

Flat 4
42 Fellows Road
London NW3 3LH

Design Heritage and Access Statement

Proposed Roof Terrace at upper ground floor level on rear extension.

October 2011



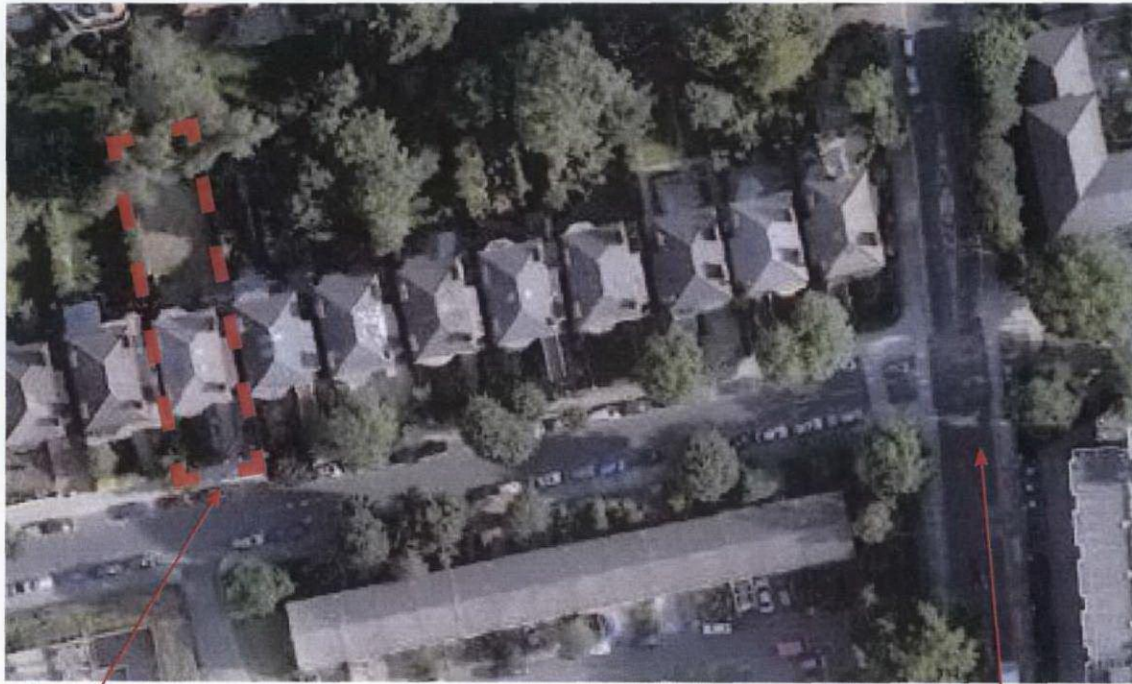
The Existing Building and its Context



Location Plan @ 1:1250

42 Fellows Road is a 5 storey brick building of late Victorian style situated on the north side of Fellows Road.

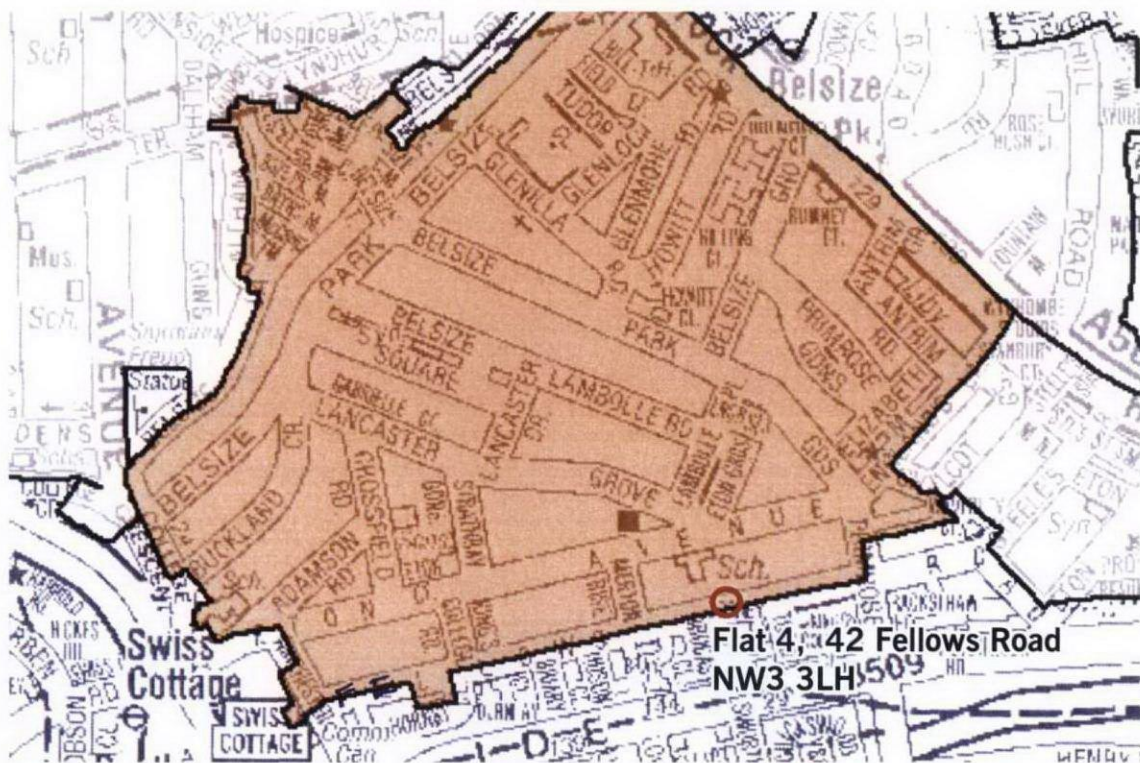
It is located at the southern edge of Belsize Conservation Area.



42 Fellows Road

Primrose Hill Road

Site Context of Belsize Conservation Area



Map of Belsize Park conservation area

- Conservation area
- Adjoining conservation area

The Character of the southern part of Conservation Area is determined by the properties in Eton Avenue area, these are notable for their varied style in elevational treatment, predominately late Victorian housing with fragments of Edwardian architecture. There is however similarities in theme with consistency of materials and strong building line as front gardens defining the streetscape.

Fellows Road predates Eton Avenue and marks the southern edge of the conservation area. Along the north side is a range of 3-4 storeys Victorian housing, some ornamented with Italianised style portraying the rich themes found within the Belsize Conservation Area. The north side of Fellows Road forms the edge of the conservation area. The south side has a variety of mixed housing estates dating back to 1960's which has consequently altered the character of the street.

42 Fellows Road

The existing envelope of the building has remained largely as originally built until recently. In 2010, planning permission was granted for the extension at the rear of the lower ground floor flat (permission 2010/1376/P). This creates a large area of asphalt flat roof at the upper ground floor level.

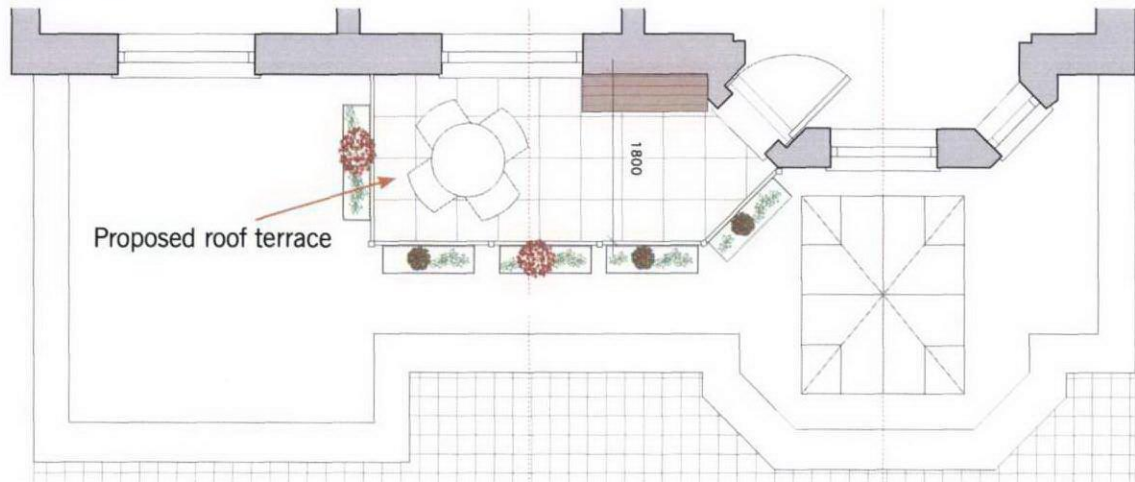
The Proposal

Flat 4 at 42 Fellows Road is a 2 bedroom flat that occupies the rear of the upper ground floor. Although the flat is a good size family flat, it has no outside space. The new flat roof of the extension provides the opportunity to rectify this

Design Intent

To create a small roof terrace centrally located on the flat roof with access from the upper ground floor level. To detail it to sit comfortably with its neighbours and protect neighbours' amenity.

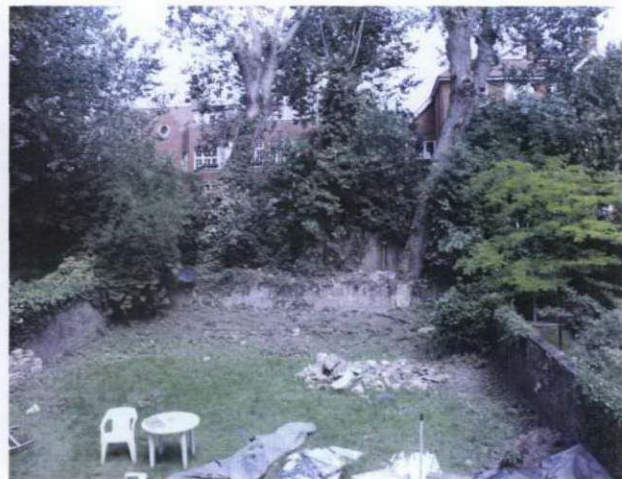
The design proposes a reconfiguration which is in keeping with the neighbouring terraces unifying the rear elevations. This will provide amenity for the upper ground floor flat while respecting and blending in within existing neighbouring terraces and balconies.



Plan of proposed terrace roof



Rear elevation showing existing windows and the new lower ground floor extension.



Rear garden view to the North

Proposal

The proposed roof terrace is 1.8m wide and is accessed from the Living Room bay side window, which is adapted to be used for accessing the terrace. The location of the roof terrace central to the flat roof area minimises overlooking of adjacent gardens.

The terrace will be articulated by metal railings that match the neighbouring terrace balustrade. Planting in window boxes is used to decorate and soften and blend with the neighbouring terrace.



Views to the East at the rear of the building.

The use of window boxes restricts views into adjacent gardens when seated and provides privacy for the users of the roof terrace.

We consider this small roof terrace will be of value to the occupants of flat 4 without creating any detrimental effect on the neighbouring properties in the Conservation Area.

Access

The general access arrangements to the flat will not be affected by the proposal.