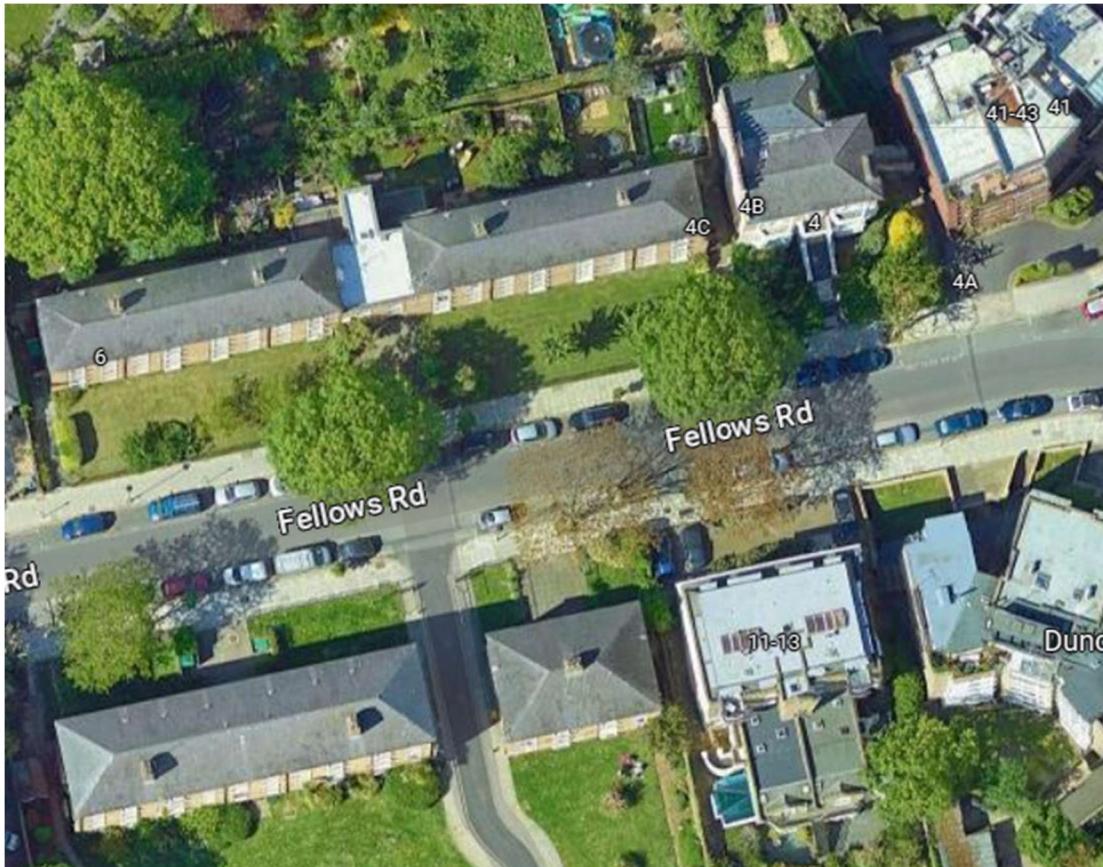


DESIGN AND ACCESS STATEMENT

4C FELLOWS ROAD, LONDON NW3 3LL

INTRODUCTION

Fellows Road was built on land owned by Eton College and is part of the Eton College estate and was named after the college's fellows. Designed by Samuel Cumming the large, brick houses, decorated with Corinthian capitals were originally built in 1873 and finished between 1874 and 1894. The area was substantially destroyed by the Blitz in World War II and although the properties on the north side of Fellows Road at the western end were mostly undamaged, the properties either side of 4 Fellows Road are of Post War construction and only numbers 11 and 13 Fellows Road, opposite, remain as first built.



4 Fellows Road is outside both the nearby Belsize Park and Eton Conservation Areas.

THE PROPOSAL

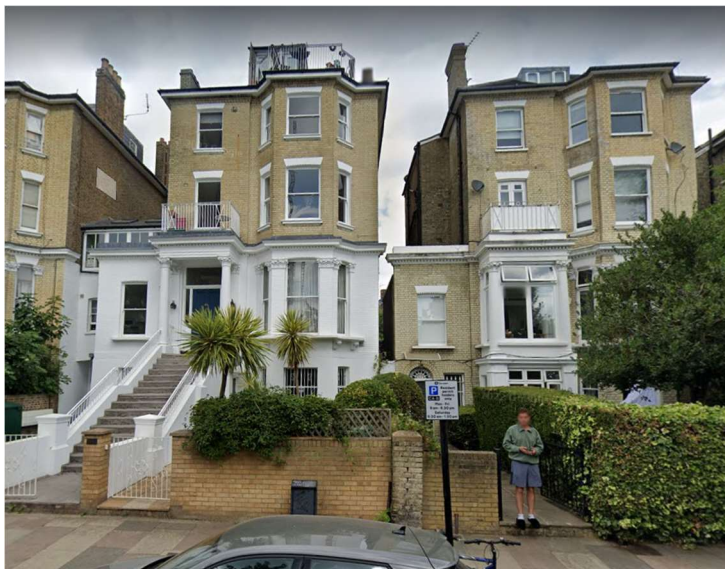
Flat 4C is at First Floor level and has no direct access to a garden.

The proposal is for new front and rear outside spaces which have been substantially reduced following the Council's email response of 17th August 2022 to the Pre-Application of 30th March 2022 Ref: 2022/1544/NEW and the attached email from Elaine Quigley of 13th March 2023.

The proposal is to provide green planting to enhance and benefit the property and the environment with a small outside seating area at the rear.

To soften the main elevation of the house we propose to utilise the roof above the front entrance portico for pots and planters with a 900mm high FFL balustrade formed of mild steel square section, projecting 600 mm above the top of the portico and painted black. Due to its size the area is not suitable as a seating area. The proposal is to replace the existing large sash window with three horizontal sliding timber sash windows, see detail drawing attached no 447/A1/016A, for access to the planters. The window cill is not visible from the street and it is proposed to remove the brick upstand below it, thus lowering the window openings by 600 mm to floor level without any impact on the street view.

There are already existing entrance porticos in Fellows Road and Steeles Road which have similar additions.



66 and 68 Fellowes Road



23 Steeles Road



24 Steeles Road

The proposed rear balcony will project 801 mm and be 1637 mm wide providing sufficient space for green planters and a small table and two chairs. A 900mm high balustrade is proposed, formed of mild steel square section, painted black with a structural floor of perforated grid steel decking. The proposed balcony will not impact on the amount of daylight in the flat below, as can be seen on Drawing No: 447/015C.

These proposals will meet current Building Regulations and Health and Safety requirements while at the same time not affecting the amenity or residential character of the property.

The proposal also includes internal improvements to upgrade the property to meet current Building Regulations and provide a sustainable, habitable unit suitable for retirement, with adequate ease of use for the older owners.

AMOUNT OF DEVELOPMENT

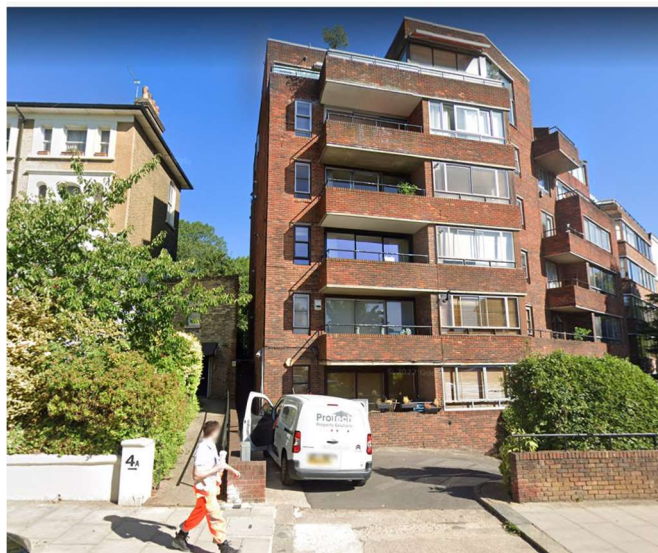
There will be no substantive external impact to the front or rear of the property, nor to the other flats in the building.

The rear terrace for flat 4C is minimal in size and just sufficient for a table, two chairs and a range of pots and planters.

We consider both terraces to be modest changes with a minimal increase in outside space and some modest greening, while providing improved amenities to the owners with no substantial impact on the adjacent properties, Hancock Nunn House and 41 – 43 Steeles Road.



Hancock Nunn House



41 – 43 Steeles Road

CONCLUSION

The works are essentially an upgrade to the 1970s refurbishment which requires modernisation and refurbishment to meet Building Regulations and Health and Safety requirements, while the proposed terraces will provide improved amenities and fire safety areas.

We wish to recommend these proposals which have been developed to align the property with current regulations and are beneficial to the property as a whole and will provide an up-to-date and modern home.

We hope these changes, which have addressed all the Council's recommendations following the Pre-Application in March 2022 and full Planning Application in September 2022, can be recommended for approval.

