



CHF/X/DAS/01
4 May 2016

100A FELLOWS ROAD, LONDON, NW3 3JG

DESIGN, ACCESS & HERITAGE STATEMENT

1.0 INTRODUCTION

- This Design and Access Statement has been prepared in support of a Planning Application. The proposed works include: rebuilding and extending of the lower ground floor side extension, relocating the upper ground floor entrance and creating a porch, modification of the front garden, renewal of the timber sash & casement windows & doors, a general internal remodelling in the three storeys and associated external alterations.
- The property is a 3 storey single family detached chapel house situated within the Belsize Conservation Area.
- The house is not listed or deemed to make a positive, neutral or negative contribution to the character and appearance of the Belsize Conservation Area.

2.0 HERITAGE STATEMENT & PLANNING HISTORY

- The existing building on the site is a 19C detached three-storey property situated within the Belsize Conversation Area. Victorian dwelling, eclectic style, slight Arts & Crafts mixed with Italianate influence consistent in their frontage walling and the use of red brick. The existing entrance of the house, which is 1.6m lower than the street level, creates an unusual street façade condition, such that the property does not have a strong architectural connection to the street.
- The fenestration is of a range of periods and mixed both timber and metal.

- The house is not satisfactorily insulated, nor is all the fenestration double glazed; therefore the thermal performance is poor. The interior has been refurbished at different stages over the years and no original historic features or elements of building fabric exist. The services, fixtures and fittings are all at the end of their useful life.
- Pursuant to planning permission ref. 2014/3233/P, doors and windows were installed to the front and rear elevations of existing open side canopy to create fully enclosed single storey lower ground floor side extension. The timber canopy on side elevation was erected pursuant to planning permission ref. 2013/3711/P. Planning permission ref. 9500145 was granted in 1995 for the retention of the self-containment of the existing residential unit and associated works of conversion including alterations to the elevations and the erection of a rear balcony. Three planning applications with ref. numbers 2010/3972/P, PEX0000852, AND P9602228 were refused in 2010, 2009 and 1996 respectively, while two applications with ref. numbers 2009/3557/P and 9400899 were withdrawn in 2009 and 1994





3.0 DESIGN STATEMENT

3.1 Use

- The house comprises three storeys and its lawful use is residential.

3.2 Amount

- The side extension at lower ground floor level is proposed to be extended from the existing by 0.845m on the north-west side and by 7.233m on the south-east side. It will be the same width as the existing wing and provide an additional floor area of 21.427m².
- The new entrance porch will provide an additional floor area of 1.48m². The existing front door is currently on the lower ground floor level, access from the street is via a 1.6m high external staircase. The main living area is 3m higher than the entrance. The new entrance is on an intermediate level which is the same level as the street, providing improved access into the house.
- The front garden is proposed to be modified to improve the access into the new entrance on the upper ground floor and provide better natural light to the existing and extended lower ground floor. The lower terrace (light well) is to be expanded and it will provide access to a boiler cupboard and a bicycle storage.

3.3 Layout

- The layout of the house is to be reconfigured to provide improved levels of accommodation and amenity more suited to a modern family home. The extension and alterations to the lower ground floor will modify the layout to provide 3 bedrooms and associated bathrooms, two of them looking on the rear garden via large glazed screens and doors and one looking on the expanded lower terrace and the front garden, forming 3 modest timber frame windows in the front facade. A laundry and utility room is designed to the lower ground floor layout, as well as a bicycle storage area and a boiler cupboard underneath the entrance porch.
- In the upper ground floor, the kitchen area will be opened up to the amenity provided by the living area and the rear terrace.
- The first floor will be also rearranged to provide a study room with ensuite bathroom and an open internal balcony looking at the living area.

- Two new staircases are designed to the new layout. One in the entrance hall serving the three storeys of the house and one connecting the living area on the upper ground floor with the internal balcony on the first floor.



3.4 Scale

- The side extension would not affect the integrity of the existing house as it would be subservient with the original form and character. It does not overlook or overshadow the adjacent property.
- The new entrance porch at the front of the house is modest and the adjacent houses would not suffer any loss of sunlight or amenity as a result of these extension.

3.5 Landscaping

- The proposal increases the connection between the internal spaces on the lower and upper ground floors and the two gardens. This enhances the amenity of both the internal and external space. The new entrance is on the same level with the front garden. A new spiral metal stair is designed to the backyard serving the upper ground floor terrace.
- More trees are to be added and a sedum roof on side extension.

3.6 Appearance

- The new external windows and doors on the front facade will match the material and finish of the existing.

- The casements and sashes in the existing external windows on the front facade are proposed to be replaced with double-glazed panes to improve the thermal performance of the building. The material and finish of the new sashes and casements will match the existing.
- The extension on the side of the house will be in facing brick to match the existing.
- The roof of the side extension will have a single-ply membrane with sedum 'green' roof covering.
- The entrance porch on the front of the house will be in painted timber to match the existing.
- The slate roof of the entrance porch will match the existing appearance.

3.7 Context

- This house is in a residential neighbourhood and part of a mid 19th century grand scale development. Victorian dwelling, eclectic style, slight Arts & Crafts mixed with Italianate influence consistent in their frontage walling and the use of red brick.
- This proposal will significantly improve this residence and it will have a beneficial long-term effect on the building, its occupants and the community.

3.8 Sustainability

- The new building elements will be thermally efficient in accordance with building regulations.
- The heating services are all to be replaced. The replacements will be efficient and will significantly improve the performance of the house.
- The new flat roof over the side extension will be covered in sedum planting to provide a green alternative to a flat roof, acting as attenuation for rainwater while reflecting the colours in the surrounding buildings.

4.0 ACCESS STATEMENT

4.1 Pedestrian access

- The access from the street to the new front door would be easier than the existing, since the new entrance hall is on the street level.

- The house is within walking distance from key services and amenities.
- The off-street parking at the front of the house will not be affected by this application.

4.2 Public transport

- The property has a PTAL rating of 4.
- Swiss Cottage tube station (Jubilee line) is 468m away, Chalk Farm (Northern line), Finchley Park (Jubilee & Metropolitan) and Belsize Park (Northern line), tube stations are 1125m away, buses on Adelaide Road are 480m away.