

## **Design & Access Statement**

### **100 Fellows Road NW3 3JG**

#### **Site & Surroundings**

Fellows Road is a quiet residential street made up mostly of house and flats residences. The houses were built at the beginning of the 20<sup>th</sup> century.

The house is situated at 100 Fellows Road and is a semidetached house with a path walk on the side.

#### **Design & Access Elements:**

##### **Purpose of our proposal**

The purpose of the proposal is to extend the house. We are applying of a double storey rear extension with a terrace and a single storey side extension.

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##### **How will the proposed works relate to the existing building?**

The proposed works will enhance the rear elevation of the property creating not only a new single storey side extension with an access to the garden level but also a double storey rear extension with a terrace in the upper ground floor level.

The proposed changes add to the appeal of the house and most of them will not be visible at all from the front of the house.

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##### **Impact on the neighbours considering shadowing, lighting, visibility, overbearing & noise issues**

None of the alterations we propose will have an impact of shadowing or lighting for our neighbours as we have agreed with flat 01 to match their extension proposal. The visibility impact has been dealt with above and we believe are seen as a positive impact, rather than negative.

We intend to limit all noise relating to the works required to Monday to Friday 8am to 6pm.

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##### **Sitting, appearance, visual impression, architecture, material, decoration, lighting, colour and texture**

Our main focus behind all our decisions is how to best blend our proposed works with those that exist in surroundings houses.

All our works are proposed to be done in the most sympathetic way towards those that already exist in the area, as detailed on the plans we submit with the application.

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##### **Scale, height, width and length of the proposal and its relationship to the existing building**

The proposed single storey side extension will reach the boundary line of the property and the double storey rear extension will keep in line with the proposed extension of flat 01. The width of the terrace and the proposed heights will subordinate to the existing building.

All details and measures can be found on our plans that we submit with the application.

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**Accessibility to and between parts of the proposed works**

At the lower ground floor level we propose a secondary entrance to the flat and to have access to the rear garden. At the upper ground floor level we propose an external metal staircase to the garden.

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**Relationship between the proposed works and public routes**

The proposed works do not alter the relationship the existing building has to public routes and there is no impact on them either.

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**Landscaping treatment**

This isn't considered relevant.

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**Materials proposed. Environment and maintenance**

All our materials are detailed on our plans. We chose them primarily to conform with those currently in used in this property and the other properties on the street. We have considered environmentally friendly materials and they are to be used wherever possible e.g. double glazing sliding doors and wool based insulation external walls to ensure the house is well insulated and energy efficient, etc. We are using products with little or no maintenance and which will weather well.

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**Impact on the street scene**

This isn't considered relevant.

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**Sustainability, energy efficiency, carbon emissions and renewable energy technologies**

We are creating a new rear elevation wall properly insulated and placing new double glazed sliding doors to improve the energy efficiency of the building. Electrics and plumbing will also be partially renewed and low-energy light fittings will be installed.

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**Waste storage and recyclable material**

This isn't considered relevant.