

142A Fellow Road, NW3 3JH

Design & Access Statement

Feb 2025

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Prepared for

Client:

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By:

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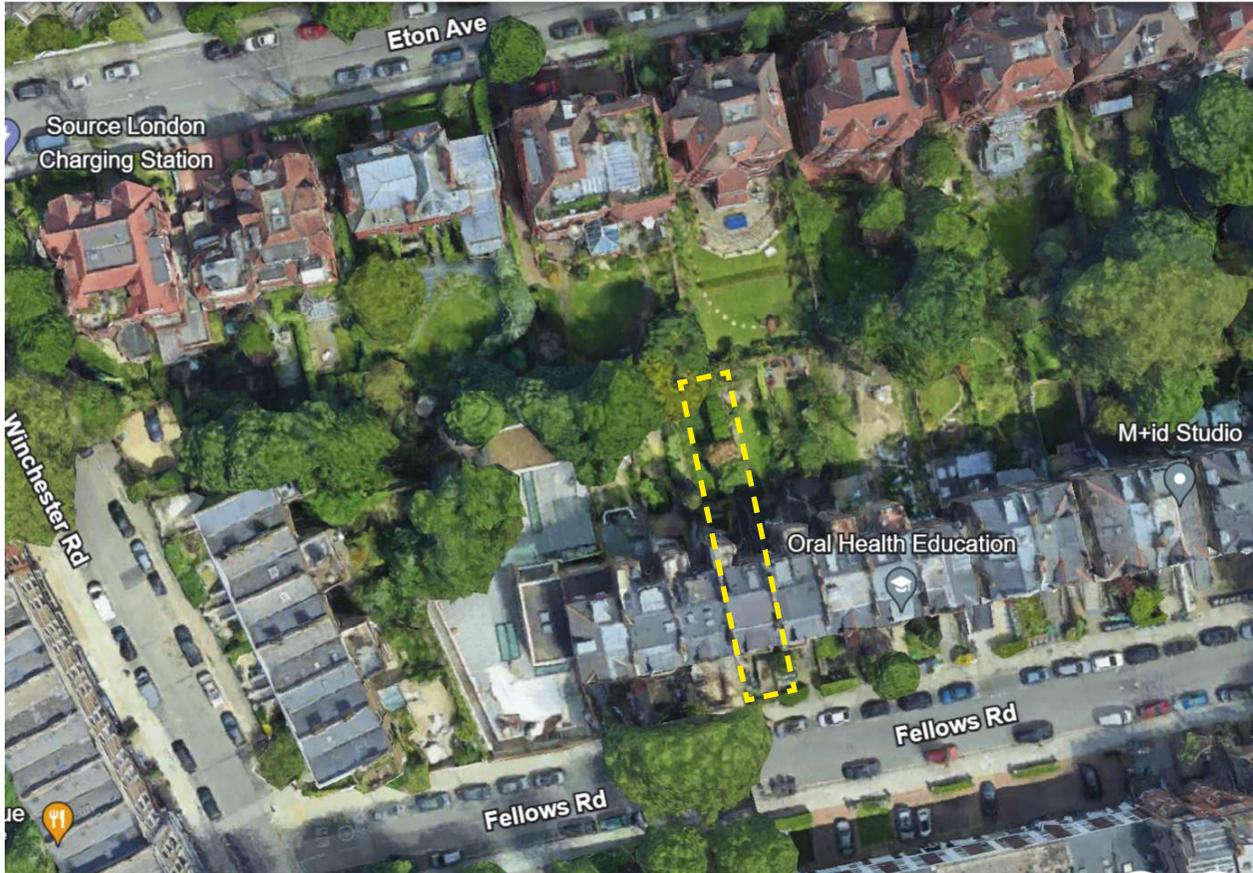
1.0 Introduction

This report has been prepared by Ko Architects on behalf of Ms. Mirjam Buyteweg.

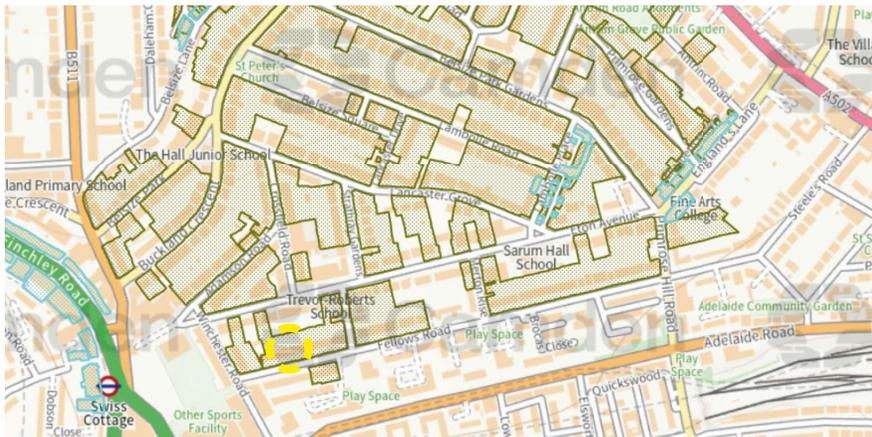
No. 142 Fellows Road is a 5 storey Victorian property on the north side of Fellows Road. The building is within Belsize Conservation Area, but not listed. This application is for No.142A – Lower Ground Floor Flat.

The Proposal

- Erection of a single storey rear infill extension to No.142A



 Application Site



Belsize Conservation Area

2.0 Site and Surroundings

The Building and Site

The site encompasses an area of approximately 271 square meters and is located on the north side of Fellows Road. The property is a five-storey mid-terrace building, including lower ground, ground, first, second, and loft floors. It is within a rectangular-shaped site boundary.

The garden floor flat features a master bedroom at the front, a small bedroom and living area at the rear, and direct access to its own rear garden.

The property lies within the Belsize Park Conservation Area but does not hold any statutory listings.

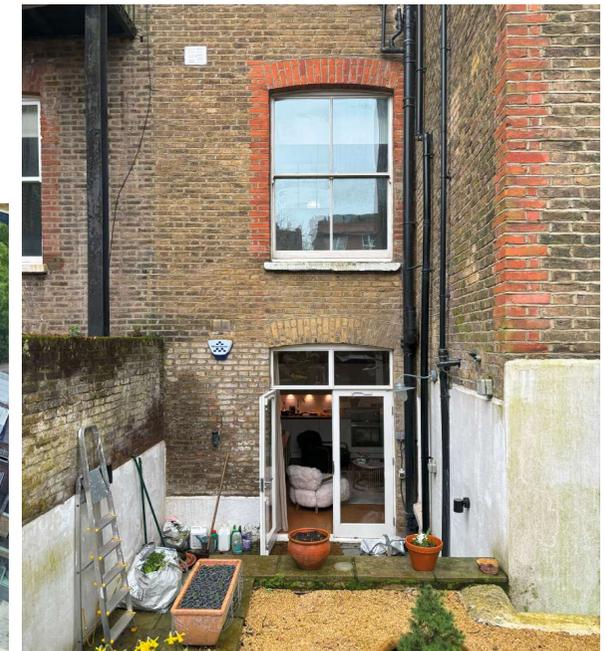
The building is conveniently located close to the local community, within a five-minute walk to local facilities and public transport nodes, including Swiss Cottage Underground Station.



Rear Elevation of No. 142



3D Aerial imagery of the 142A Fellow Road



View to the rear patio door and the area for the proposal

2.0 Site and Surroundings

Photos of the property



Existing rear elevation



Existing rear stair



Existing steps lead to the rear garden



Existing rear elevation



Existing rear patio



Existing rear garden

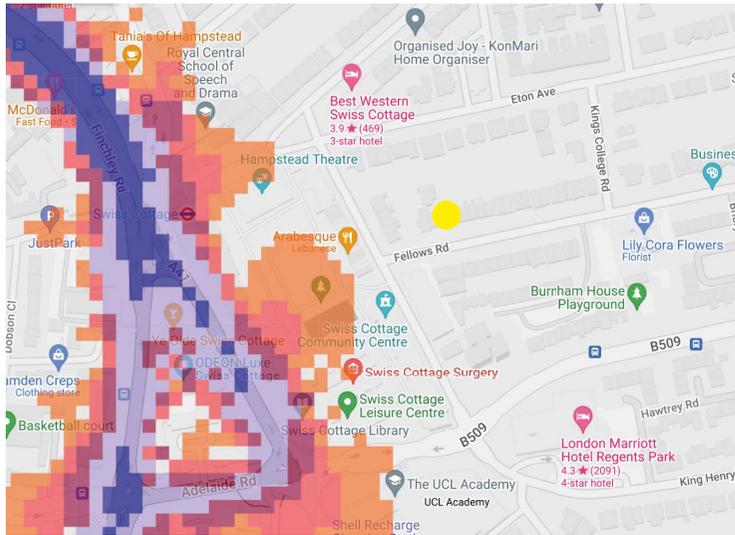
2.0 Site and Surroundings

Acoustic Analysis

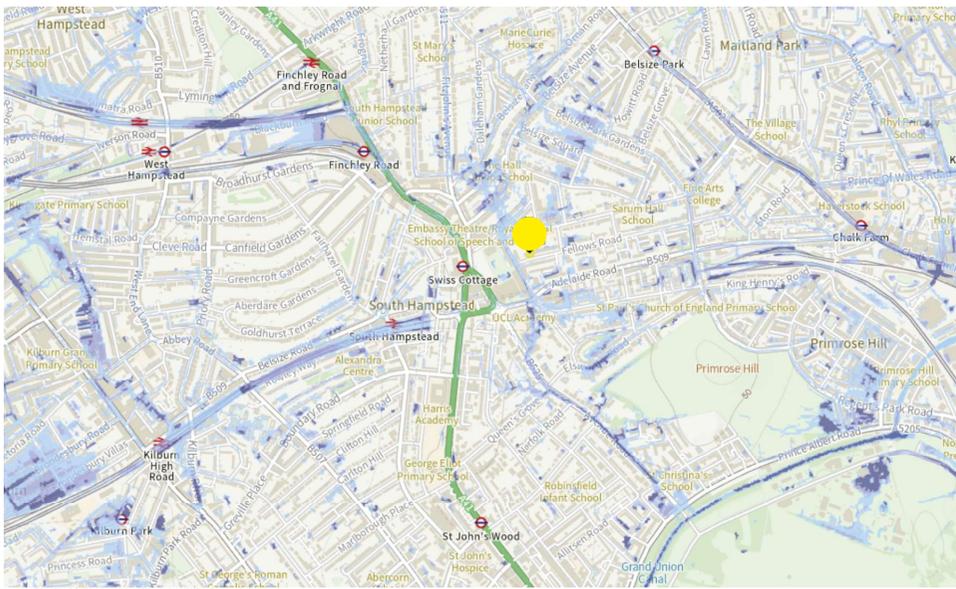
- The site is in an area with minor noise pollution problems, as identified on the Defra noise map (1). *Source: <http://extrium.co.uk/noiseviewer.html>*

Flood Analysis

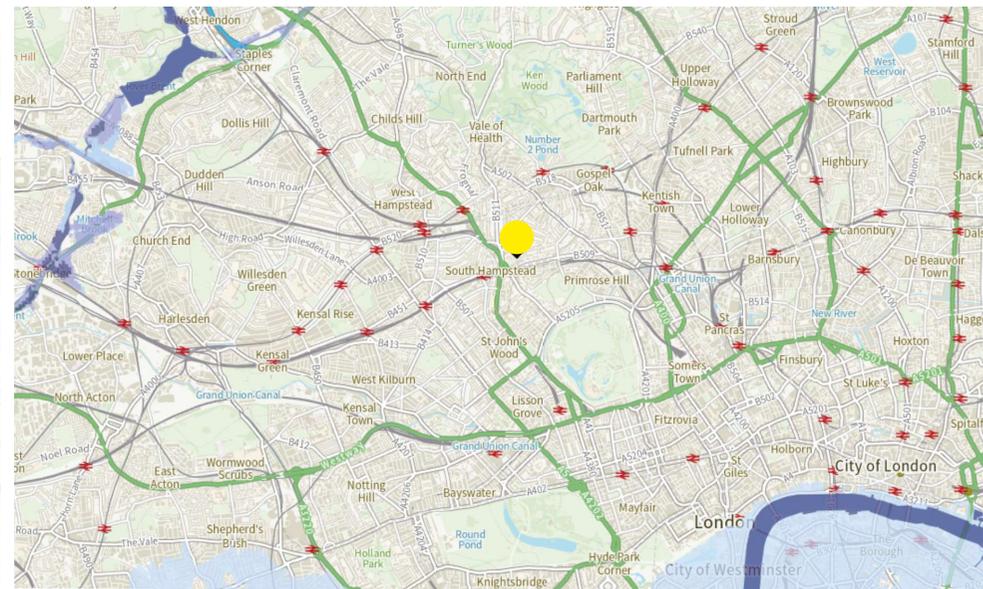
- The site has very low risk of flooding from surface water and very low risk from rivers and sea (2). *Source: <https://www.gov.uk/check-long-term-flood-risk>*



1. Noise Pollution Map



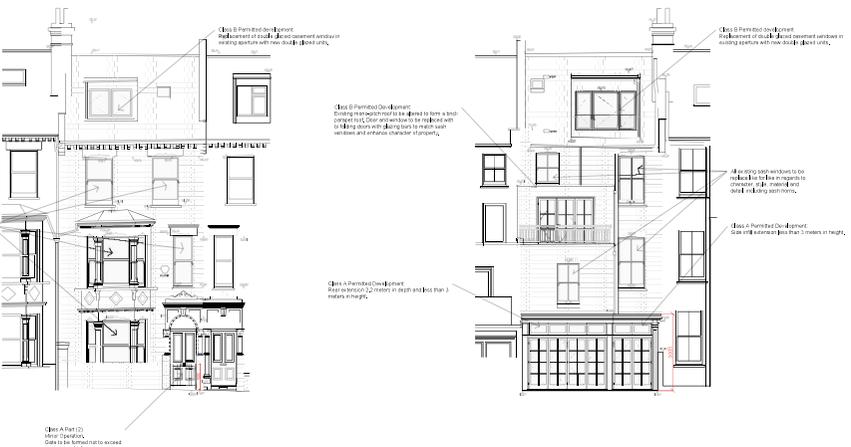
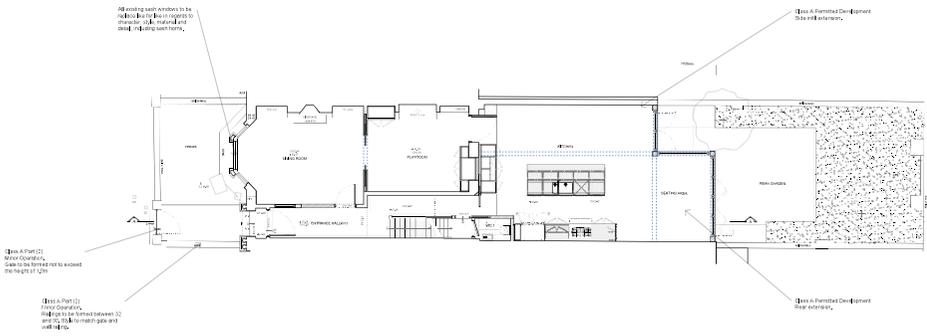
2. Flood risk Map



3.0 Relevant Planning History

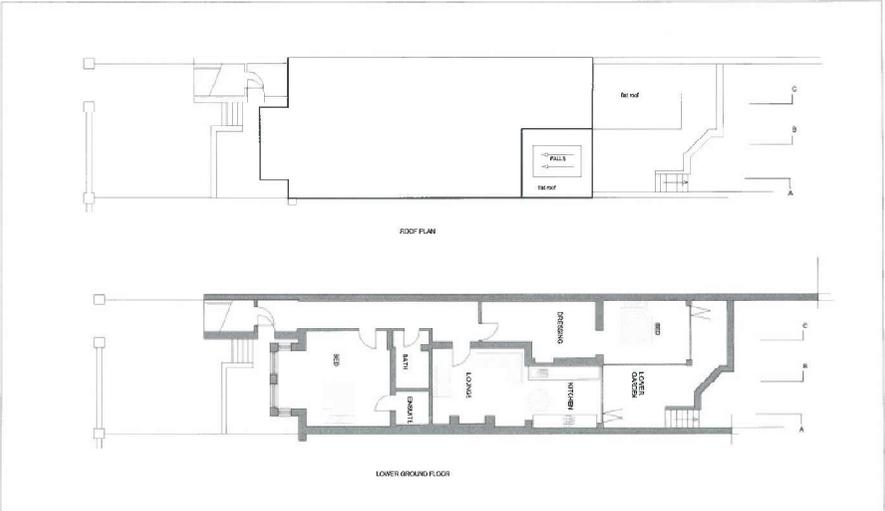
32 Estelle Road London NW3 2JY

2021/4588/P | Erection of a single storey rear and side infill extension to replace existing side infill extension; repair of existing study roof and installation of new windows and doors.



Garden Flat 146 Fellows Road London NW3 3JH

2015/4828/P | Erection of single storey rear extension.



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3.0 Relevant Planning History

Land adjoining 148 Fellows Road London NW3 3JH

2013/8275/P | Erection of a single storey extension to the rear of house and alteration to front elevation as an amendment to planning permission granted 17/09/2007 (reference 2007/2202/P).

139 Fellows Road London NW3 3JJ

2020/0934/P | Erection of single storey rear extension at lower ground floor level with enlarged upper ground floor rear roof terrace and erection of new front bin store.

Ground floor plan on altered site position of a kitchen/breakfast room at ground level, s.o. of ground level as required by building regulations, and an entrance lobby.

The permission implied had been made of a 'lobby', a small living room which also served as an entrance lobby.

PROPOSED SIDE ELEVATION 1:50

PROPOSED FRONT ELEVATION 1:50

PROPOSED REAR ELEVATION 1:50

PROPOSED FRONT ELEVATION AS VIEWED FROM STREET LEVEL 1:100

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19023
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LONDON NW3 3JH
PROPOSED
PRELIMINARY

Ground Floor Plan
Approved application ref: 2016/2852/P

Lower Ground Floor Plan
Approved application ref: 2018/2852/P

Rear Elevation C

REVISION HISTORY

Rev	Description	Date	Drawn
A	Final issue	18.02.22	JL
B			
C			

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4.0 Proposal

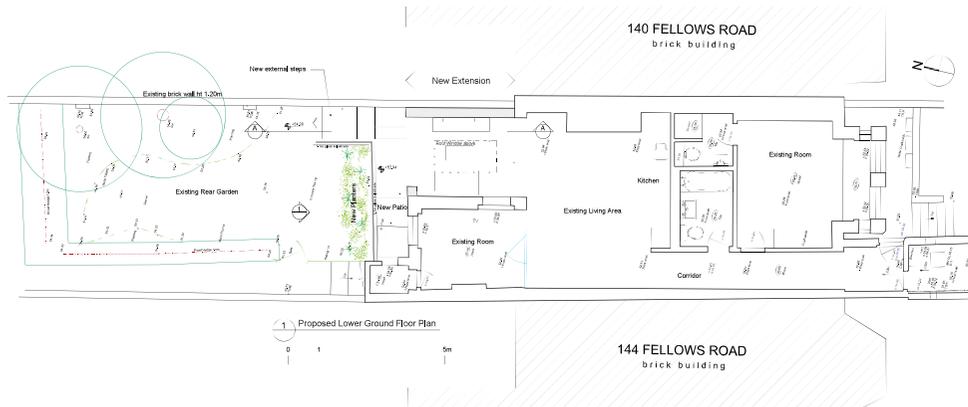
Proposed Works

- Erection of a new single-storey rear infill extension between the main building and the rear closet wing, featuring a new flat roof window with curved glass.
- Additionally, the existing party brick fence wall will be extended to form the new extension
- The main body of the extension will be clad with powder-coated aluminium cladding panels in anthracite grey.
- Modification work will be carried out on the existing external steps leading up to the existing rear garden.
- Both the roof window and patio doors will feature triple glazing

Existing Plan

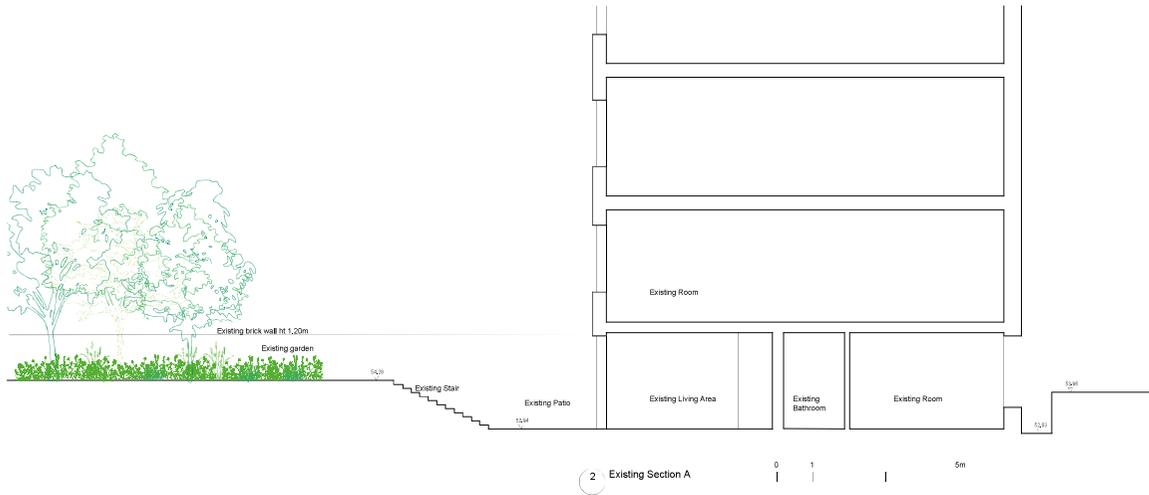


Proposed Plan



Proposed Rear Elevation and Section

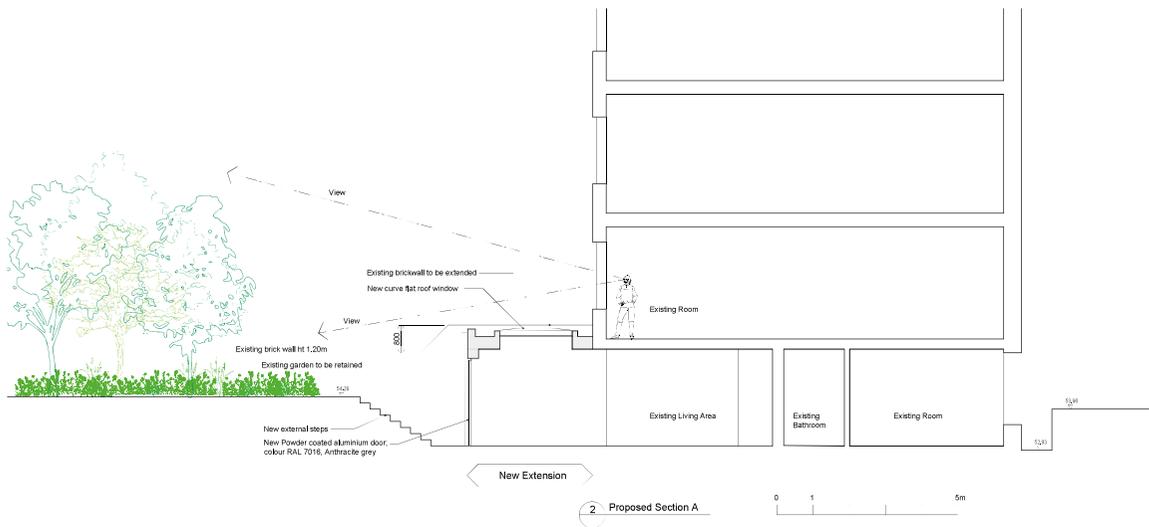
Existing Section



Existing Rear Elevation



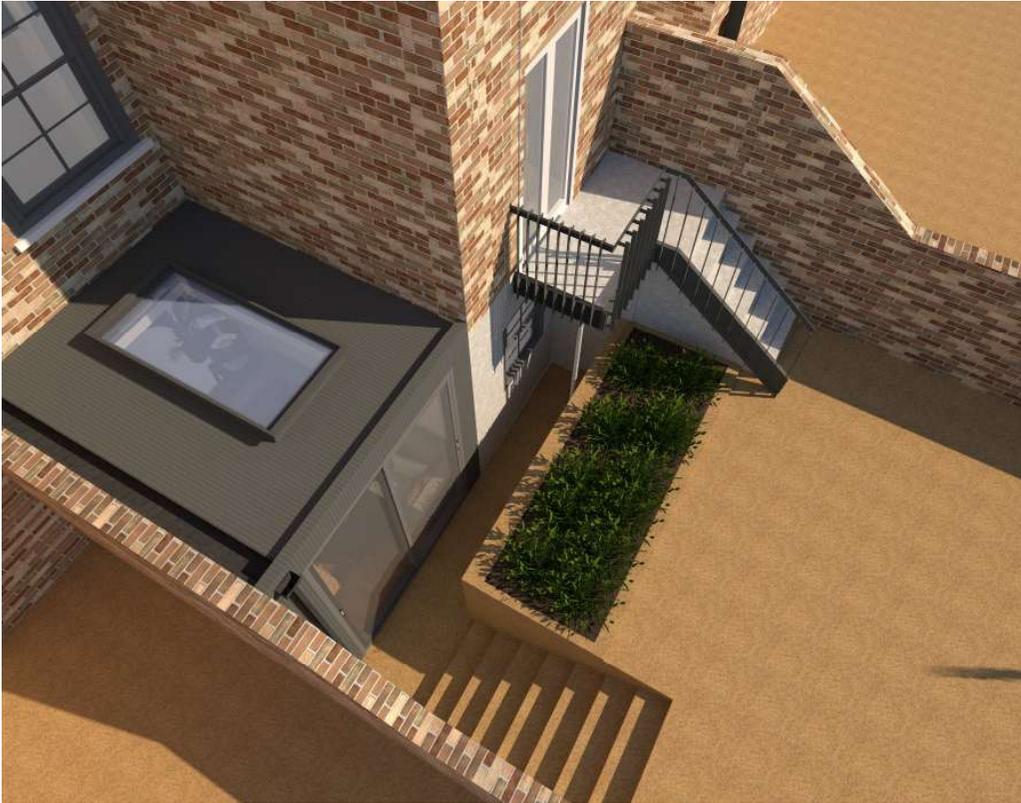
Proposed Section



Proposed Rear Elevation



4.0 Proposal



Artist Impression of Proposal



Artist Impression of Proposal

5.0 Experience

Ko Architects in London

Camden Ref: 2013/3877/P

41 Fortess Road, London NW5 1AD (Local Listed Facade)

- Reconfiguration and extension of existing building retaining existing gabled facade (currently arranged as 3 self contained flats) to provide 2 x studios, 3 x 1-bed, 3 x 2-bed and 1 x 3-bed self-contained flats; following demolition of the existing 3-storey rear extension and replacement with a 5 storey extension including new basement.



41 Fortess Road



40-42 Mill Lane

Camden Ref: 2018/5929/P & 2019/0725/P

40-42 Mill Lane, London NW6 1NR (Conservation Area)

- Conversion of ancillary accommodation to existing Class A4 use at 1st & 2nd floors to create 3 x 1-bed and 2 x 2bed flats with roof and second floor rear extension
- Erection of new mansard roof extension to provide 1x1 bedroom flat and 1x Studio flat.



Camden Ref: 2009/0211/P

Land to rear of 169 York Way N7 9LN/ 131 Camden Mews, London NW1 9AH (Conservation Area)

- The erection of a two-storey bedroom single family dwelling (Class C3) fronting onto Camden Mews.



131 Camden Mews

Haringey Ref: HGY/2010/0504

87 Claremont Road, London N6 5BZ (Conservation Area)

- Erection of first floor rear extension, including enlargement of existing ground rear extension.



87 Claremont Road