

Seesaw Studios

Studio, 98 Fellows Road, NW3 3JG

Design and Access Statement

October 2024

Seesaw studios is an artistic architectural design studio with an ever growing reputation for providing sustainable and creative results. We are committed to creating better places to live, work and sustainable for the future.

Our team portfolio demonstrates considerable experience in residential, commercial and project management.

Creativity, excellence, great quality underpin our style and approach.

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1. Introduction

1.1 Seesaw studios architectural practice has been appointed by the client to complete the following Design & Access statement relating to the Full Planning application of 'Alteration to existing openings on existing ground floor extension and first floor roof dormer, raising part of the extension roof, proposal of new doors/windows, new metal balustrade to existing roof terrace and rooflights'.

1.2 This DAS is meant to offer the local planning authority with relevant and suitable information, as well as a comprehensive assessment of the built heritage implications of the planned development on the site.

1.3 98 Fellows Road is a semi detached house developed over three upper floors and sub-divided into leasehold flats.

1.4 The application site is located on the north side of Fellows Road. The primary building is unlisted, and the site falls within the designated Belsize Park Conservation Area.

2. The Proposal and Local Planning Policy Considerations:

2.A The Site Context

2.1 The proposal is to change existing aluminium bifold doors to a critall style aluminium French door and windows to existing ground floor extension and first floor dormer. Raising part of the ground floor extension roof which was previously approved (REF: 2005/3638/P) but not constructed by previous occupiers, proposal for a metal balustrade to existing roof terrace at first floor and rooflights.

2.2 There is no additional extensions to the existing footprint of the flat.

2.3 Small section of the existing ground floor extension will be raised to be in line with the existing flat roof. The materials used will be render finish to match the existing materials.

2.4 A new metal balustrade at 1.1 m high and opaque privacy screens at 1.8 m high will be proposed at first floor existing terrace.

2.5 The proposed works do not create any overshadowing or invading of privacy to the neighbouring properties. A roof terrace has been approved at no. 100 Fellows road (App Ref: 2022/0254/P)

Aerial View of the Property marked in red showing boundary.



2B Material Planning Considerations

2.6 The proposed works are minimal and in keeping with the existing façade. The materials proposed are designed to blend in with the overall appearance of original building and relate directly to the materials palette of the neighbourhood.



Photo above: Existing rear elevation



Photo above left: First floor roof terrace via Bedroom.



Photo above right: Facing No. 100 Fellows Road from applicant site first floor terrace.

2.7 The proposal aims to create minor alterations to the existing extensions and provide better use and flow of space both internally and externally for occupiers.

2.8 By raising part of the extension roof will provide much needed head height internally and create a better flow of space and kitchen layout. As well as providing more daylight internally with a flat rooflight. This part of the extension was previously approved on the original planning approval in 2005 (REF: 2005/3638/P) but not constructed by previous applicant.

2.9 The design reflects the existing architecture of the existing building.

3.0 Conclusion

3.1 Wall and roof materials will match the existing extension as render finish and flat fibreglass roof.

3.2 There are no overshadowing /overbearing/daylighting issues of concern for the immediate neighbours. Overlooking is controlled with two privacy screens at 1.8m high with opaque glass and is set in from neighbouring boundaries.

3.3 We believe there are no additional planning concerns that would obstruct the proposed scheme, as the works involved are minor in nature.

3.4 Given the above, we trust that the Local Planning Authority will view this proposal favorably and grant planning permission accordingly.

We trust that the information provided demonstrates the thoughtful consideration and alignment of the proposed development with relevant planning policies and objectives. We look forward to a positive response from the Local Planning Authority and are committed to addressing any further queries or concerns to facilitate the approval process.