D E S I G N A N D A C C E S S S T A T E M E N T

Address:
Flats L, M & N
146 Fellows Road, London NW3 3JH

Date:
24th March 2016

This statement is to accompany a full planning application for alternations to the above mentioned property.

Background:

The site is located within the Belsize Conservation Area within the London Borough of Camden.

The site consists of a 5 storey, period property of traditional construction located on Fellows Road, London NW3. The site is a terraced building forming a number of self contained flats and bedsit accommodation. The subject site is located partially at 2nd floor & 3rd floor levels.

The surrounding area is of a residential use class with single family dwellings and flats formed via conversions. The surrounding buildings are of similar bulk, scale and architectural design and character.

The proposals applied for are as follows:

- Retrospective permission for the amalgamation of flats M and N into flat L, incorporating an area of common parts.
- The approval of a revised internal layout that generates a significantly improved living condition to create a 2 bed flat.
- Inclusion of 2no. openable, conservation-style roof lights to sloping, tiled Front Elevation.
- 1no. openable conservation-style roof light to sloping, tiled Rear Elevation.
- 1no. fixed, conservation-style roof light on flat portion of Roof level.

Existing Layout:

Flat No.	Total Area (SqM)	Living area (SqM)	Bedroom (SqM)	Built-in Storage
L	8.2	0	8.2	0
M	16.7	1.1	11	1.8
N	27.2	1.6	20	2.7

Proposed Layout:

Flat No.	Total Area (SqM)	Living area (SqM)	Bedroom 1 (SqM)	Bedroom 2 (SqM)	Built-in Storage
L	67	21	13	10	2.2

Conclusion:

Through the subtle addition of natural overhead lighting and a considerate revision of the internal layout, the proposed works are viewed as being a major improvement on a disjointed and butchered existing condition that will provide a comfortable dwelling.

Access:

The applicant does not propose any changes to the access arrangements to the property.

Best Regards,

Alastair Moule
T R STUDIO