

1 LOCATION & CONTEXT

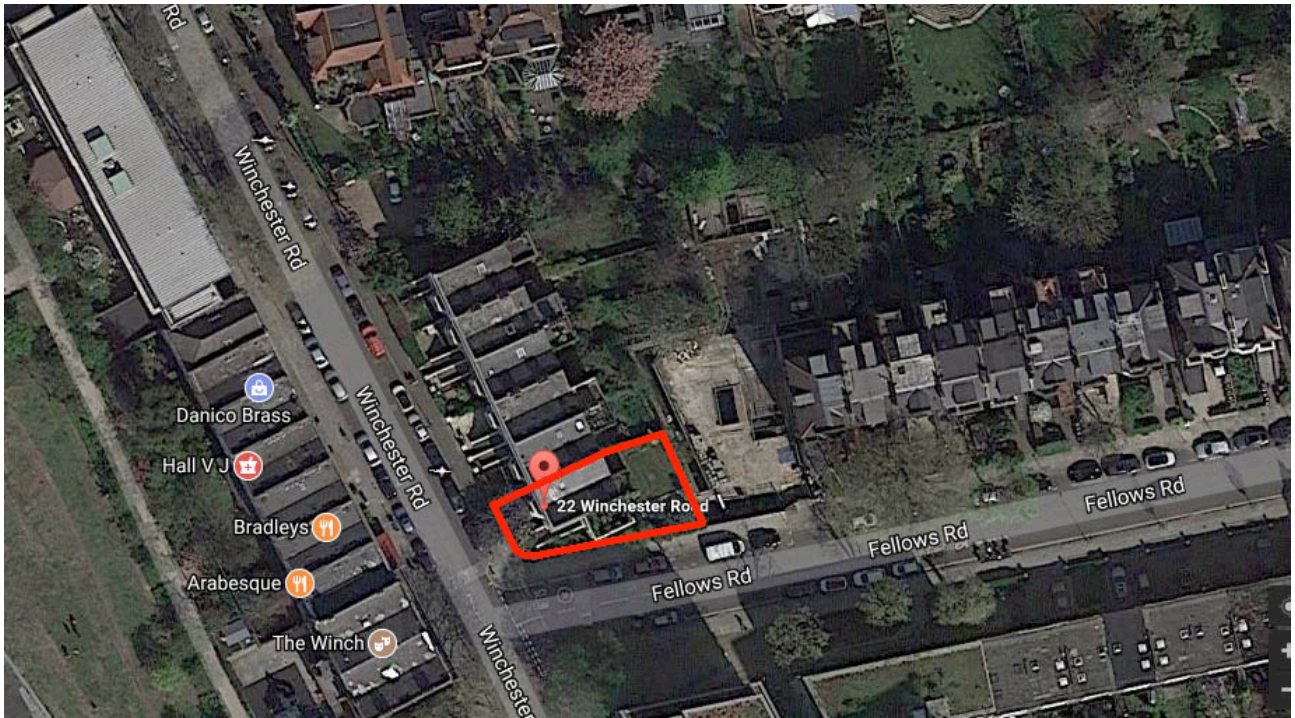
No. 22 Winchester road is located on the northeast corner of Winchester Road and Fellows Road junction. The property is within Belsize Park Conservation Area. It is not a listed building.

The property is built around 1885. The house is four storeys height and it is now subdivided into three flats with separate entrances (lower ground, upper ground, 1st and 2nd floors. 22A Winchester Road is formed from the lower ground of the property and benefits from exclusive access to the substantial garden to the rear.

22 Winchester Road is the end to the terrace of six houses at 22-32 Winchester Road, however it is slightly different in its facade and volume to the other five houses. The houses in this row are in brick and they have rendered and painted bay windows at front elevation while the rest of the rear elevation is in brick.

The site has a boundary wall to the Fellows Road side. It is around 1.8m in height and the planting behind which grow 2.5 m in height and which will match similar hedging along Fellows Road.

A terrace of period houses lies on Fellows road of approximately similar construction date. Currently a contemporary style building is being built on the land adjacent to 148 Fellows Road and the back garden of 22A Winchester road. The approved side elevation is faced with a composition modern materials of aluminium framed windows and doors and painted grey metal panels and toughen glass canopy.



AERIAL PHOTOGRAPH SHOWING SITE BOUNDARY



VIEW OF EXSITING WINCHESTER ROAD ELEVATION