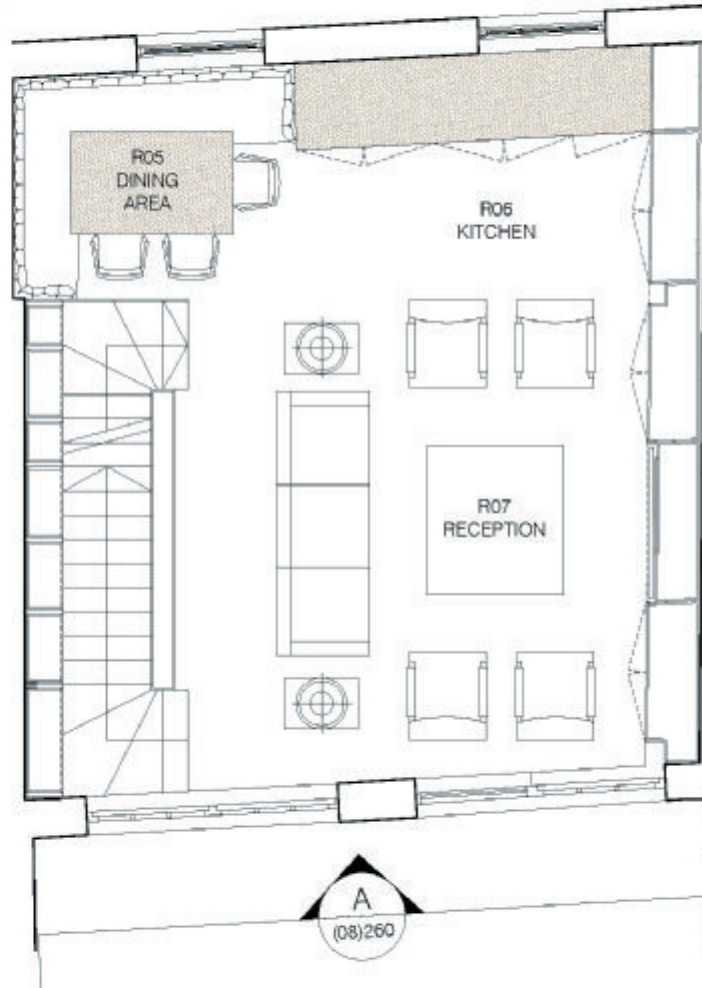


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**REVISIONS**

Rev.	Date	Description	Drawn	Check
P0	08/05/17	REVISED FOLLOWING ADVICE FROM FIRE APPLICATION	VC	WG
P1	08/05/17	PLANNING PRE APPLICATION	VC	WG



**PLANNING**

**PROPOSED FIRST FLOOR PLAN**

Scale: 1:50 @ A3

GAWOR ARCHITECTURE			
PROJECT: 5 BOURLET CLOSE			
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN			
DATE: MAR 17	DESIGN: VC	SCALE: 1:50 @ A3	
ROLL NO: 337	EDITION: (08)	DRAWING NO: 210	REV: P2

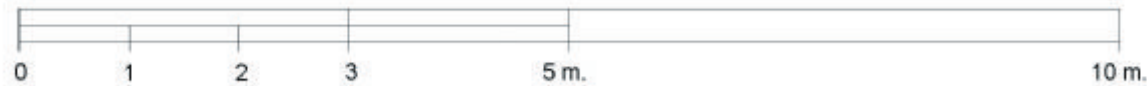
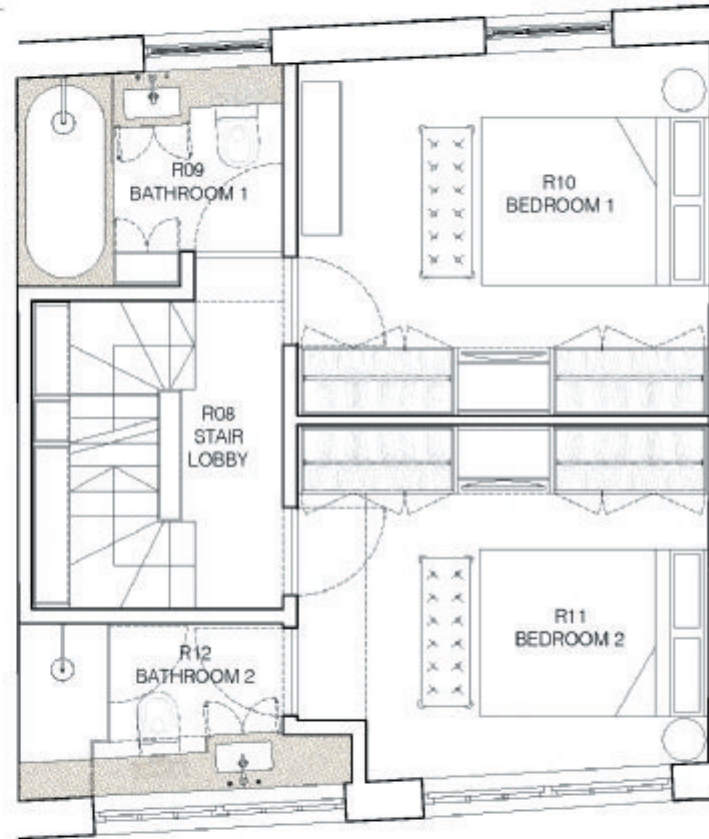


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**REVISIONS**

Rev.	Date	Description	Drawn	Check
P0	04/05/17	DRAWING ADJUSTED IN LINE WITH PRE APPLICATION ADVICE	AGL	WIG
P1	08/03/17	PLANNING PRE APPLICATION	VC	WIG



PLANNING

**PROPOSED SECOND FLOOR PLAN**

Scale: 1:50 @ A3

GAWOR ARCHITECTURE			
PROJECT: 5 BOURLET CLOSE			
DRAWING TITLE: PROPOSED SECOND FLOOR PLAN			
DATE: MAR 17	DESIGN: VC	SCALE: 1:50 @ A3	
ROLL No: 337	EDITION: (08)	DRAWING No: 220	REV: P2

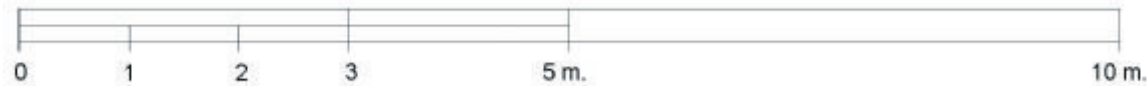
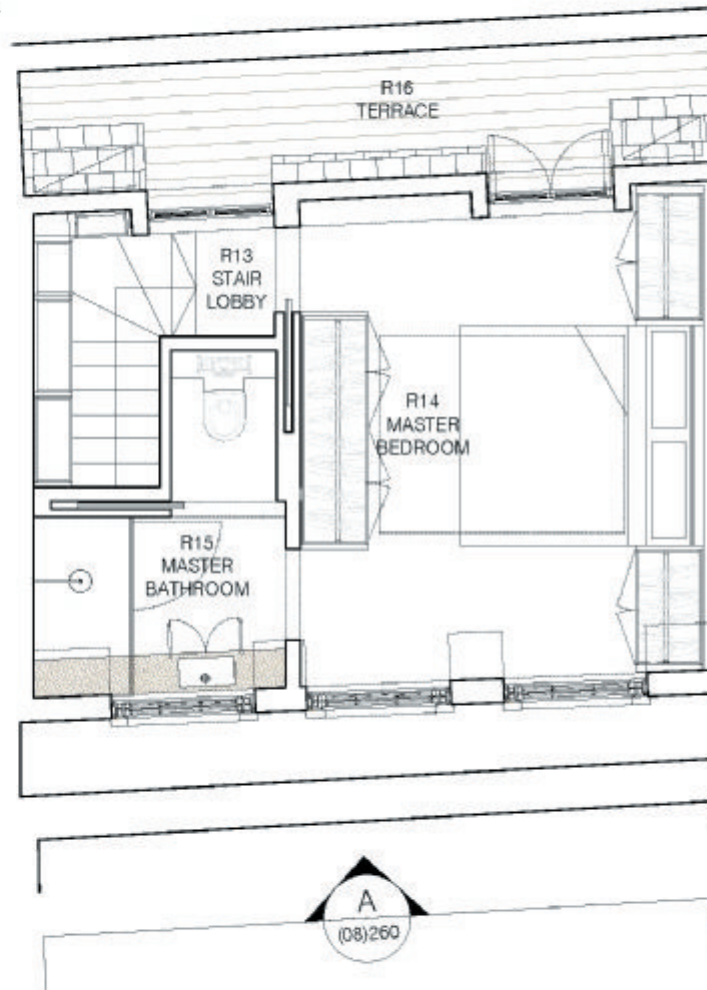


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**REVISIONS**

Rev.	Date	Description	Drawn	Check
P0	02.08.17	REVISED PLANS WITH PRE APPLICATION ADVICE	VC	WG
P1	08.03.17	PLANNING PRE APPLICATION	VC	WG

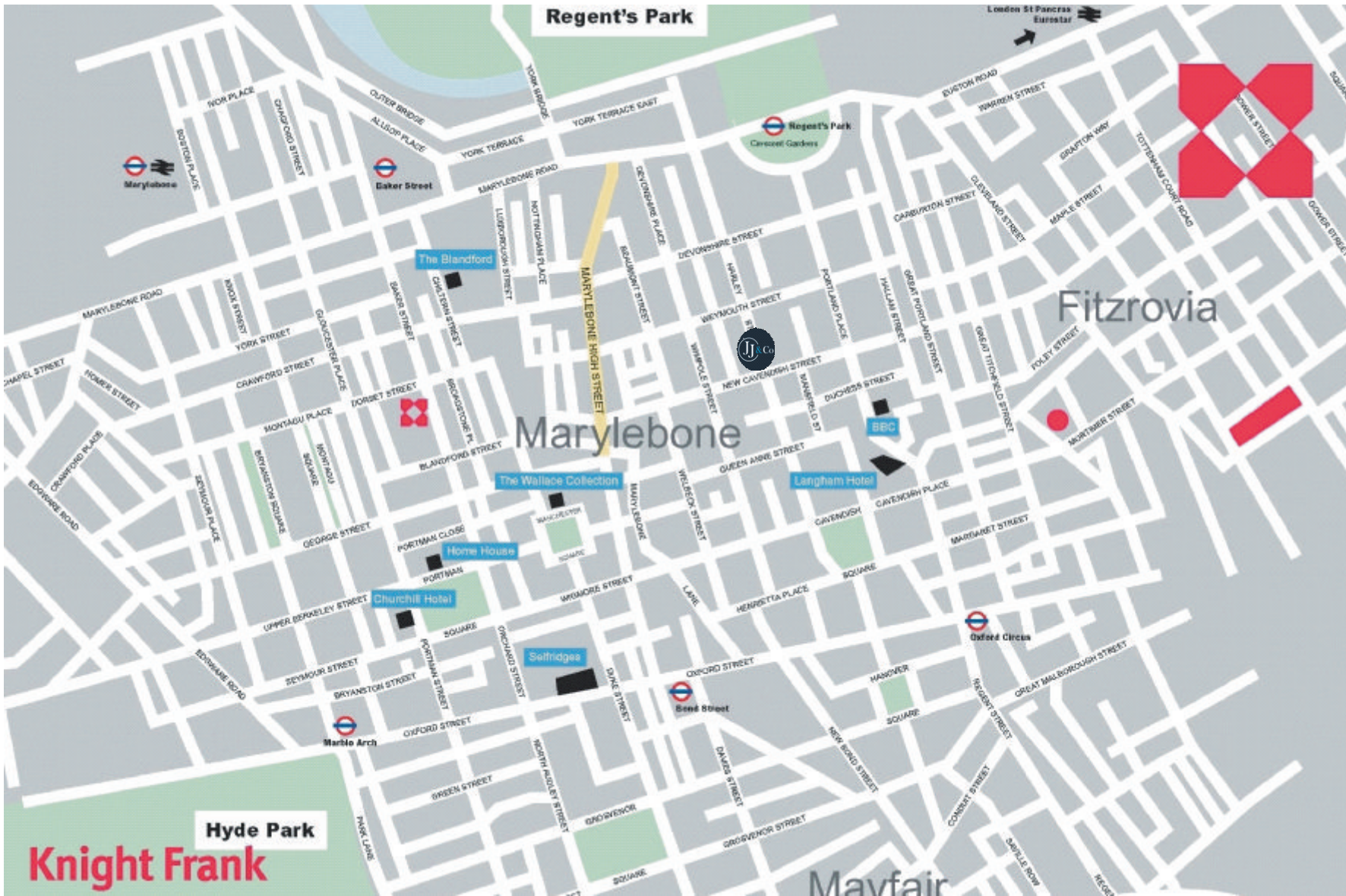


**PLANNING**

**PROPOSED THIRD FLOOR PLAN**

Scale: 1:50 @ A3

<b>GAWOR ARCHITECTURE</b>			
PROJECT: 5 BOURLET CLOSE			
DRAWING TITLE: PROPOSED THIRD FLOOR PLAN			
DATE: MAR 17	DESIGN: VC	SCALE: 1:50 @ A3	
ROLL NO: 337	EDITION: (08)	DRAWING NO: 200	REV: P2



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