



DESIGN AND ACCESS STATEMENT

FLAT 1, 132 FELLOWS ROAD

LONDON

NW3 3JH

AUGUST 2016

Generally

The planning application relates to alterations to the ground floor flat a terraced- house (Flat 1, 132 Fellows Road) in the London Borough of Camden, NW3 3JH.

Specifically, the works comprise of a single storey side extension to the ground floor to accommodate a new bedroom and living area with a sliding door onto the garden. A 3.5m courtyard is incorporated into the design.

Our proposal for a side extension uses the same external material as the existing house. Whilst remaining complimentary, we also propose a slightly more contemporary living space and bedroom to the rear ground floor area, to bring the property into modern requirements for functionality whilst respecting the urban fabric of the neighbouring properties.

Consideration

In formulating our proposals we have been mindful of the existing condition of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by all of the residents and is still a part of the property. We have been mindful to be sympathetic to the property and surroundings.

Use

- The proposed extension would provide improved living and bedroom space, in line with current standards and the way homes are now used.
- The use proposed by this application does not change the dwelling's existing residential use. The majority of surrounding properties are also residential, and such a use is therefore appropriate in this location.
- Other nearby properties (in the surrounding area), have undergone comparable improvement and extension works, in a similar strategy to bring their house or flat into more contemporary use.

Location

- The proposal is mindful of its location and we are aware that the property is in the Belsize Conservation Area located in the Borough of Camden.
- The property is situated between 134 and 130 Fellows Road. During the development of this proposal, we have been mindful of any impact on the neighbouring properties, we believe this proposal will have little impact on these neighbours.
- The rear extension will also not be visible from the main road and front elevation of the property.
- We aim to enhance the design of the property which will benefit its image and surrounding area.

Visibility

- Visually, the design of the proposed extension will not be seen from any public roads. The current condition of the boundary wall is decaying to the point where building a new one will enhance the original property at 134 Fellows Road.
- The proposal can only be over looked from the first and second floor windows of the neighbour's property (134 and 130 Fellows road).
- Visibility and privacy from the property will not be interfered with on the first and second floors.

Design and Layout

- By reconfiguring a small part of the internal space and making use of the external side space in part, the proposals will create a more useable, lighter, and better configured space for a potential growing family to enjoy.
- The surrounding area of the property has a wide variety of similar alterations/developments by way of side and rear extensions at ground floor level (see appendix A).
- We have been mindful of the relationship the property has with its garden and don't propose extending out to the rear of the property thus still leaving the garden as it currently exists. This will allow the rear of the ground floor to keep its existing rear windows while also being partly opened to the garden, via sliding door to create a better relationship with the garden in terms of access and light. Additionally, the courtyard located on the side of the property maintains the existing natural daylight received by the central part of the house, while minimising the impact on 134 Fellows Road.
- We propose forming a family room on the ground floor to serve multiple functions, such as living and dining area etc. This new family room will be the hub of family life.
- We propose retaining the existing access from the main front entrance through the communal hall into the property. We propose removing the existing extensions side wall and building a new extension that will add a new bedroom and living/dining area, which will help to create better access through the property and also help to create a more open family room. This bedroom will be a good size and in proportion to match the current bedroom sizes in the current property.
- There will be one main access point into the new extension area, which will be mainly from the current open plan kitchen and living space. The courtyard is accessible from the bedroom space. Furthermore, this access ensures that the bedroom feels more spacious.
- We propose creating an open plan dining and living space to the rear of the ground floor facing the garden to take advantage of the space created by the extension.
- The proposal shows the new side extension to have a flat roof with three skylights.
- The design of the large sliding doors and windows on the rear elevation makes the extension lighter with less bulk and scale rather than a proposal with more emphasis on brick.

Relationship with neighbour's 134 and 130 Fellows Road

- The relationship with the neighbouring property has been carefully considered in the design proposal. The existing arrangement of our property includes a back door (on the side elevation) and windows at ground floor level that look directly towards the existing rear and side brick wall of the garden. The courtyard means that the new side extension wall won't have a huge impact on the neighbour (134 Fellows Road). The new side extension wall will only rise 200mm above the current 2.5m high double brick boundary wall.
- The proposed works will not be visually intrusive on the neighbour's garden or property with the construction of the sliding door and windows on the rear, as the glass door and windows will only face directly towards the rear garden.
- The distance of the proposed extension from the original rear wall of the property has also been considered. We feel by extending out to the side of the property by 1.1m and creating a courtyard space it will help keep the impact of the new extension to a minimum.
- We have chosen to avoid the potential "tunnelling" effect by putting the height of the new extension at 2700mm, which is 200mm higher than the current existing brick boundary wall at 2500mm. The courtyard will also help to prevent this. We have chosen to have a flat roof to reduce further impact on our neighbours. We feel this type of proposal is acceptable, rear and side extension have already been accepted in the area that are much larger than what we have proposed (please see appendix A).

- The neighbour's side garden area is of a modest size and we feel that the proposal will not create a tunnel affect or have a negative impact in relation to looking out or light.
- The proposed flat roof will have three skylights that cannot be seen from the ground level but can be seen from the first and second floor level of the neighbours' property (134 and 130 Fellows road). So the proposed skylights will have the potential have blinds or be made of obscure glass.
- The proposed extension will not overlook the neighbours or any public highway or public foot paths.

Landscaping

- The new family room will have garden facing windows and a sliding glass door, to provide a direct relationship between the inside and outside spaces. Steps outside of the glass sliding doors will lead and connect to the large lawn/grass area of the garden, enabling the children to play, whilst the parents are able to supervise from the family hub in the side extension.
- Mature plants and trees growing in the area will not be affected by the extension.
- Currently the garden area contains soft landscaping. The new extension will not affect the sunlight into the garden of the property and the neighbouring gardens, as the height of the new extension will only be 200mm above the current 2.5m high double brick boundary wall.

Appearance

- All materials have been selected based on careful consideration of the surroundings, the existing structure and properties within the vicinity.
- The materials are as follows:
 - Felt flat roof with three skylights to maximise light into the new living, dining and bedroom space.
 - The sliding doors and windows on the ground floor will match current exiting window and door materials. The glass door and windows will help to further maximise the light into the ground floor and create a relationship with the garden.
 - The external walls of the new extension: will be made from the exact same bricks as the existing property is made from so that there will be no difference between the proposed extension and original property.

Sustainability

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

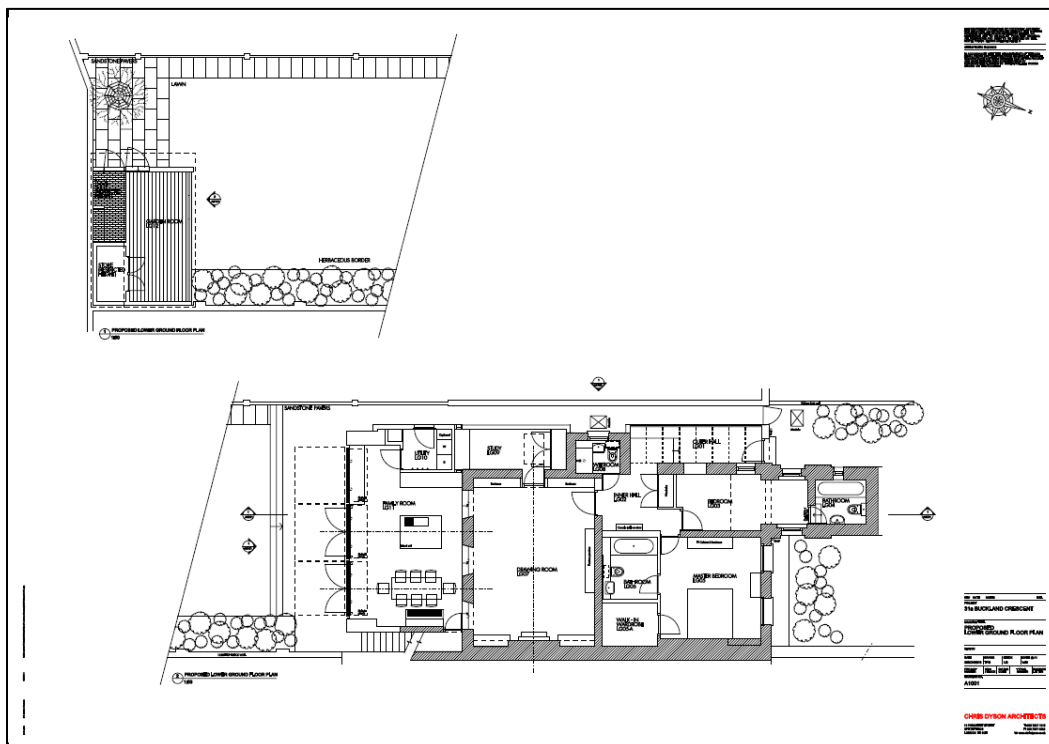
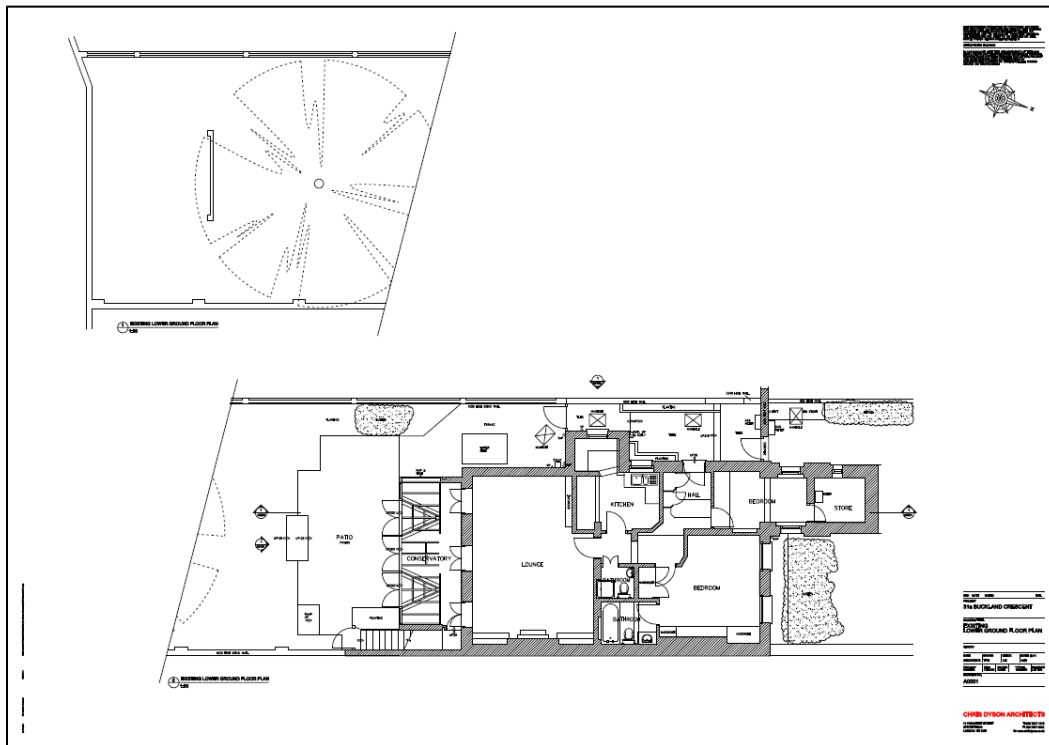
Conclusion

This proposal is to build on the original and to enhance the image and function of the space on the ground floor. In formulating our proposals we have been mindful of the current conditions of the property which is currently configured as a potential small family flat. We aim to enhance the fundamental values of a potential family home by creating a space that can be used by the whole family and is still part of the property. We have been mindful to be sympathetic to the property and the surrounding Belsize Conservation Area.

- The design has been particularly mindful of:
 - Enhancing the original property's features. For example, we propose using the same brick for the new extension as used to construct the original property.
 - Creating a space for modern family living with the ability for the family to grow.
 - Creating a contemporary, yet complimentary family hub.
 - Creating a relationship with the rear of the house and the garden.
 - The Council's Core Strategy, London Plan and relevant Supplementary Planning Guidance Papers.
 - Belsize Conservation Area's architectural style and history.

Appendix

1. Precedent of extension in the Belsize Conservation Area:



Appendix A - 31 Buckland Crescent, Ref. 2011/1908/P

132 Fellows Road site images

