

DESIGN AND ACCESS STATEMENT

This is in support of the Planning Application for the proposed conversion of 2 No self-contained flats into 1 No self-contained flat with lower ground floor and ground floor rear extension with roof terrace and privacy screens at **No 139 Fellows Road, London, NW3 3JJ**.

Front elevation of 139 Fellows Road, London NW3 3JJ



About the Property

The property is at the end of a group of paired villas built in yellow bricks with red bricks detailing with 'Queen Ann' influence.

The property was probably part of a terrace mirroring the existing one on the opposite side of the street. The Flat 1 floor on ground floor level is not a Heritage Asset in its own right but resides in the Belsize Conservation Area, hence the need for this statement. The property has 5 flats; on lower ground floor level the flat ground floor; on first floor level the flat 1; on second floor level the flat 2; on third floor level the flat 3 and on the fourth-floor level the flat 4.

The Conservation Area

The site faces Fellows Road, a residential street to the south of the Eton Avenue sub area of the Belsize Conservation Area.

The Existing Building

The property is at the end of a group of paired villas built in yellow bricks with red bricks detailing with 'Queen Ann' influence. The property was probably part of a terrace mirroring the existing one on the opposite side of the street. The front façade of the building doesn't seem to have undergone any major alteration, but a modern roof extension has replaced the original dutch gable with a bigger, out of proportion and asymmetric roof extension. The side elevation is only partially visible due to the construction of a new row of modern terrace houses, but it is marked by the presence of a series of supports installed after the demolition of the rest of the original terrace. The rear of the building does not present any noticeable feature. It is split into two parts because of the presence of an original extension to the rear and it faces a garden on lower ground floor. One more small extension protrudes from the building and supports a balcony from the upper floor. The old boundary wall delimitates the rear garden to one side and creates a small and protected enclave next to the main house and the original extension

Proposed front garden landscaping and steps leading to lower ground and ground main front door.

The proposal for the front gardens is to add in new planting – species to be confirmed.

The new paving and steps are to be in keeping with the age / look of the property and likely to be finished in a York stone / sandstone.

Lower ground floor and partial ground floor rear extension with roof terrace and privacy screens.

The Proposed extension to both the lower ground and partial ground floor with new roof terrace and privacy screen will closely match the brickwork to the existing property and will incorporate original features for example, stone cills and the brick arch detailing to provide as much original character as possible.

The ground floor section of the new proposed extension to bedroom 2 on the ground floor would replace an existing roof terrace and will improve privacy for the neighbouring properties. The intention is to have a new blind window detail in brickwork to the rear elevation to provide detail and character and to completely remove any overlooking issues to the rear.

We are also looking to install privacy screens to all sides of the new proposed roof terrace of to eliminate any privacy issues.

This new proposal is an improvement to the existing circumstance as the existing balcony currently allows occupants to look into neighbouring properties and currently a privacy issue.