

14/07/2014

REV.02

## Design and Access Statement

GROUND FLOOR SINGLE STOREY REAR EXTENSION PLUS  
TWO SINGLE STOREY LIGHTWEIGHT SIDE INFILLS

**FLAT 1, 28 FELLOWS ROAD, LONDON NW3 3LH**

### 1.0 - GENERAL

This Design and Access statement has been prepared in support of a planning application for alterations to a ground floor flat. The proposal consists of a single storey rear extension and two lightweight infill extensions on both sides of the main building to provide and create a flexible living space for the occupants. This will open up the views and improve the connection to the garden.

The Flat's address is: Ground Floor Flat, 28 Fellows Road, London NW3 3LH. Which is within the London Borough of Camden.

The property is within the Belsize Park Conservation Area and is not listed.

Fellows Road marks the southern edge of the Conservation Area. Whilst the groups of Victorian houses have a character relating to the wider Conservation Area, the character of the street as a whole is altered by the 1960s housing estate to the south.

The existing building is within a consistent frontage of paired and detached three storey villas with overhanging eaves, three storey bays, porticoes with Corinthian capitals and sash windows.

The facade is finished with exposed yellow brick and pale London stock brick with white stucco / painted stone detailing.

The trees within the street and the front gardens of the properties make a significant contribution to the character of the road as do the hedgerows to the frontages.

The existing ground floor flat has a generous garden with an approximate size of 25 metres length and 11 metres width.

The garden is well screened from the neighbouring properties with a tall brick wall and timber trellis screens. There are mature trees in the mid-section and at the end of the garden. There are some small shrubs and bushes next to the rear facade in stepped planters.

An octagonal glass conservatory was erected 20 years ago which is attached to the rear elevation and it is currently used as a dining room. This conservatory is located off centre from the bay window and is not fully integrated within the overall design of the rear elevation.

A planning submission was approved on the 8<sup>th</sup> June 1993 by Camden Council for the erection of this octagonal conservatory



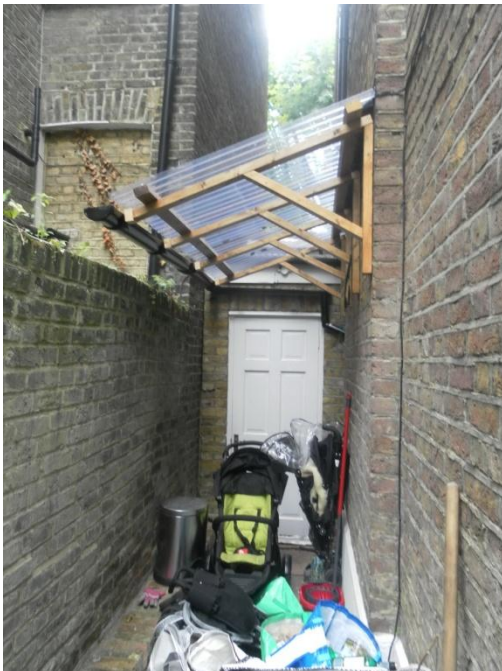
**(1) 28 Fellows Road – Front Elevation**



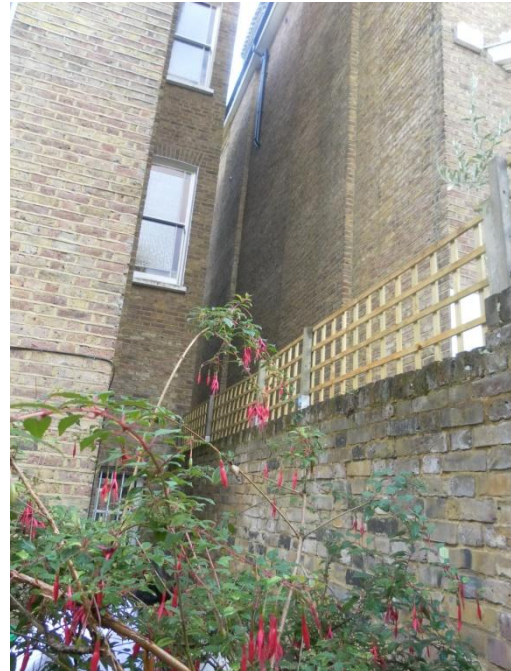
**(2) 28 Fellows Road – Rear Elevation**

The adjacent properties had also suffered rear facade alterations over the years:

- On the left hand side (rear elevation) the property at 26 Fellows Road has a large single storey rear extension protruding 11 metres from the rear elevation. This extension has a first floor terrace with an obscure glass balustrade.
  - On the right hand side (rear elevation) the property at 30 Fellows Road had a ground floor renovation. A glazed extension was erected on the footprint of the existing bay window. New fenestrations were also proposed on the side elevations.
- A Certificate of Lawfulness for these works was issued by Camden Council on the 24<sup>th</sup> July 2012.



**(3) Party wall between 26 & 28 Fellows Road**



**(4) Party wall between 28 & 30 Fellows Road**



(5) Party wall between 26 & 28 Fellows Road



(6) 30 Fellows Road – Glass Extension on Rear Elevation

## 2.0 - DESIGN

### The Use

This application does not propose a change in the use of the site.

### Access

Access in the front façade will remain unaltered.

New openings on the rear façade are proposed to achieve greater access into the garden from the property.

### Relevant national and local legislation and guidance

The proposal takes into consideration the following policies:

- Camden's Development Policy DP22 (Securing high quality design) of the Council's LDF that requires all developments to be of a high standard design and take into consideration the character, setting, content, form and scale of the host building and surroundings properties.
- Camden's Development Policy DP24 (Securing high quality design) of the Council's LDF. In particular part b relating to the character and proportions of the existing building, where alterations and extensions are proposed.
- Camden's Development Policy DP25 (Conserving Camden's heritage) of the Council's LDF. In particular the need to preserve and enhance the character and appearance of the area.
- Belsize Conservation Area Statement
- Camden's policy Guidance (CPG1 – Design) states that rear extensions should be secondary to the scale, proportions and dimensions of the host building; rear extensions should respect and preserve the original design and proportions of the building, this includes its architectural period and style.

Taking into consideration the policies mentioned above and the analysis of the rear elevation scale and proportions, a scheme is proposed that maintains the principles of the existing host building elevation without any detrimental effect to the neighbouring properties.

### **3.0 - Scale and Appearance**

The proposal seeks permission for a single storey rear extension.

The new extension is proposed as a light weight transparent glazed pavilion facing into the rear garden. The transparency of this extension will allow for the original façade of the building and the retained brickwork bay window to be seen through and would emphasize the original configuration of the property.

The side of the glass extension will include solid render walls to allow flexibility on the interior furniture distribution.

The new transparent extension will avoid any harm to the host building and will be subordinated to it.

The new extension will project 4 metres from the back wall and 3.15 metres from the existing bay window. The existing garden of the property is approximately 25 metres in length and therefore the proposed extension is around 1/6 of the current size.

The height of this extension has been kept to the minimum to allow for continuous internal headroom.

The new extension will replace the existing octagonal conservatory and is designed in such a way that will keep the symmetry of the original rear façade design and will reinforce its verticality.

New full transparent double glazed doors are proposed on this extension to allow for easy access and a greater connection to the garden.

A green roof is proposed for the rear extension taking into consideration Camden's Sustainability guidelines CPG3. Two roof lights will be included on the roof and will be designed to be flush with the rear extension parapets and therefore would not be seen from ground floor level. The green roof will also improve the visual amenity of the above neighbors.

Simple and lightweight glass infills are also proposed on the ground floor between the three storey building and the neighbouring party walls on both sides of the property. These infills step back from the corner of the building and do not protrude from the rear elevation.

Number 26 Fellows Road had already infilled this space with a solid brick side extension. The party wall with 30 Fellows Road is 2 metres tall and has also a timber trellis attached. Therefore the proposed glass infill will have little impact to the neighbour.

The lightweight infills are designed to be as frameless and transparent as possible and will allow for the original facade of the building to be seen through. This would emphasize the original configuration of the property and will avoid any harm to the host building and will be subordinated to it.

The roofs on the lightweight infills are also proposed to be in glass to reinforce the transparency of these small volumes.

The existing windows throughout the property will be changed to double glazing. They will match the existing windows on material and style. A few windows have been changed over the years to UPVC and it is also proposed to replace these windows with timber frame ones to match the rest of the property.

#### **4.0 - The Layout**

Throughout the brief development for the proposed scheme, the client has placed great emphasis on functionality. All alterations are aimed to improve and optimise the usability of the existing spaces.

The new single storey rear extension will replace the existing dining room located on the conservatory and will enlarge the living room.

The new lightweight glass infills will enlarge the kitchen and will allow for a new study room.

All proposed works will improve the overall layout of these spaces.

The proposed glazing and skylights will flood the property with natural light.

#### **5.0 - Landscape**

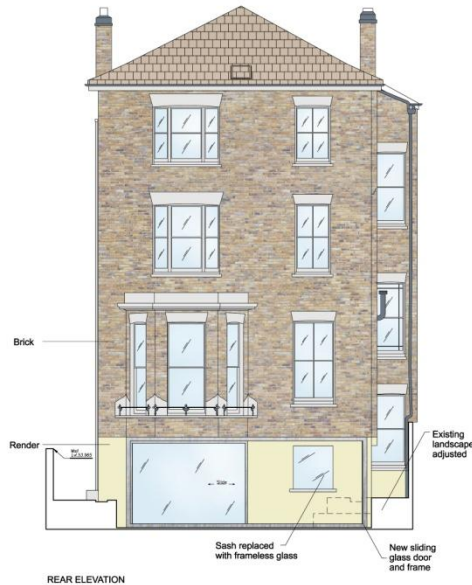
As part of the development, it is proposed to alter the existing stepped planters on the immediate rear garden. The planters will be removed to allow a bigger paved terrace area which will be at the same level as the internal floor.

The garden stair will be relocated to be centred within the space. This will emphasize the symmetry of the garden and will allow good use of the external space with better connection to the inside property.

The mature trees on the mid-section and end of the garden will remain unaltered.

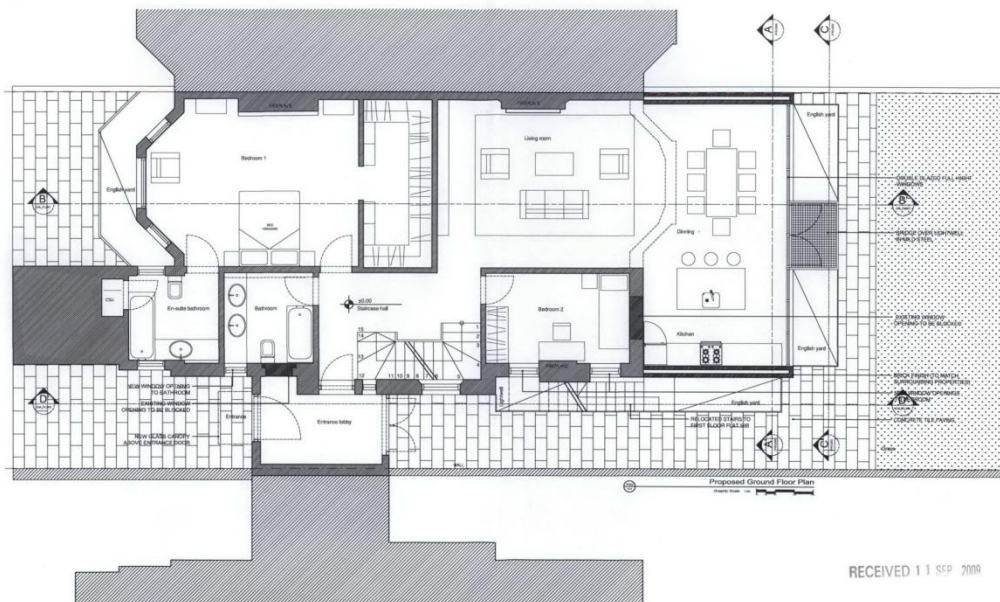
## 6.0 - RELEVANT DEVELOPMENTS IN THE VICINITY

- **No 30 Fellows Road** was granted the Certificate of Lawfulness in 2012 (Ref: 2012/2626/P) for *Replacement of rear bay window with door, replacement of rear window and rear side window all at lower ground floor level to dwelling house (Class C3).*



**30 Fellows Road**

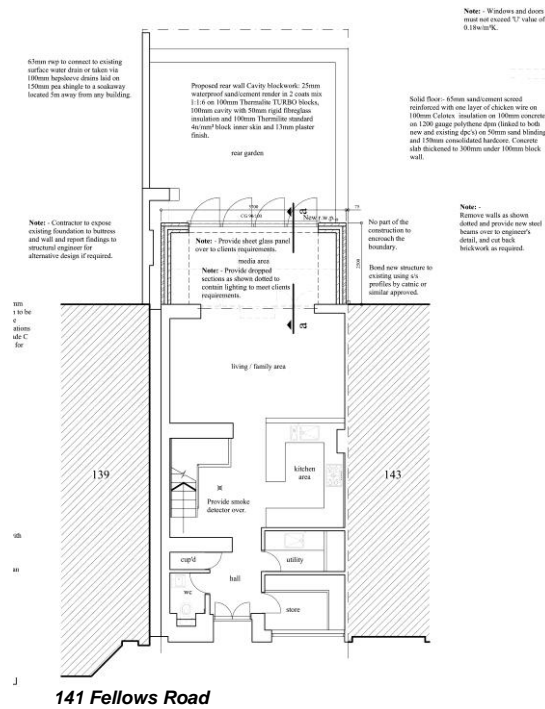
- **Flat A, 56 Fellows Road, London NW3 3LJ** was granted Full Planning permission in 2009 (Ref: 2009/4074/P) for *Additions and alterations to include the erection of a full width single storey rear extension and excavation to include creation of a basement with rear and side lightwells and relocation of staircase at rear to residential flats (Class C3).*



**Flat A, 56 Fellows Road**

RECEIVED 11 SEP 2009

- **141 Fellows Road, London NW3 3JJ** had a Householder Application granted in 2013 (Ref: 2013/0607/P) for *Erection of a single storey extension to the rear of existing dwelling house (C3).*



## 7.0 - CONCLUSION

The application seeks permission for a single lightweight transparent single storey rear extension and lightweight glazing infills on the side of the property.

The design of the proposal has been carefully considered to emphasize the subordination of the new volumes to the host building.

The glazing as the main material for this proposal will emphasize the sense of transparency and lightness.

The rear extension takes into consideration the proportion in relation to the original facade and it protects its integrity.

Careful consideration has been made to the final design of the volumes to allow for a high standard design, workmanship and materials.

The proposal will have minimum impact to the neighbouring properties.

We believe that the proposal is in line with Camden Council Policy and therefore is considered to preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the Belsize Conservation Area and individual property.