

Contents & Introduction:

Site Location / Existing Use.....	3
Proposed Use	4
Landscape & Appearance.....	5

Introduction:

This Design and Access Statement should be read in conjunction with all other application drawings.

Note:

This report has been prepared by Cordelia Hänel for Camden Council, London and Liza Richardson and is solely intended for their use and benefit. Nothing in this report shall confer any liability duty or benefit to any other party unless agreed in writing beforehand. All intellectual material remain the property of Cordelia Hänel otherwise expressly agreed in writing.

Site Location

26 FELLOWS ROAD
NW3



The site is located in Belsize Park Conservation Area, which is part of London Borough of Camden. The area is predominantly residential use. There does not seem to be any office/commercial use.

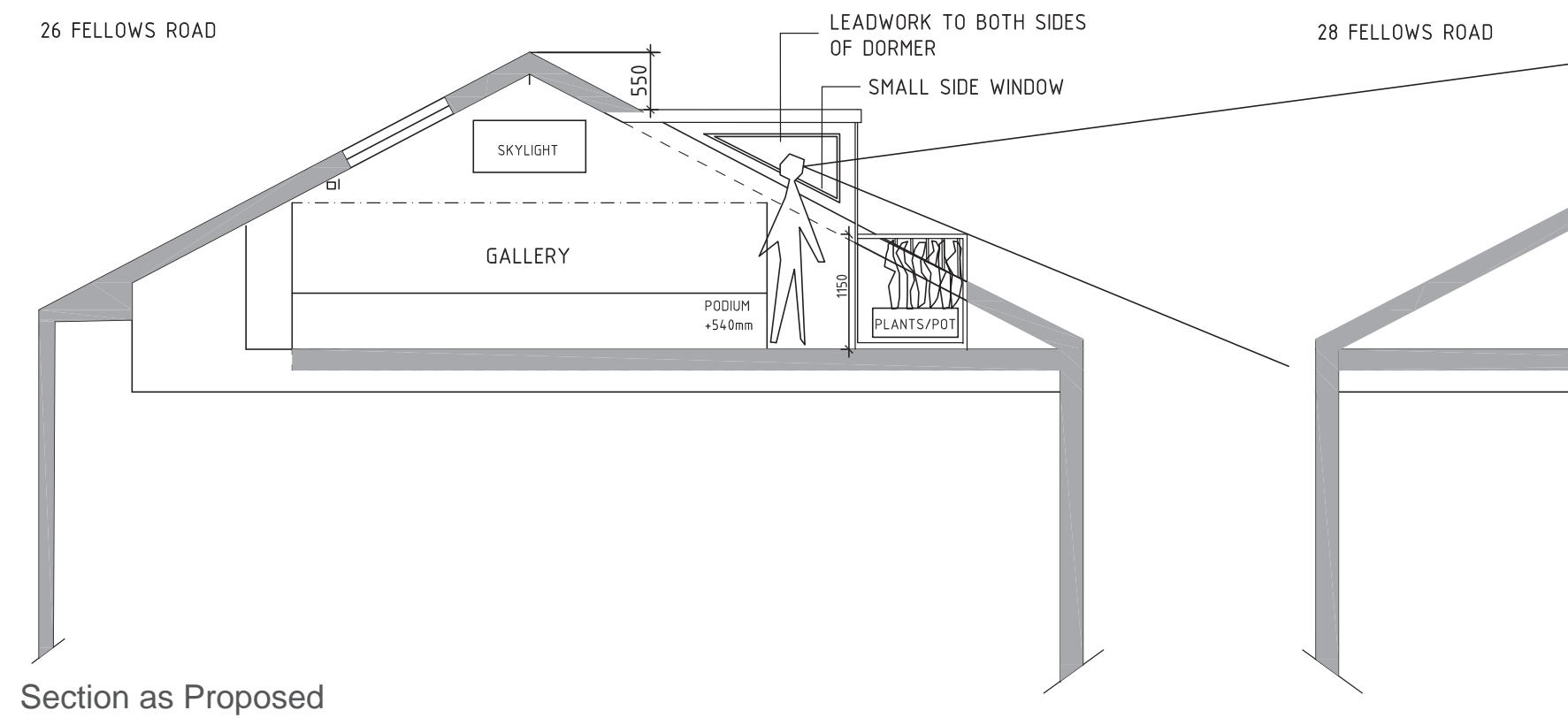
Site Location/ Existing Use



26 Fellows Road is the last building in Fellows road and separated in 4 flats (Flat 1-3 , 26 Fellows Road, Flat 61 Primrose Hill)

Flat 3. 26 Fellows Road is the Flat on the top floor with existing of 2 floors -including a roof space.

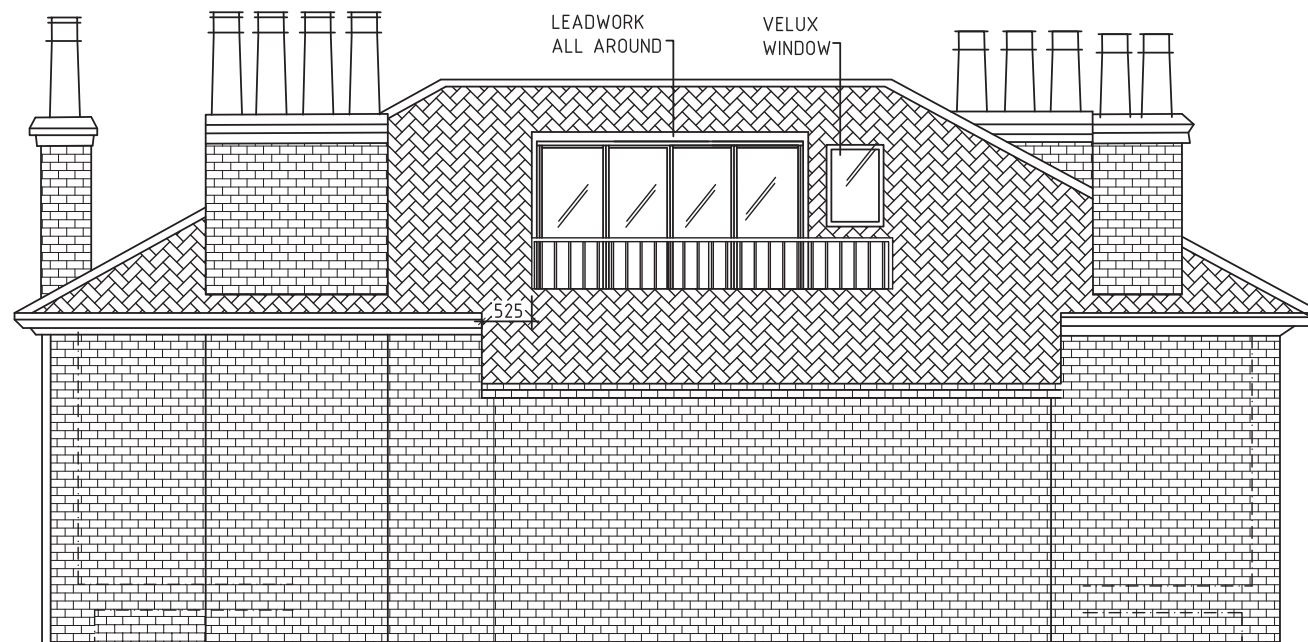
Proposed Use



4th Floor Level:
The scheme involves the replacement of a current roof light with a dormer /full height glazing and a small glass balustrading

VIEWS:
The revised scheme does not overlook the neighbouring flats as it is much more recessed as beforehand.

Landscape & Appearance



LEADWORK

The proposed dormer will be cladded in leadwork on sides as well as roof.

PATIO DOORS:

These will be out of hardwood trimber - painted in white.

Previous Approved Applications



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 0171 278 4444
Fax 0171 860 5713

S. McAdam,
McAdam and Norton,
21 Princes Avenue,
London,
N10 3LS

Application No: CW9702229
Case File:D7/8/4
11th June 1997

Dear Sir(s)/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations
1990

GRANT CONSERVATION AREA CONSENT

Address : 4 Cannon Lane, NW3

Date of Application : 14/04/1997

Proposal :

Demolition of wall to provide new vehicular entrance,
as shown on drawing numbers> 9660/p1 to /p4 and 9660/d1

Standard condition:

The development hereby permitted must be begun not later than the
expiration of five years from the date on which this consent is
granted.

Standard Reason:

In order to comply with the provisions of Section 18 of the
Planning (Listed Buildings and Conservation Areas) Act 1990

This application was dealt with by Charles Thuairé on 0171 860
5867.

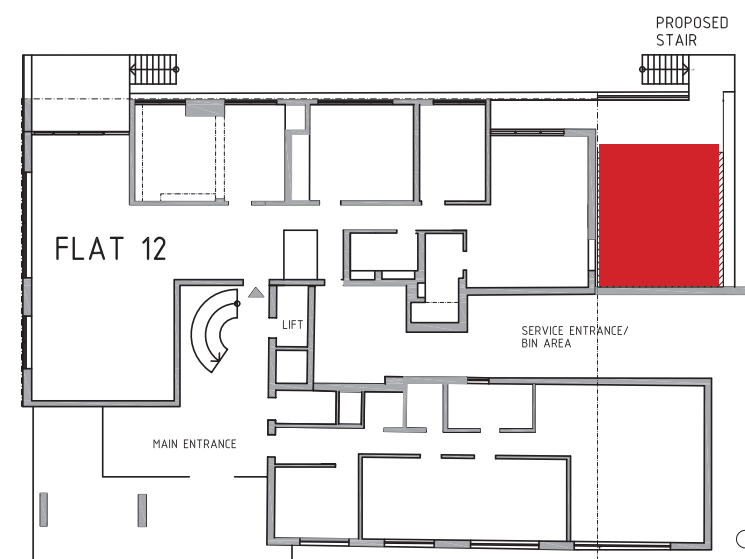
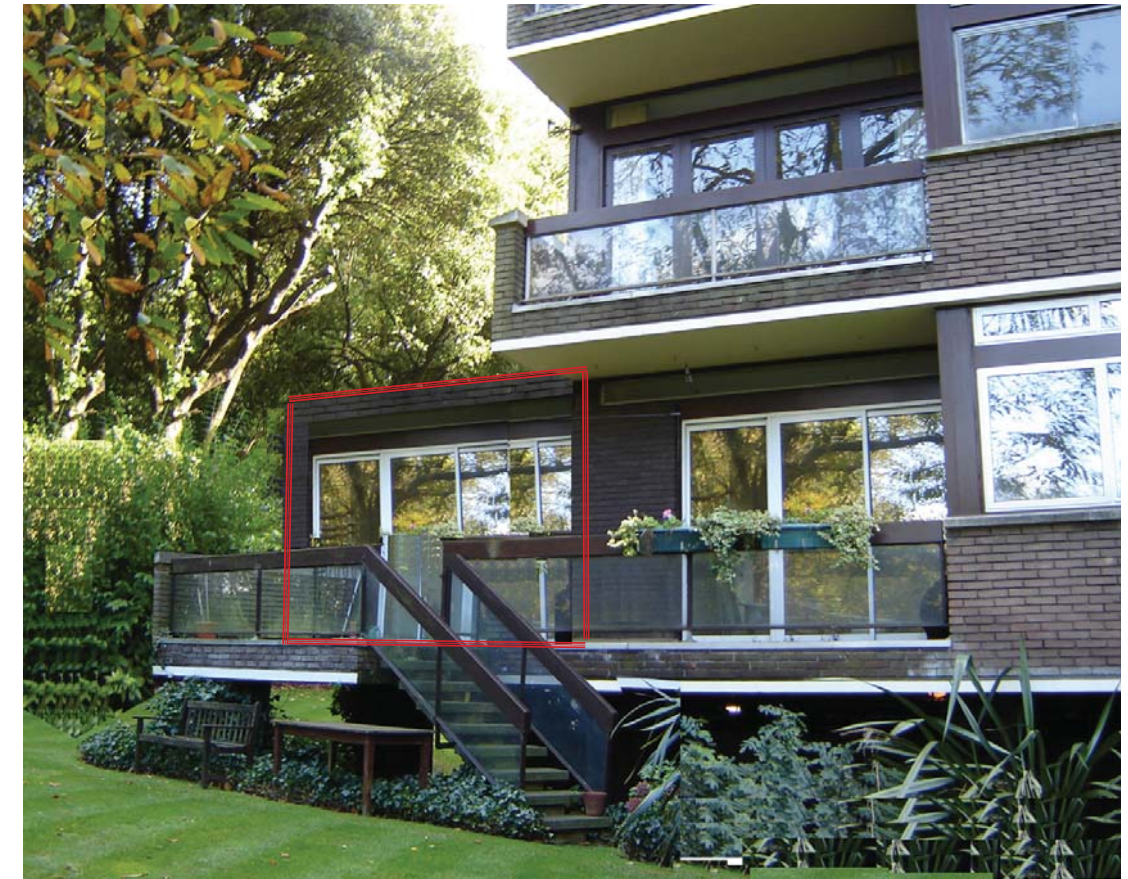
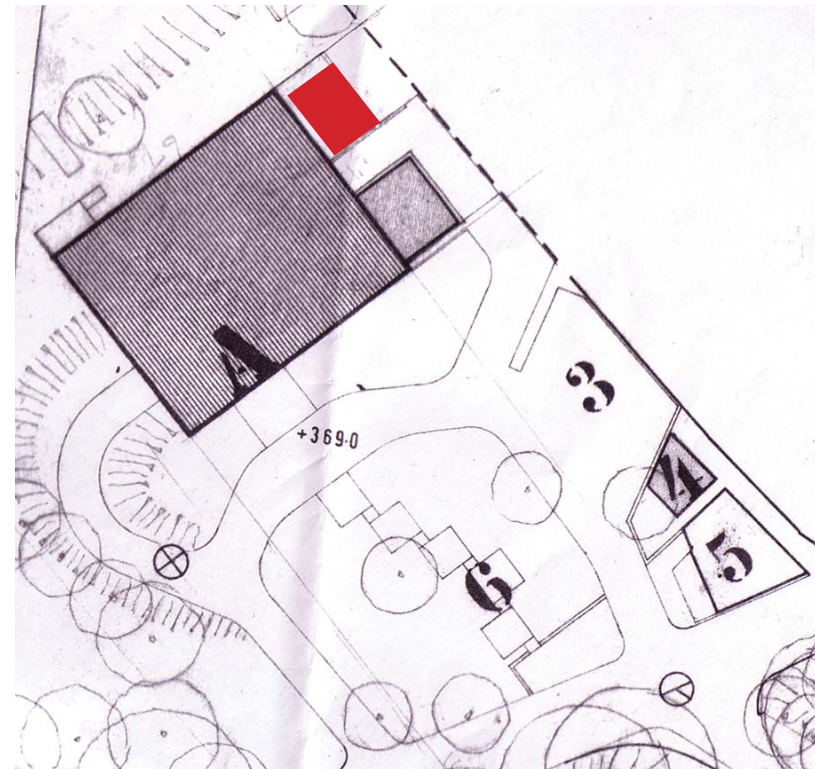
Yours faithfully

A handwritten signature in black ink, appearing to read "M.W. Gilks".

Environment Department
(Duly authorised by the Council to sign this document)

Decca/CADE

The Approval was granted in 1997 on the same grounds as
this Application is based upon - refer to drawing package.



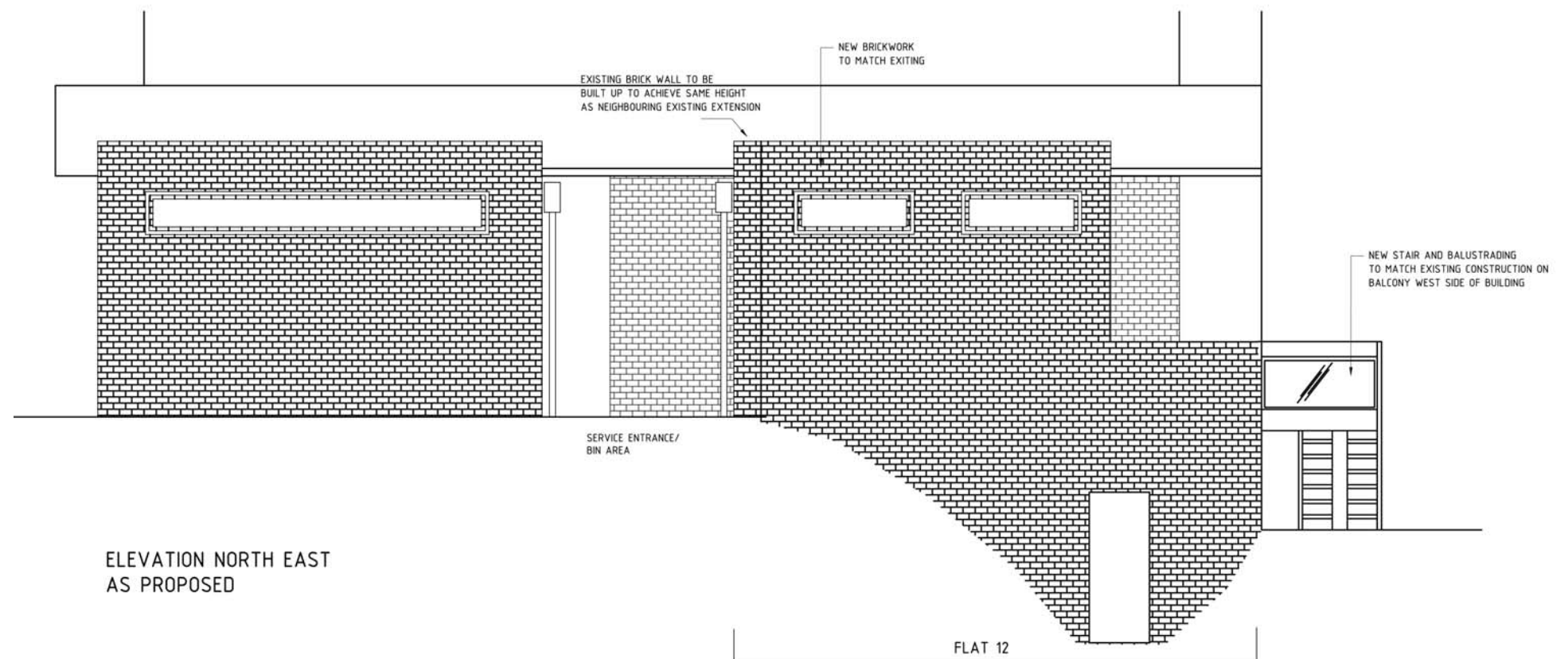
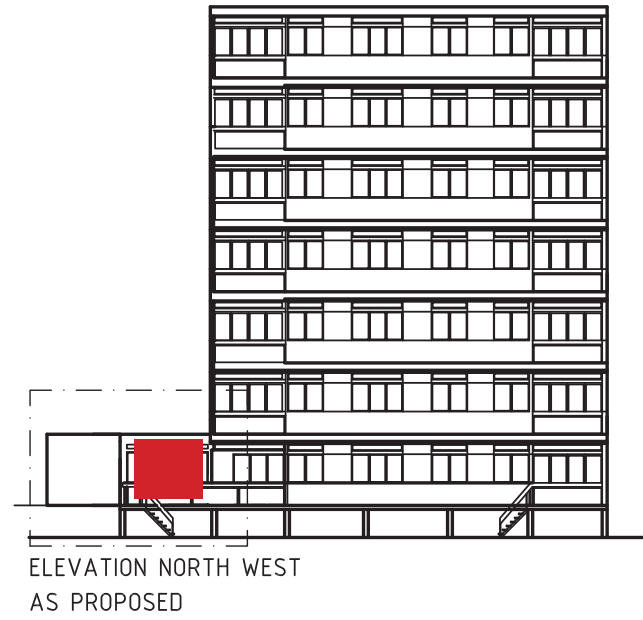
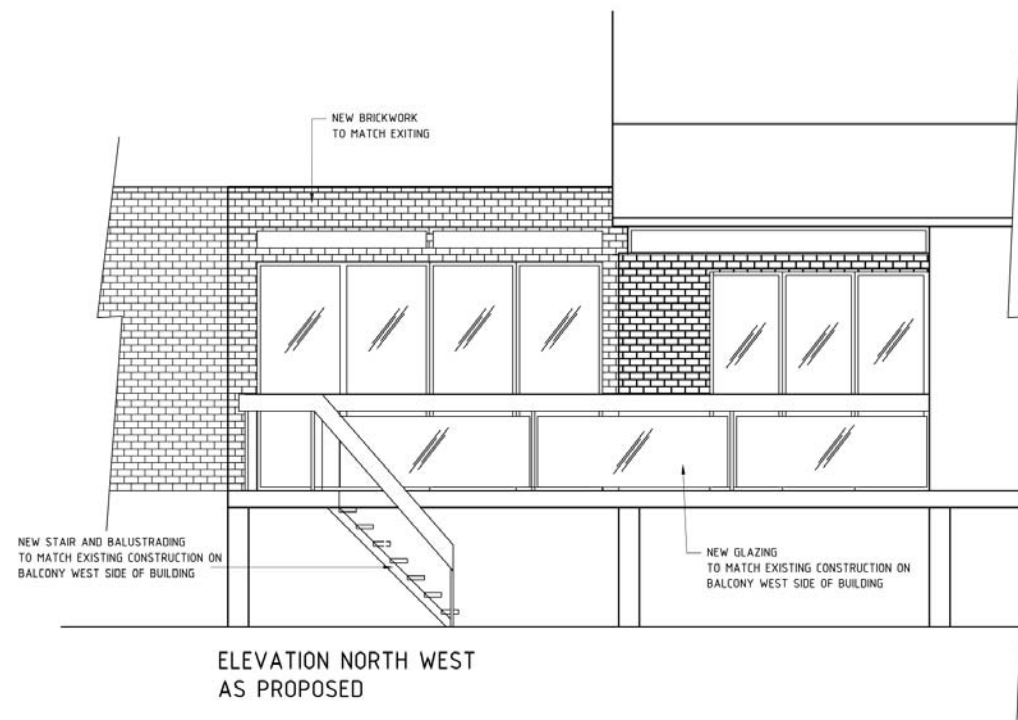
Layout and Scale:

The proposal is to construct an extension to Flat 12 on the existing Terrace (belonging to Flat 12) with back and side walls.

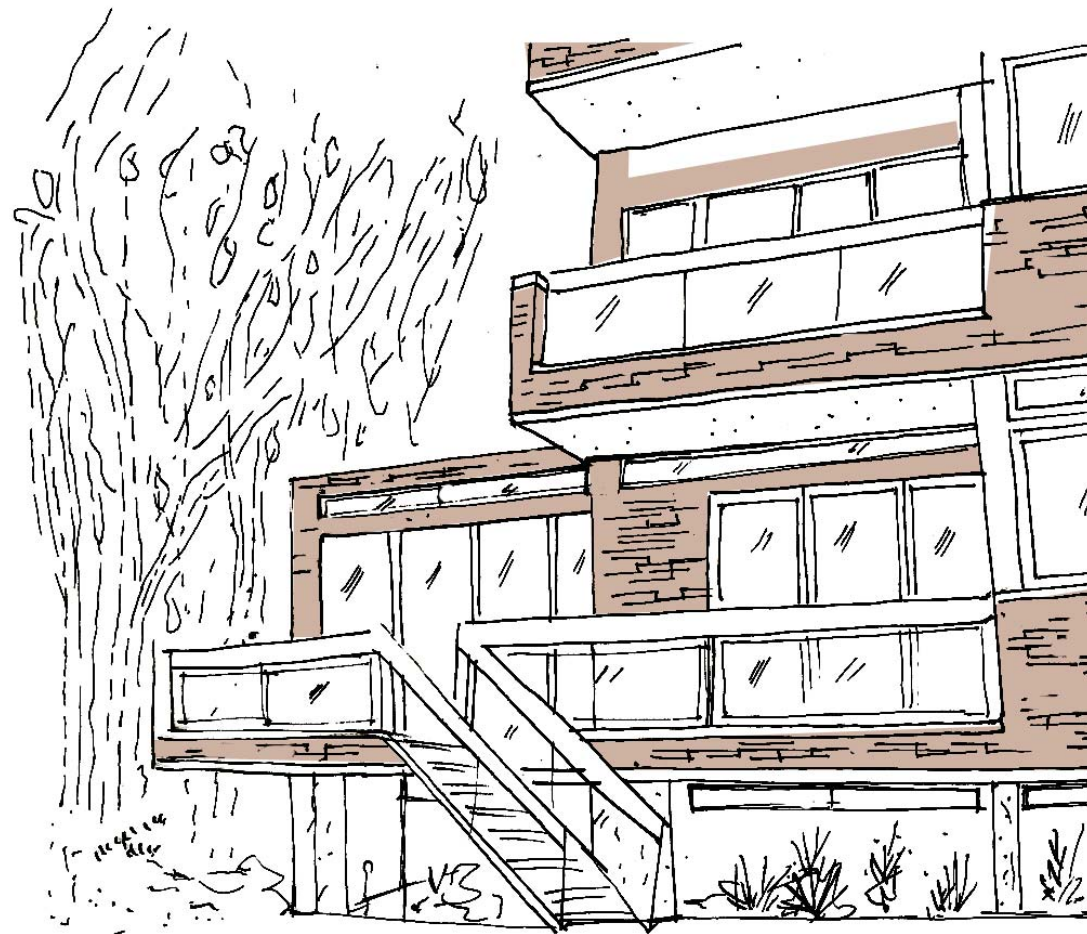
Access and Accessibility (Access Statement):

The proposal will not affect any of the existing building entrances. The rear garden is accessed from the East and the West side of the building as well as from Flat 12 (Balcony West side with stairs).

The proposed extension falls within the boundary of Flat 12, merely the proposed stair would lead into the communal garden and take away 3-4 sqm in total.



Proposes layout, Scale & Accessibility



Sketch showing extension with proposed brickwork to match existing brick-



Asphalt roof with glazed rooflight



Brickwork

TOWN AND COUNTRY PLANNING ACTS, 1962-1968
APPLICATION FOR PERMISSION TO DEVELOP LAND

For office use only
modification
 Borough reference E5/9x/B
 G.L.C. reference _____
 Registered number 8653
 Date received _____
 Copies required _____

1. Name and address of applicant (i.e. developer)
 (IN BLOCK LETTERS)
 Name HENRY DAVID RIDGWAY
 Address 3 TERCELET HOUSE
OAKHILL PARK HAMPSTEAD NW3
 Applicant's telephone number 794-8768

(If applicable) Name and Address of applicant's agent to whom notices or other documents in respect of this application should be sent _____
 Agent's telephone number _____

I/We hereby apply for permission to carry out the development described in this application and on the attached plans and drawings.

Signed [Signature] on behalf of _____ Date 19.3.1970

2. Full address or location of the land to which application relates. AS ABOVE

3. (a) Brief particulars of the proposed development including the purpose or purposes for which the land and/or buildings are to be used.
 (b) State what the proposal involves. (Delete the items which do not apply.)
 (c) Is this application submitted as:-
 (See notes)

(a) TO ENLARGE THE BALCONY WITH GLASS. TO ENSURE EXTRA WINDMITH AND TO ELIMINATE TRAFFIC NOISE, PLUS EXTRA SPACE FOR SITTING.
 (b) (i) New building
 (ii) Alterations
 (iii) Change of use
 (iv) Renewal of a permission previously granted for a limited period
 (c) (i) An application for full planning permission
 (ii) An outline application only
 (iii) An application under Section 40 only

4. State the purpose or purposes for which the land and/or buildings:-
 (a) are now used
 (b) if vacant, were last used and the period of use
 (c) were used on 1st July, 1948, if known

(a) PRIVATE DWELLING
 (b) N/A
 (c) No

5. State whether the proposed development involves the construction of a new, or the alteration of an existing, access to or from a highway, (a) pedestrian, (b) vehicular, (c) both.

(a) _____
 (b) N/A
 (c) _____

6. State whether permission is desired for permanent development or use, or for a limited period, and if the latter for what period.

PERMANENT FOCUS

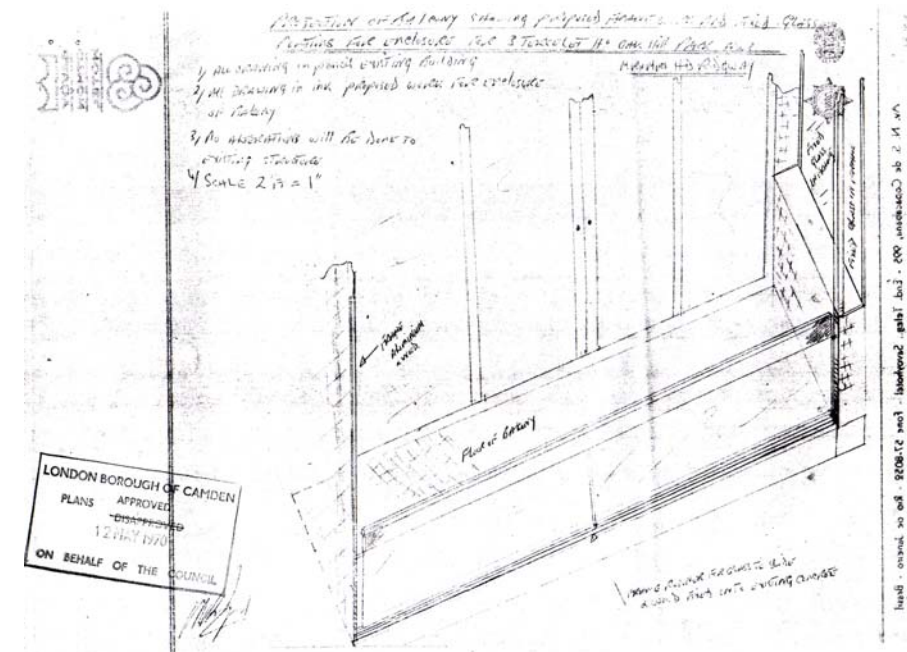
7. List of drawings and plans submitted with the application. (See notes).

4 sets of 3 plans. 1 front view of balcony showing outline of frame & a large projection of balcony & a large projection of frame & a large projection of glass

8. (a) State gross floor area of proposed building/s.
 (b) State gross area of land or building/s affected by proposed change of use (if more than one use involved please state gross area of each use).

(a) Approx 5.8 sq yds
 (b) N/A

CERTIFICATE UNDER SECTION 16 OF THE TOWN AND COUNTRY PLANNING ACT, 1962
CERTIFICATE A. (See notes)
 I hereby certify that I am the estate owner in respect of the fee simple of every part of the land to which



Previous approved application, Tercelet House, Oakhill