



Design and Access Statement for 76 Fleet Road, NW3 2QT London

The Process

The proposed site of the development is located in an urban terrace from the period between 1875-1894 on Fleet Road, within Mansfield Conservation Area, Sub area 1, and is adjacent to other residential properties on this road with little vegetation on one side but directly facing more open areas with mature trees.

The existing building is currently vacant and last operated as 2no. self-contained flats. The current standard of living and the quality of the existing fabric of the building is poor, namely from the thermal and acoustic insulation point of view. With this new scheme, we aim to dramatically improve the quality and living standards of the residents of this building.

Amount

The proposed development is for side extensions at the rear of the ground and first floor, a construction of a basement floor with lightwells, a loft conversion to match the neighbour and internal alterations, all in order to create 3no. self-contained units (1no. studio and 2no. 2-bed flats).

Layout

The proposal aims to provide 3no. practical, well proportioned self-contained residential units, all of which comply with the minimum areas as stated in the London Plan 2011. All three units will benefit from having amenity spaces in the form of rear patios / terraces compliant with Camden's standards and the London Plan 2011, which is something that the existing top flat is lacking. Throughout the development sleeping areas are positioned at the rear of the property, away from the main road. The existing construction of internal floors and walls will be replaced with new Sound and Thermally insulated construction, to bring the fabric of the building to current standards.

Stacked layout – in addition to the improvement of sound insulation, layouts have been designed so that sleeping areas are located over sleeping areas and living spaces over living spaces. All internal drainage will also be located on a common pipework riser to minimize noise.

Access to the building will remain from Fleet Road.

Scale

The changes to the original buildings from the road are minimal:

- the loft conversion is to match the neighbours at Nos. 84-78 and will conform to the established building line of the lofts of these properties. The line of the parapet, continuous throughout the street elevation will be retained unchanged but re-rendered to improve the visual appearance of this building, which is currently in need of restoration work when compared to its neighbours.
- the proposed building is one of few within this terrace lacking a wall or a railing at the front. This erodes the uniformity of the building line and pavement width. We are proposing to create a lightwell for the proposed basement and erect a wrought iron balustrade around it to match the front line of the neighbouring properties, in particular no. 84, which has established this exact combination of lightwell and balustrade. The window to the basement cinema room will be aligned with the window above and subordinate in size, as per Camden's guidance regarding basement windows.
- at rear, the proposed extensions are only to the side, keeping the original lines of the rear walls in place. The side that the new extensions abut to is currently a tall party wall of over 7m in height therefore and the proposed extensions will go completely unnoticed by both neighbours.
- the new basement will only extend as far as the rear wall of the property, and a stepped lightwell is proposed at the rear.

Landscaping

The proposed scheme maintains the existing open areas at the rear of the property, which will provide over 23m² of private amenity space to Flat A. We are also proposing a roof terrace of over 10m² to Flat B and a roof terrace of 15m² of private amenity space to Flat C. These are similar to the neighbour at No. 78 and privacy of residents and neighbours will be secured with 1.7m high trellis fences.

Appearance

The external appearance of the building will be restored but retained as is, maintaining its character, brickwork, window openings at front, and other existing external features. Any new external elements, for example the loft extension, will match those present in the neighbouring buildings.

Use

The use is to remain residential, the conversion is from 2no. to 3no. self contained flats.

Access

Access to the Building will be convenient and straight forward for all residents, as it is at present.

As for vicinity to the public transport service, the site of the proposed development is located in close vicinity to both Belsize Park Underground station (Northern Line) and Hamstead Heath (London Overground) Station. In addition, the location of the building is well served within walking distance by several buses: 24, 46, 168, 268, C11 and N5.

The internal layouts of the proposed flats allow for sufficient passages / width and door thresholds to meet the requirements of current Part M of the Building Regulations.

The design will permit access for Emergency Services via Fleet Road, exactly as it is at the moment.

All the flats are proposed to be car-free, as it is at present.