

64 FELLOWS ROAD - HAMPSTEAD - LONDON NW3 3LJ

TO BE READ WITH APPLICATION 207/5503/P - CONDITIONALLY APPROVED SUBJECT TO SECTION 106 AGREEMENT

DESIGN AND ACCESS ASSESSMENT FOR THE PROPOSED SINGLE STOREY REAR EXTENSION AND A TWO STOREY SIDE EXTENSION AND A NEW PART BASEMENT FLOOR TOGETHER WITH INTERNAL ALTERATIONS AT 64 FELLOWS ROAD

LOCATION

The property lies within The Belsize Conservation Area. The property forms part of a pair of villa style houses. The portico and three storey bay window at the front of the house has stucco feature work. The front brick work is of a light London stock with the more common standard yellow stock bricks to the side and rear elevations. The trees and garden walls to the front of the property make a positive contribution to the street scene.

Unfortunately, over recent years, there have been several satellite dishes fixed to the front of the property that detract from the period architecture.

HISTORY

There has been a recent application 2007/5503/P that was considered by Camden to allow the side and rear extension together with the increase in number of rooms from 20 units to 24 non self-contained units. This application is subject to a Section 106 Agreement that has still to be completed.

There is no other planning history within the planning department that I can find. The property has been used as a H.M.O. for many years and it is thought that the current planning use is that of an H.M.O.

The original rooms of the house have been sub-divided over the years to create mainly non self-contained rooms with shared bathroom facilities at each floor level. Some of the rooms are small and are below current standards for H.M.O. units within the Environment and Heath requirements.

There is an external fire escape from the upper most floors to the neighbouring building, at the rear, which is totally unsafe and must not be used. I have pointed this out to my clients. The external fire escape is to be removed and a new fire alarm system installed to accord with the Environmental Health Guidelines. External fire escapes are unsuitable as they are invariably unprotected and potentially dangerous to use in all but very calm weather conditions.

PROPOSAL - DESIGN

This current application is almost the same as the earlier application but has a new part basement floor added. The new basement floor can be easily constructed at the time of the new foundations for the approved extensions. The new construction will not disturb the adjoining properties.

The application will increase the floor area at basement level beneath the approved rear and side extension. The layout at Lower ground level has been amended to reduce the number of rooms from the approved scheme. The "wheelchair units" have become larger. The reduction of two units at Lower Ground floor and the increase of two units at Basement floor means that the total number of units has not increased from the approved scheme.

The layout on the upper floors is the same as the approved scheme

The new basement floor will not be visible from any view other the application site.

The rear extension is to be as approved as a single storey and low key in styling. A flat back rear wall will emphasize the simplicity of the design. The 4-course feature band of lighter brick can be taken around the rear extension to copy the detailing of the main house.

The width of rear extensions respects the design of the host building. It is not full width as a full width extension would hide and dominate the original building in terms of bulk and form. The proposed extension is subordinate to the host building. The extension is not visible from the street.

The side extension does not "infill" the gap between the two buildings. When seen from Fellows Road the proposed side extension will be set back behind the existing side extensions and will not dominate the gap between the properties.

The side extension has been reduced to be the same height as the front entrance canopy in accordance with the design guidance of Camden.

The side extension is set back 450mm from the rear face of the host building.

It is hardly visible from the main frontage and appears as a secondary element behind the existing side extension

It does not harm the architectural integrity of the main house.

PROPOSAL - USE

The current use of the building is that as an H.M.O., having 20 letting units of various types and sizes of rooms. However, many rooms are below minimum standards and some are in poor condition. The facilities are mainly shared with bathrooms at each floor level. The accommodation is offering low cost homes for mainly younger people.

It is intended to fully refurbish the entire house and provide 24 letting rooms of high standards that comply with all the requirements of the Environmental Health Department for a house in Multiple Occupation.

Camden has a shortage of "low cost" homes and this application should be supported to maintain homes for those people who cannot afford a self-contained flat or do not want the responsibility and ties of home ownership.

ACCESS

Unfortunately the main front door has a stepped access to this property. It does not offer any scope for improvement for disabled users. The front door is only accessible from steps.

However, it would be possible to arrange for a disabled access to the side entrance and thus to the units on the Lower Ground floor. The side entrance will therefore have a wider door to allow wheelchair access. The corridors will be 1200mm wide and the washing facilities able to be used by wheelchair user.

In addition at Lower Ground floor level :-

- a. A level access at the front side door is to be provided
- b. All doors throughout the Lower Ground level of the house will be 900mm wide to enable wheelchair access
- c. Light switches shall be fixed at 1000mm from the floor.
- d. A bathroom at Lower Ground floor can be designated and designed for a wheelchair user.
- e. Shower rooms can be incorporated at Lower Ground floor for use by wheelchair user.
- f. Power supply sockets to the Lower Ground floor rooms shall be set at 450mm from the floor.