

Design and Access Statement for Proposed Rear Extension to 139 Fellows Road, NW3 3JH

The Planning Team
Camden Town Hall Extension
Argyle Street
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Ref:139FR-WP/DAS01

Design

139 Fellows Road is a substantial Victorian sem-detached villa on 5 levels situated on the South side of Fellows Road in the Belsize Park Conservation Area.

The house has been divided up at some point in the past into 5 units. Negligible maintenance appears to have been carried out in years and the property as a whole is in a very poor condition.

Proposals

The current planning application is concerned with the lower ground, ground, first, second and third floor flats. We also propose to upgrade all the units within the property.

Re-configuration to all the flats as follows:

- 2 bedrooms flat at lower ground floor.
- 2 bedrooms flat at ground floor.
- 2 bedrooms flat at first floor.
- 1 bedrooms flat at second floor
- and 2 Bedrooms flat at third floor.

It is now proposed to extend the existing lower ground floor flat with one single storey rear extension and improve the connection between this flat and the garden with 2 double wooden glazed French doors

Access

Current Situation

Access into the building is poor as there is a flight of 10 steps leading up to the main entrance level and a flight of 5 narrow steps leading down to the lower ground floor.

The steps leading to the main front door are quite shallow and broad and would be accessible to an ambulant disabled person.

Proposals

The Proposal entails the removal and or replacement of some internal walls as well as blocking off or enlarging some openings and doorways. None of these represents historic or design value to the property. In our view, none of the items affected by the proposal have any architectural merit and their removal does not affect in any way the status of the property.

Please do not hesitate to contact me for any additional information should you require.

Sincerely,



Nader Harb
Design & Operation Director
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