Sep 2016

Design and Access Statement

Lower Ground Floor Flat, 134 Fellows Road, London NW3 3JH

Site Description

The site has an area of approximately 345 square metres and is located on the north side of Fellows Road. The property is a five-storey end of terrace building, including ground, first, second, third and loft floor. It is within a rectangle shape site boundary.

The garden floor flat has a reception room at the front and two bedrooms at the rear, and has direct access to its own rear garden. There is an out-building located at the bottom of the garden.

The property lies within Belsize Park Conservation Area but does not hold any statutory listings.

The building is close to the local community, within 5-minutes walk to local facilities and public transport nodes – Swiss Cottage Underground Station.

View to 134 Fellows Road

Sep 2016

View to the rear of 134

View to the rear of 132 & 134

Ko Architects

View to the rear of no.132

Relevant Planning History

1. 2014/6647/P

   100 Fellows Road - Erection of two storey rear extensions with terrace area

2. 2014/4699/P

   28 Fellows Road - Erection of single storey rear extension with roof lights

3. 2014/3278/P

   146 Fellows Rd - Erection of single storey rear extension with rooflight at lower ground floor level

4. 2011/3221/T

   136 Fellows Road - (TPO Ref:C443) Rear Garden: 1xAsh – Fell to ground level

5. 2010/1081/P

   138A Fellows Road - Erection of a single storey rear extension

6. 2008/3383/P

   136 Fellows Road - Excavation of lower ground floor level below rear garden with 6 rooflights to provide additional accommodation for the ground floor flat, and installation of new external stair and balustrading at rear first floor level

7. 2007/5553/P

   120 Fellows Road - Erection of single-storey rear lower ground floor level extension

8. 2007/2202/P

   Land adjoining 148 Fellows Road - Erection of a 2-storey side extension, plus extension at basement level and replacement of existing garages to provide an additional single dwellinghouse at the end of the existing terrace; and the erection of a 2-storey rear extension to expand the existing flats within the host building

Proposal

- Single storey rear extension; new rear extension with green roof; and line up with no.132 rear extension.

- Reinstate the rear roof terrace for first floor flat with new metal railing.

- Demolish the existing derelict out-building at the bottom of the garden

- Internal alteration to convert into 3-bedroom family flat, and to comply with Lifetime Homes Standard.

Design

- The outline of the proposed single storey rear extension is mirroring the existing single storey rear extension of no.132.

- The main body of the extension clad with Flemish bond brickwork; colour to match existing.

- The rear section of the extension will be formed with frameless glazed enclosure.

- New windows for the main building will be installed with double glazed painted timber sash window.

- New Aluminium windows & doors will be installed for the new single storey rear extension.

Lifetime Homes

- Approaches to the residential entrance will be level within 1200mm clear at the entrance door threshold.

- The entrance will be illuminated and will have a level threshold.

- The external staircase will be constructed to form a uniform rise not exceeding 150mm and a uniform going of not less than 300mm.

- Appropriate wheelchair turning circles are incorporated into the layout plan.

- Windows in the principal living space will have at least one opening light that will be full height where possible, or be a maximum of 800mm from the finished floor level and easily openable from a wheelchair.

- The width of the doorways and hallways within the flats will be detailed to provide 900mm minimum corridor widths and clear doorway widths of 800mm when the approach is not head on.

- The clear opening width of the front door to each unit will be 800mm, with 300mm to the side of the leading edge.

- Within the residential units, a 1500mm-diameter turning circle is accommodated within the living / dining spaces to allow adequate circulation space for visiting wheelchair users.

- An entrance-level bathroom is proposed for all residential units, with access doors detailed to allow for easy handing as required.

- Walls in bathrooms can be reinforced between 300mm and 1500mm to facilitate later adaptations such as handrails to aid access.

- All units provide a reasonable route for a potential hoist from a main bedroom to the bathroom should this need to be retrofitted in the future.

- All controls and socket positions will be positioned at fully accessible levels, i.e., between 450mm and 1200mm from the finished floor level.