

## **DESIGN AND ACCESS STATEMENT**

44 FELLOWS ROAD  
PRIMROSE HILL  
LONDON  
NW3 3LH

NOVEMBER 2014

**EXTENSION AND CONVERSION FROM 1 FLAT INTO A SINGLE SELF  
CONTAINED FLAT AND A 2 BEDROOM FLAT INCORPORATING T REAR  
EXTENSION WORKS**



EXISTING REAR ELEVATION

The property a Late Victorian residential building divided into flats is located on the north side of fellows road towards Primrose Hill Road.

## **DESIGN CONSIDERATIONS**

We are proposing dividing the existing flat at the front into a 1 bedroom flat . we will achieve this by altering creating a new entrance door by altering and existing window. Internally openings will be blocked up to achieve separation from the proposed extended flat to the rear.

We are also proposing to extend the existing property to the side and rear at ground floor level to add a new conservatory/kitchen and bedroom, creating a 2 bedroom flat for the owners.

The new extension will be constructed in materials such as facing brickwork to match the existing building.

The new roof will be in asphalt with a shallow lantern light over the kitchen.

Existing windows and doors are in painted timber as will all new doors and windows.

## **ACCESS CONSIDERATIONS**

### **Access into existing building**

Access into the new front flat will be by creating a new doorway within an existing window opening enlarged down to floor level. There will be 1 step up from existing external ground level which can be ramped for disabled access.

There are no steps or ramps in level from the street pavement into either of the flats

To the rear extension there will be a 1 step up into the existing ground floor entrance door. Disabled access if required will be via the double doors to the rear via the conservatory double doors.

### **Location and public transport**

The application site lies approximately 1 km from Swiss Cottage, similar distances from both Belsize Park and Chalk Farm Underground stations . Buses serving this area are 13,82,113,168, 268 and C11.