

86 & 88 Fellows Road, London NW3 3JG
Design Statement

Apr 2007
Revision B

Prepared for**Client**

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1 Purpose of the Report

This statement is submitted in support of the full planning application of 86 & 88 Fellows Road, London NW 3JG. The application is made on behalf of Urbanpeak Limited.

It contains a planning and design statement and includes in the appendices copies at reduced scale of all the plans, sections and elevations comprising the architectural drawings of the application, together with a schedule of accommodation and additional diagrams.

2 Site and Surroundings

The Building and Site

86 & 88 Fellows Road is situated behind fine avenues of trees at the north side of Fellows Road. This area was designated as Fellows Road Conservation Area.

The 4 storey main building including lower ground garden flats has high pitched roofs with front and rear dormer windows. The building has been converted into 10 self-contained flats, contains two studio flats, two 1-bed flats, five 2-bed flats and one 3-bed flats.

There are 2 mature trees at the front garden, which will be retained as part of new proposal. The area of the application site is 744 sq m.



South Elevation



North Elevation

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View to North Elevation



View to East Elevation



View to Rear Garden



Site Context

Along Fellows Road, it is characterised by large residential properties, most of them have been converted into multiple occupancy.

The site is located within an approximate walking distance of 600 metres from town centre, local facilities and Swiss Cottage Station provides access to the Jubilee line. Bus services run along Finchley Road – A41, and a wide variety of bus routes can be accessed at the station. The A41 is provided with footways and cycle lanes on both sides of the carriageway.

3 The Proposal

The proposed scheme is to extend five existing flats at the rear gardens, including lower ground, ground and first floor; and to which two terraces will be formed. This proposal will add two family units to the existing mix of the flats as the followings:

Accommodation schedule

Existing Apartment			Proposed Apartment		
<u>Lower Ground Floor</u>			<u>Lower Ground Floor</u>		
86 Garden Flat	2-bed	81.2 sq m	86 Garden Flat	3-bed	120.0 sq m
88 Garden Flat	2-bed	81.0 sq m	88 Garden Flat	3-bed	120.0 sq m
<u>Ground Floor</u>			<u>Ground Floor</u>		
Flat 1	Studio	40.2 sq m	Flat 1	Studio	As existing
Flat 2	1-bed		Flat 2	1-bed	56 sq m
88 Ground Floor Flat	2-bed		88 Ground Floor Flat	2-bed	As existing
<u>First Floor</u>			<u>First Floor</u>		
Flat 3	2-bed		Flat 3	2-bed	As existing
Flat 4	1-bed		Flat 4	1-bed	As existing
Flat 5	Studio		Flat 5	Studio	As existing
<u>Second Floor</u>			<u>Second Floor</u>		
Flat 6	2-bed		Flat 6	2-bed	As existing
Flat 7	3-bed		Flat 7	3-bed	As existing

3 The Proposal

Scheme Description

The proposal is designed to improve three existing flats from lower ground and ground floor by adding rear extensions to the main building.

At lower ground floor level the proposed extensions provides an open plan lounge room, dining room and kitchen opening out onto the rear amenity space. At present the existing flats suffers from poor daylight into the rear bedrooms. As a consequence the bedrooms at the rear of the house are currently dark and damp. The proposal seeks to address this by providing a level open floor plan at lower ground floor level opening out onto the rear amenity space. Daylight penetration will be improved through the provision of new windows to the eastern and western side of elevations and some new full height windows and doors to the rear. As a result, two new family units (3-bed) will be added to this building.

At the ground floor of 86 Fellows Road – Flat 2, the existing 1-bed flat will be extended up to 56 sq m. It will change this unit from a single person 1-bed unit to two person 1-bed unit. The setback terrace design will provide an extra amenity space to the flat without intruding others privacy, shown on Section A of Drawing 279-A-009.



Proposed East Elevation

Proposed North Elevation

Proposed West Elevation

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3 The Proposal

At the ground floor of 88 Fellows Road, a new terrace will be added as amenity space.

On addition to this stepped terrace design, it creates some extra outdoor space to above flats without intruding others privacy. By using green roofs to the extension, this will reduce the impact for viewing from high level of neighbouring buildings.

It is difficult and inappropriate to copy the existing windows as found at the front elevation; instead, a few new full height windows will be used to echo the simple well insulated render walls which will complete the idea of lightweight attachment as a subordinate to the main building.

The front elevation of the building will remain unaltered.

External Envelope Design

- The extension is to be built with well insulated render wall construction, colour to match the existing side extension.
- Flat roof is to have low-maintenance landscaped 'sedum' coverings

Sustainability

The new extension aims to achieve a low energy design with a very high environmental performance.

Primary development Principles

The extension building is being designed to incorporate the following measures to improve environmental performance.

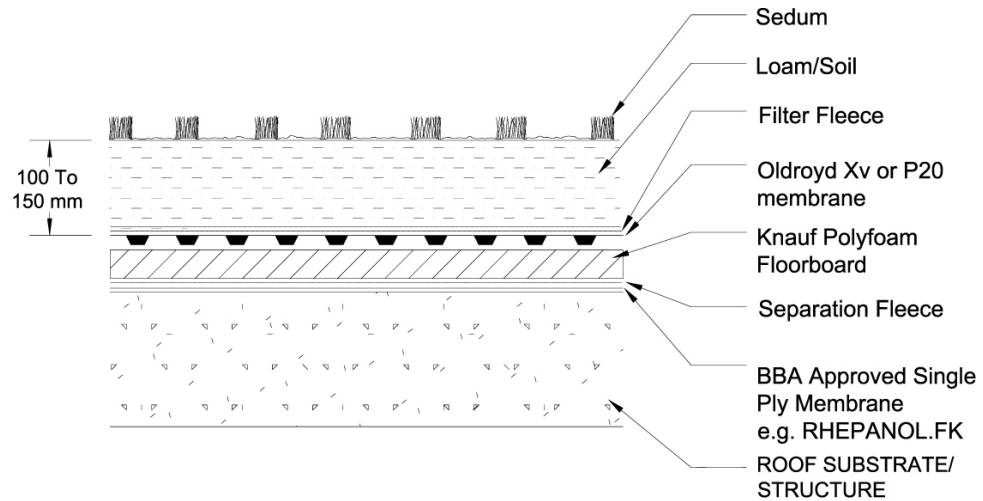
Fabric insulation performance is to target the amendments to the Building Regulations beyond the current part L1 standards.

- Low energy lighting systems are proposed throughout the development
- Off-site fabrication methods are being investigated to reduce construction wastage, increase air-tightness, reduce nuisance on site and to improve health and safety performance.
- Landscape 'sedum' roofs are proposed to increase biodiversity and to moderate storm water run-off.

3 The Proposal

Green Roof

Details



GREEN ROOF - Sedum



Access

Pedestrian and disabled access will be via the existing front door while the side access will be maintained to provide a direct link from the rear of the dwelling to the street.

In terms of accessibility, the site is located within short walking distance of Swiss Cottage Station which offers a wide variety of shops and other services. Underground tube services are available from the station as are a variety of bus routes running in all directions. Accordingly, the site is considered to be highly accessible.