

Fraher Architects

Fraher.co  
+44(0) 20 8291 6947  
mail@fraher.co



## 1813 - 83 Fellows Road Design and Access Statement

### Reference

---

1813-8.01-REP-002 Design and Access Statement -

---

### Date

---

26/07/18

---

### Notes

---

P01 - Issued to Council - 18.07.26

---

All content © Copyright  
Fraher Architects Ltd



## Index

Executive Summary	1
Practice Profile	2
Existing Building Conditions	3
Building Description	3.1
Existing Drawings	3.2
Proposed Drawings	4
Planning Compliance	5
Summary	6

## 1813 - 83 Fellows Road Design and Access Statement

### Reference

---

1813-8.01-REP-002 Design and Access Statement -

---

### Date

---

26/07/18

---

### Notes

---

P01 - Issued to Council - 18.07.26

---



## 1.0 Executive Summary

### Executive Summary

---

This document provides supporting documentation in the form of a Design & Access Statement for the proposed works to 83 Fellows Road. We consider the architectural context of the site, local planning policy, structural requirements and the design proposal itself.

---

We are seeking householder permission for front elevation alterations, proposed bike and bin store and proposed rooflight alterations.

---



## 2.0 Practice Profile

### Practice Profile

---

Fraher Architects is an award winning design-led architectural partnership established in early 2009. We deliver creative, yet accessible designs, always drawing from a project's unique relationship to its history and context anchoring it into the built and natural environment. We don't apply preconceived stylistic responses to our projects; instead we react to the brief, context and integrated/hidden narrative of the client.

Our design strategy assesses each project as a unique architectural response, introducing experiential spaces as opposed to spaces based on theories. Through this approach we believe that space, whether private or public, can be individual, dynamic and beautiful.



Extension to a locally listed building in Richmond



Extension to a Grade II listed building in Islington



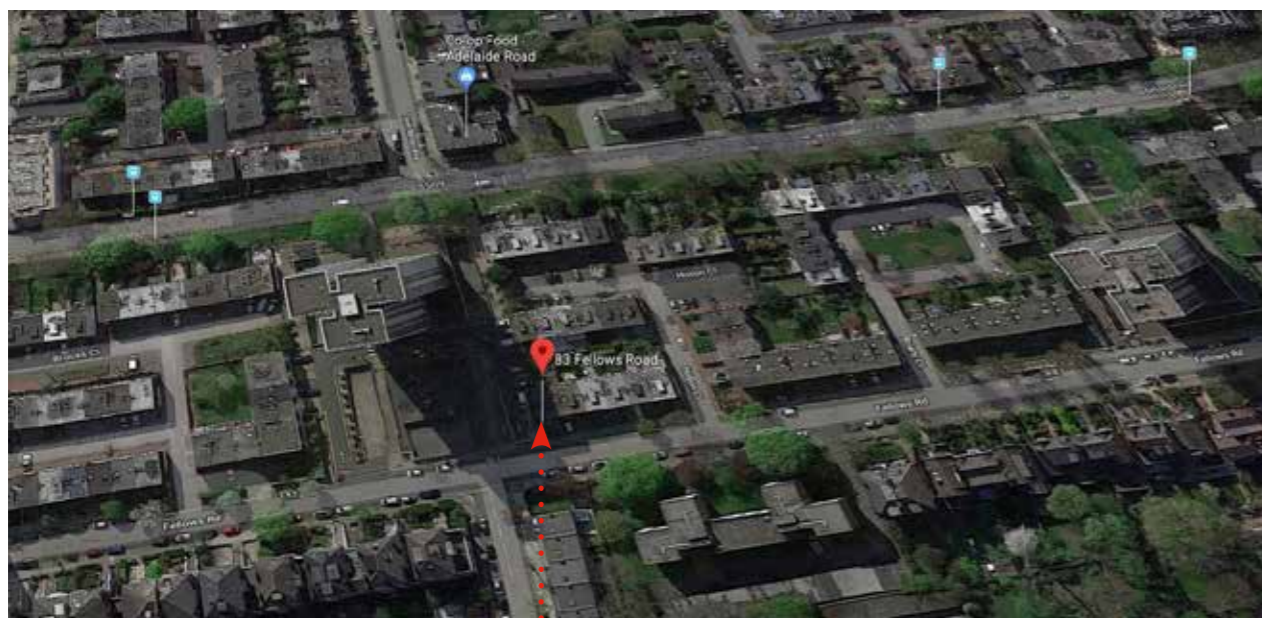
### 3.0 Existing Building Conditions

#### 3.1 Existing Photographs

##### Building Description

The building is a single family dwelling set over ground, first and second floors. The house is 1960's/70's end of terrace building and has been extended at ground floor to the rear and side to accommodate additional living space.

The building is not listed or situated within a conservation area. The surrounding area is predominately residential in usage. The project scope is to rejuvenate the host building, updating the building fabric through a series of complementary interventions.



Aerial View of 83 Fellows Road



Street Elevation to No. 83 Fellows Road



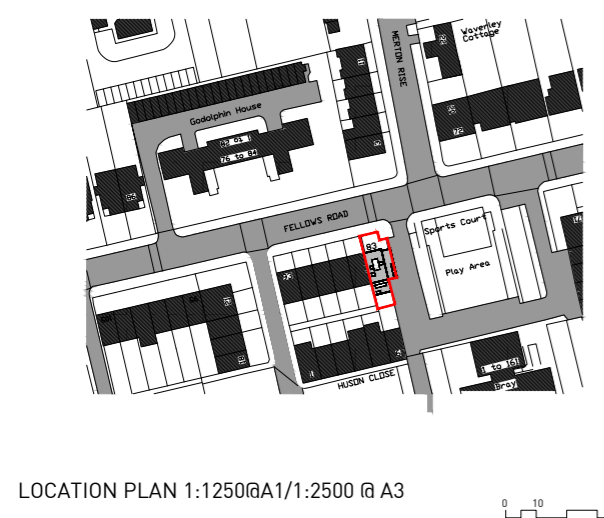
Street Elevation to Fellows Road



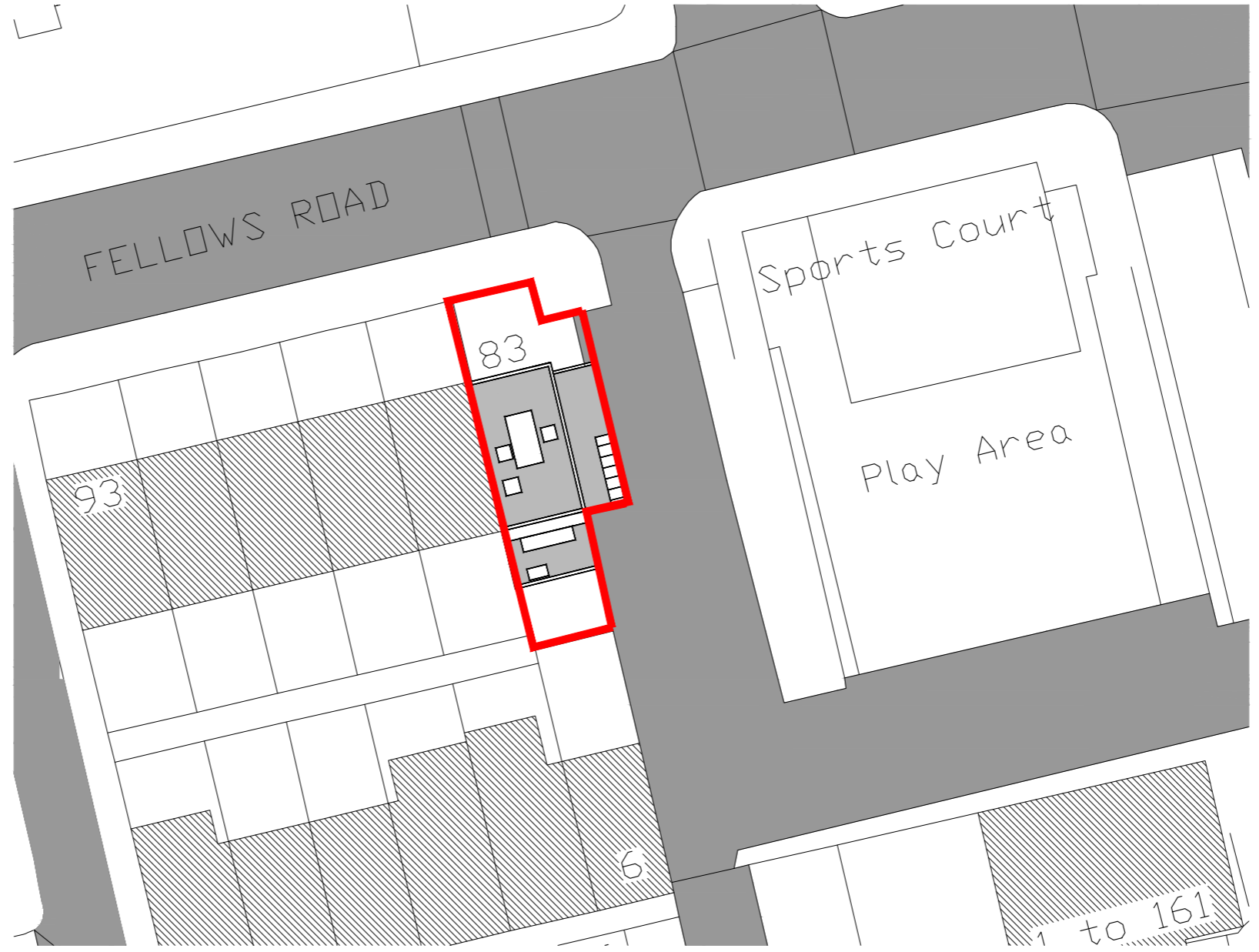
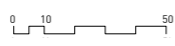
NOTES

- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
- 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

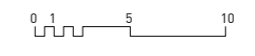
NO.	DATE	REVISIONS
P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT.



LOCATION PLAN 1:1250@A1/1:2500 @ A3



BLOCK PLAN 1:200@A1/1:100 @ A3



Project 1813 Renovation / Extension  
Client Ruth Marie Mackrodt  
Location 83 Fellows Road  
NW3 3JS London

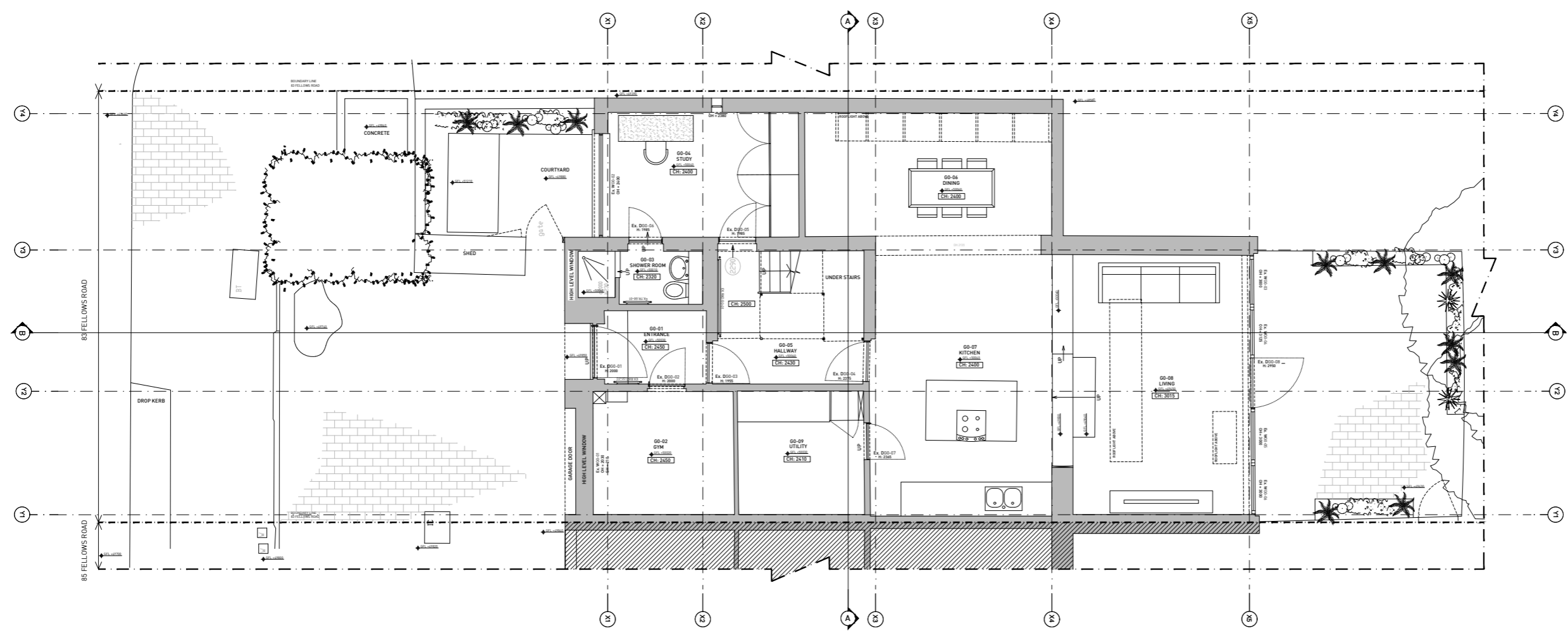
Fraher Architects Ltd. Telephone +44(0)20 32868636  
The Studio 16 Gabriel Street Email  
London SE23 1DT mail@fraher.co  
United Kingdom www.fraher.co

Title Planning Drawings Existing Location + Block Plan		
Status Planning	Scale VARIOUS	
Drawn MM	Checked EW	Authorised JF
Revision P02	Date 17.07.2018	

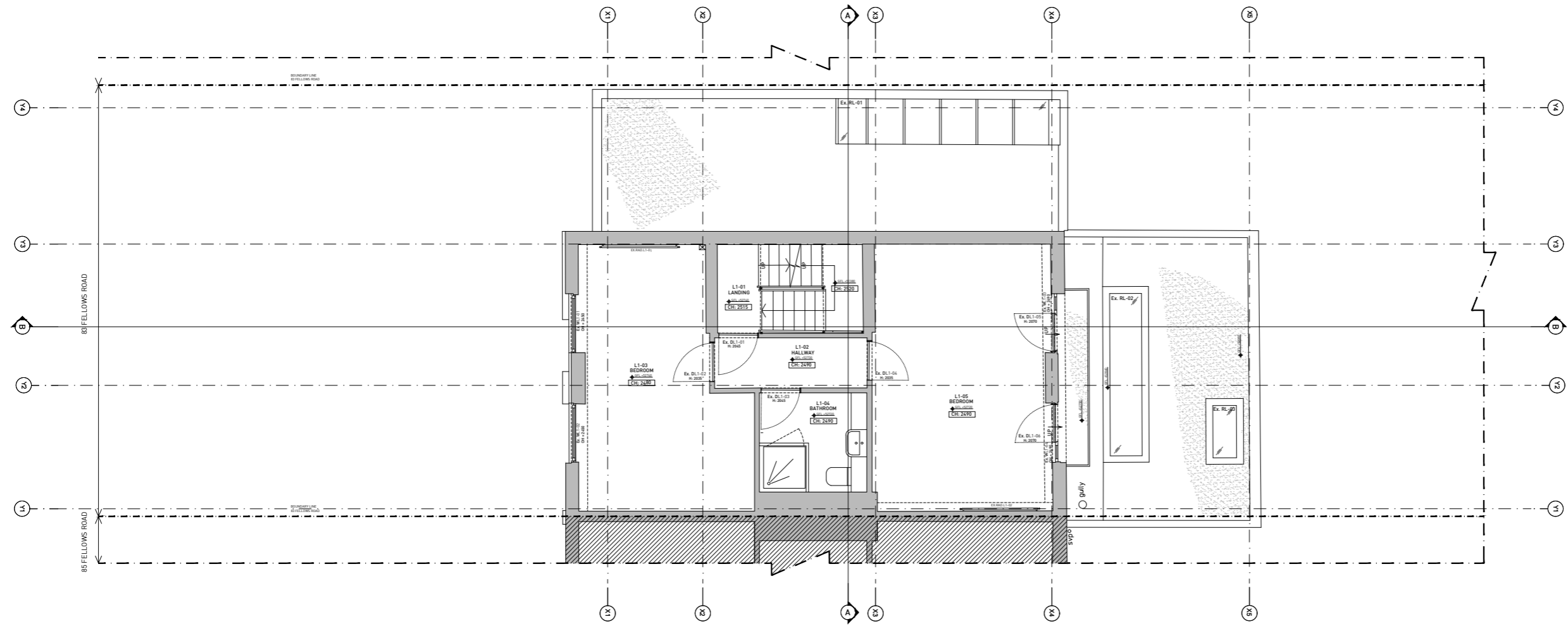
1813 PL 001



- NOTES
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
  - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
  - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.



EXISTING GROUND FLOOR PLAN 1:50 @ A1 / 1:100 @ A3



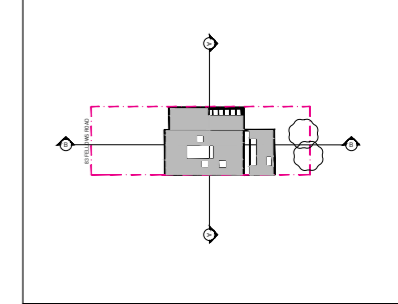
EXISTING FIRST FLOOR PLAN 1:50 @ A1 / 1:100 @ A3

NO.	DATE	REVISIONS
P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT.
REVISIONS		

Project 1813 Renovation / Extension

Client Ruth Marie Mackrodt

Location 83 Fellows Road NW3 3JS London



Fraher Architects Ltd. Telephone +44(0)20 32868636  
 The Studio 16 Gabriel Street Email mail@fraher.co  
 London SE23 1DT www.fraher.co  
 United Kingdom

Title Planning Drawings Existing Ground + First Floors

Status Planning Scale 1:50 @ A1

Drawn MM Checked EW Authorised JF

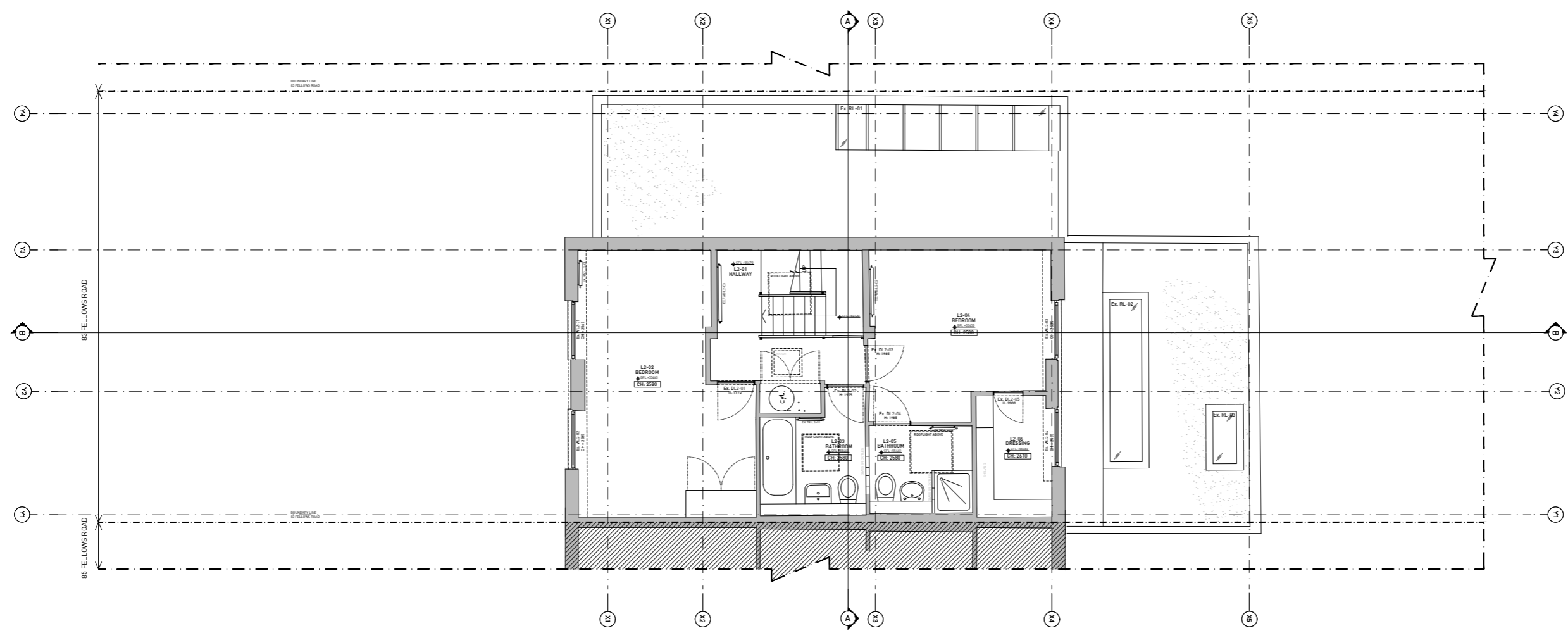
Revision P02 Date 17.07.2018

1813PL002

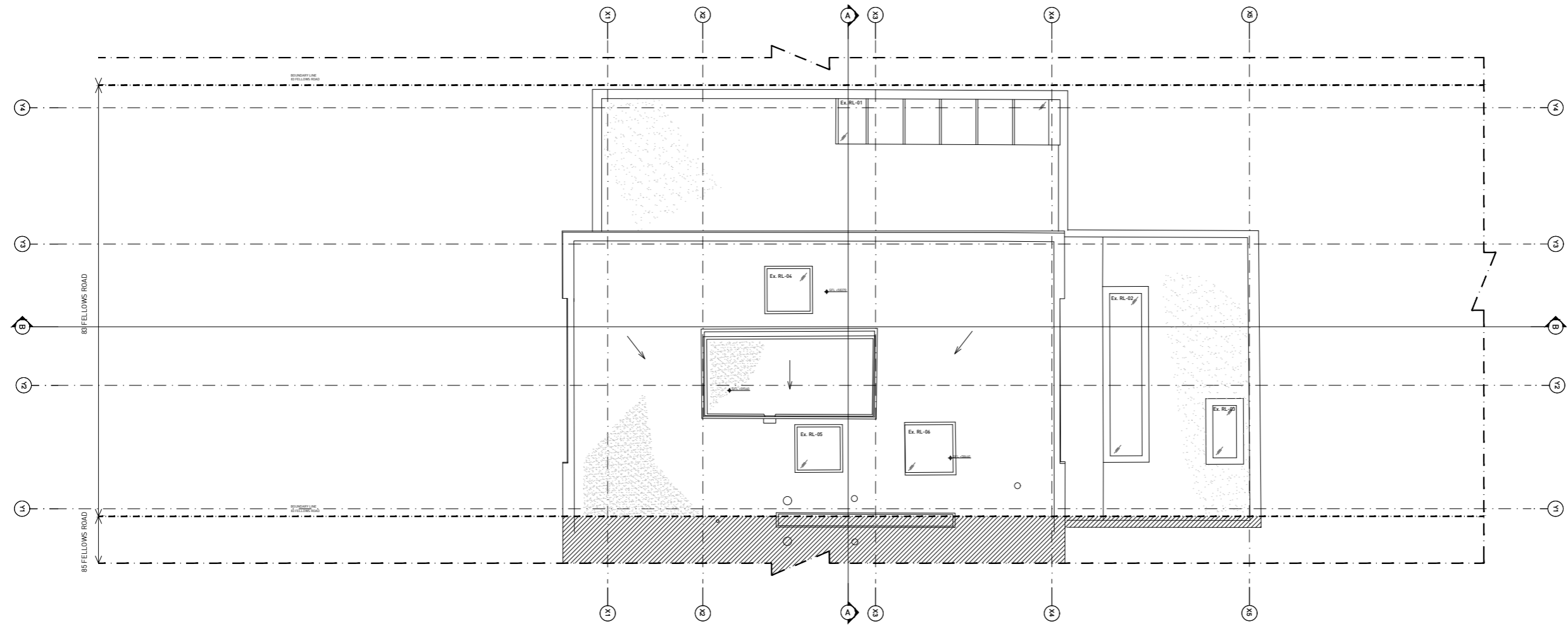




- NOTES
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
  - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
  - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURERS INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.



EXISTING SECOND FLOOR PLAN 1:50 @ A1 / 1:100 @ A3



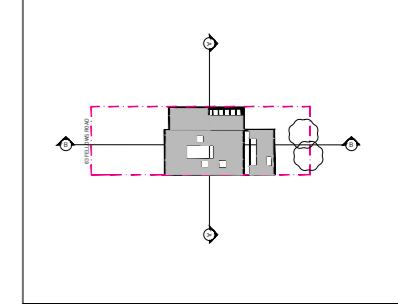
EXISTING ROOF PLAN 1:50 @ A1 / 1:100 @ A3

NO.	DATE	REVISIONS
P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT.

Project 1813 Renovation / Extension

Client Ruth Marie Mackrodt

Location 83 Fellows Road  
NW3 3JS London



Fraher Architects Ltd. Telephone +44(0)20 32868636  
The Studio 16 Gabriel Street Email mail@fraher.co  
London SE23 1DT United Kingdom www.fraher.co



Title Planning Drawings  
Existing Second + Roof Floors

Status Planning Scale 1:50 @ A1

Drawn MM Checked EW Authorised JF

Revision P02 Date 17.07.2018

1813 PL003

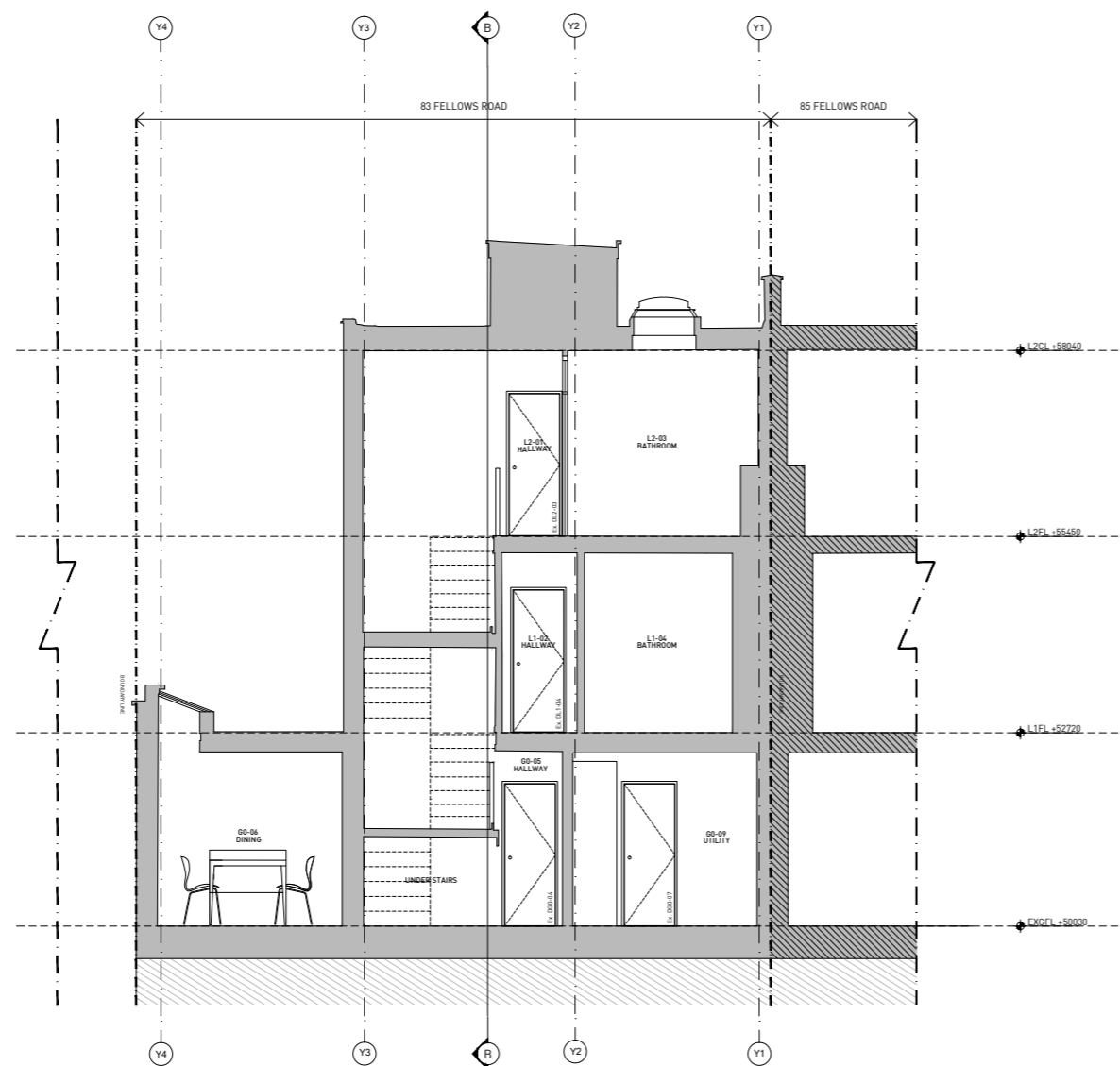






NOTES

- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
- 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURERS INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.



EXISTING SECTION AA 1:50 @ A1 / 1:100 @ A3

NO.	DATE	DESCRIPTION
P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT
REVISIONS		

**Project** 1813 Renovation / Extension

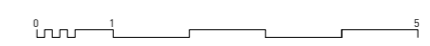
**Client** Ruth Marie Mackrodt

**Location** 83 Fellows Road  
NW3 3JS London

Fraher Architects Ltd. Telephone +44(0)20 32868636  
The Studio 16 Gabriel Street Email mail@fraher.co  
London SE23 1DT www.fraher.co  
United Kingdom

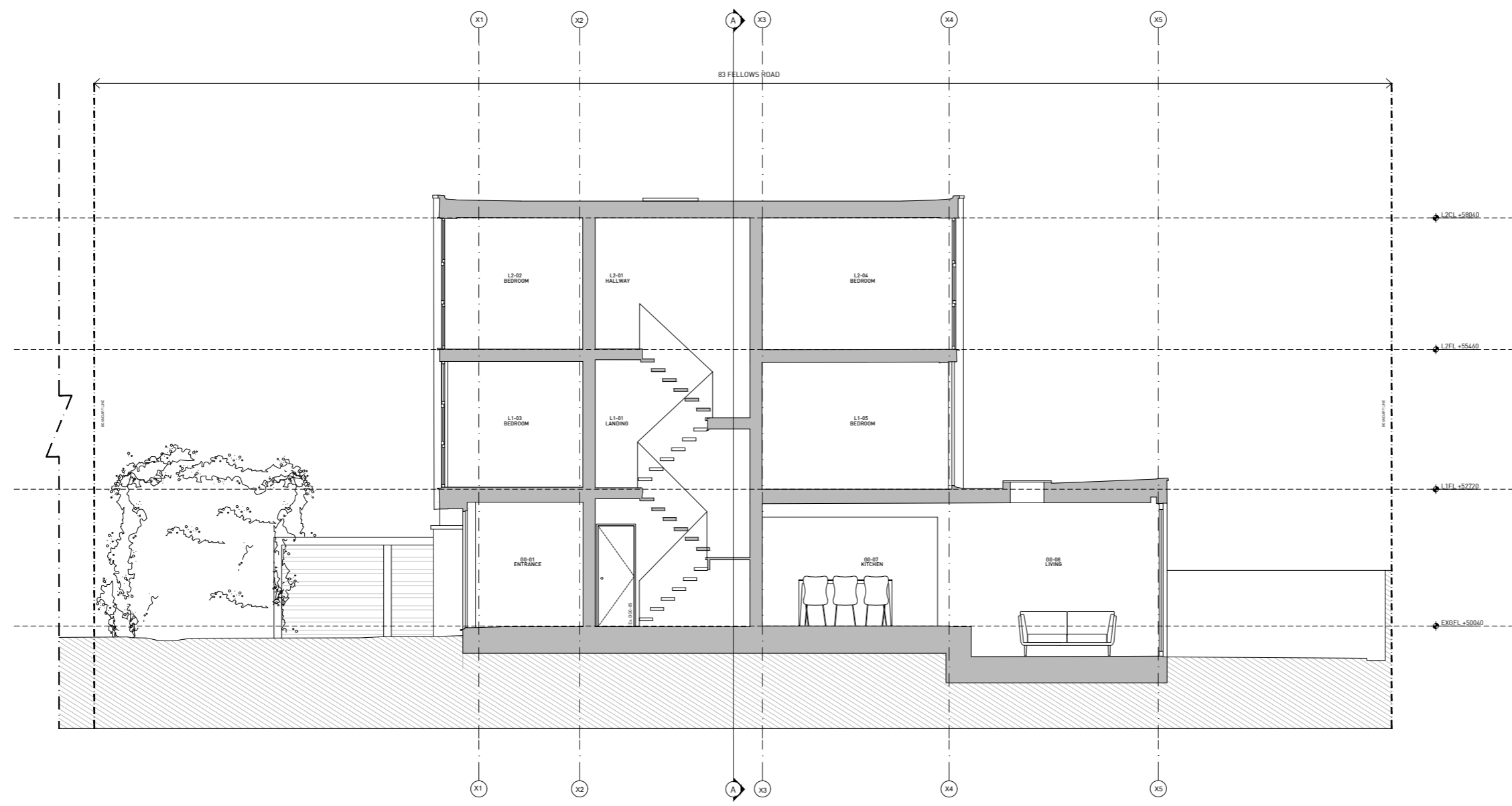


<b>Title</b> Planning Drawings Existing Section AA'	
<b>Status</b> Planning	<b>Scale</b> 1:50 @ A1
<b>Drawn</b> MM	<b>Checked</b> EW
<b>Authorised</b> JF	<b>Date</b> 17.07.2018
<b>Revision</b> P02	

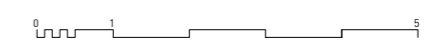




- NOTES
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
  - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
  - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURERS INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.



EXISTING SECTION BB 1:50 @ A1 / 1:100 @ A3



NO.	DATE	REVISIONS
P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT.

**Project** 1813 Renovation / Extension  
**Client** Ruth Marie Mackrodt  
**Location** 83 Fellows Road  
 NW3 3JS London

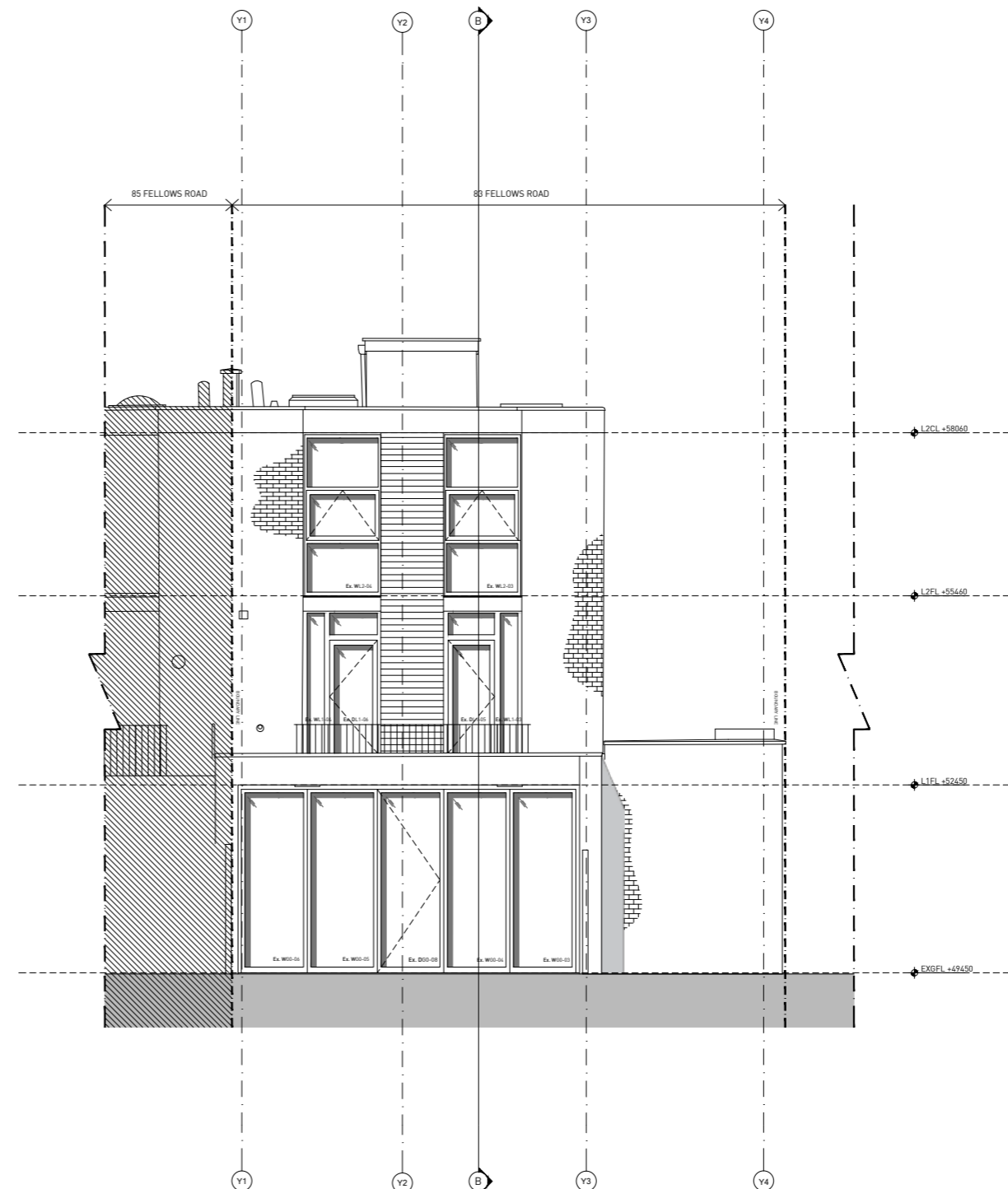
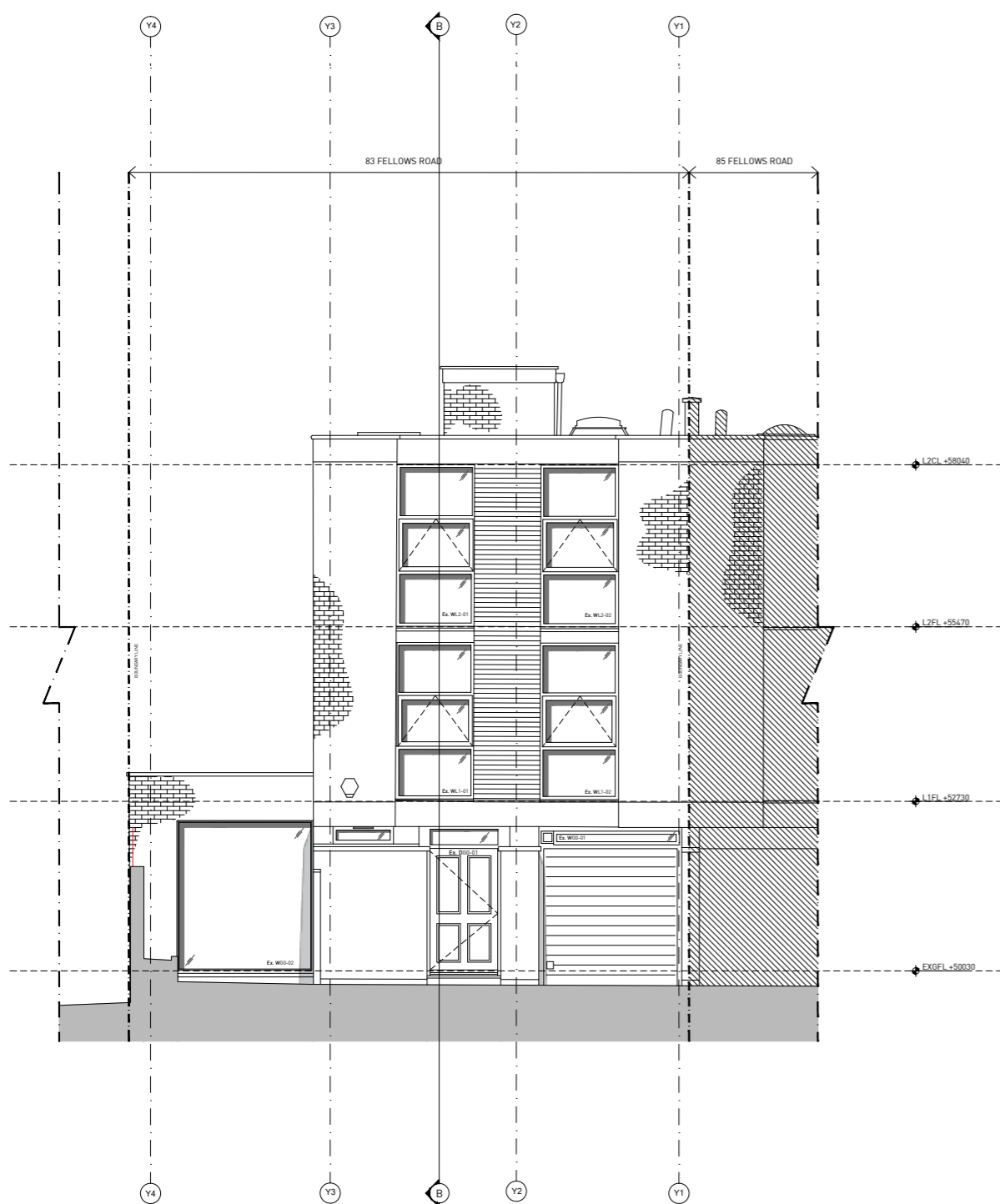
Fraher Architects Ltd. Telephone +44(0)20 32868636  
 The Studio 16 Gabriel Street Email mail@fraher.co  
 London SE23 1DT www.fraher.co  
 United Kingdom

<b>Title</b> Planning Drawings Existing Section BB'	
<b>Status</b> Planning	<b>Scale</b> 1:50 @ A1
<b>Drawn</b> MM	<b>Checked</b> EW
<b>Authorised</b> JF	
<b>Revision</b> P02	<b>Date</b> 17.07.2018

1813PL005



- NOTES
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
  - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
  - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURERS INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.



EXISTING FRONT ELEVATION 1:50 @ A1 / 1:100 @ A3

EXISTING REAR ELEVATION 1:50 @ A1 / 1:100 @ A3

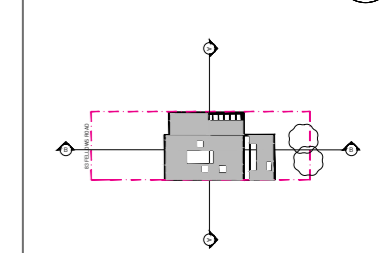


P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT.
REVISIONS		

Project 1813 Renovation / Extension

Client Ruth Marie Mackrodt

Location 83 Fellows Road  
NW3 3JS London



Fraher Architects Ltd. Telephone +44(0)20 32868636  
The Studio 16 Gabriel Street Email mail@fraher.co  
London SE23 1DT mail@fraher.co  
United Kingdom www.fraher.co



Title Planning Drawings  
Existing Front + Rear Elevations

Status Planning Scale 1:50 @ A1

Drawn MM Checked EW Authorised JF

Revision P02 Date 17.07.2018

1813PL006





## 4.0 Proposed Drawings

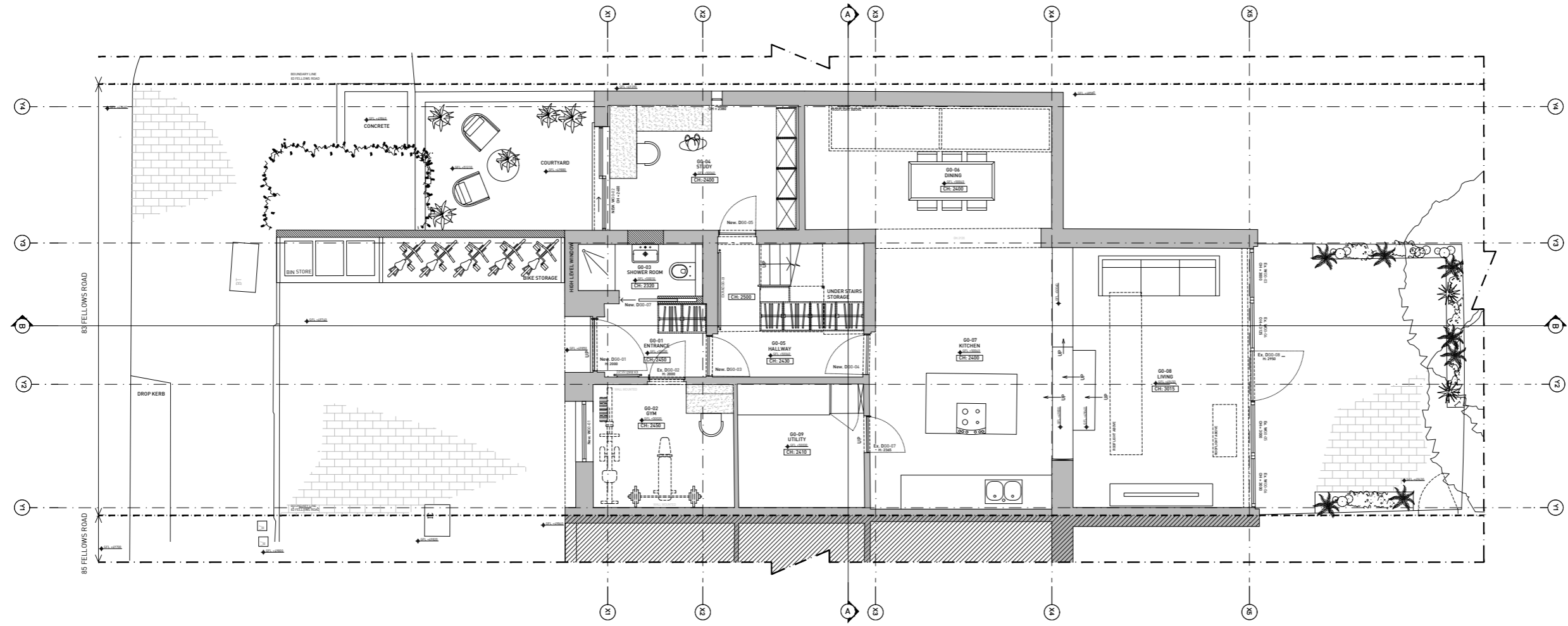


- NOTES
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
  - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
  - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

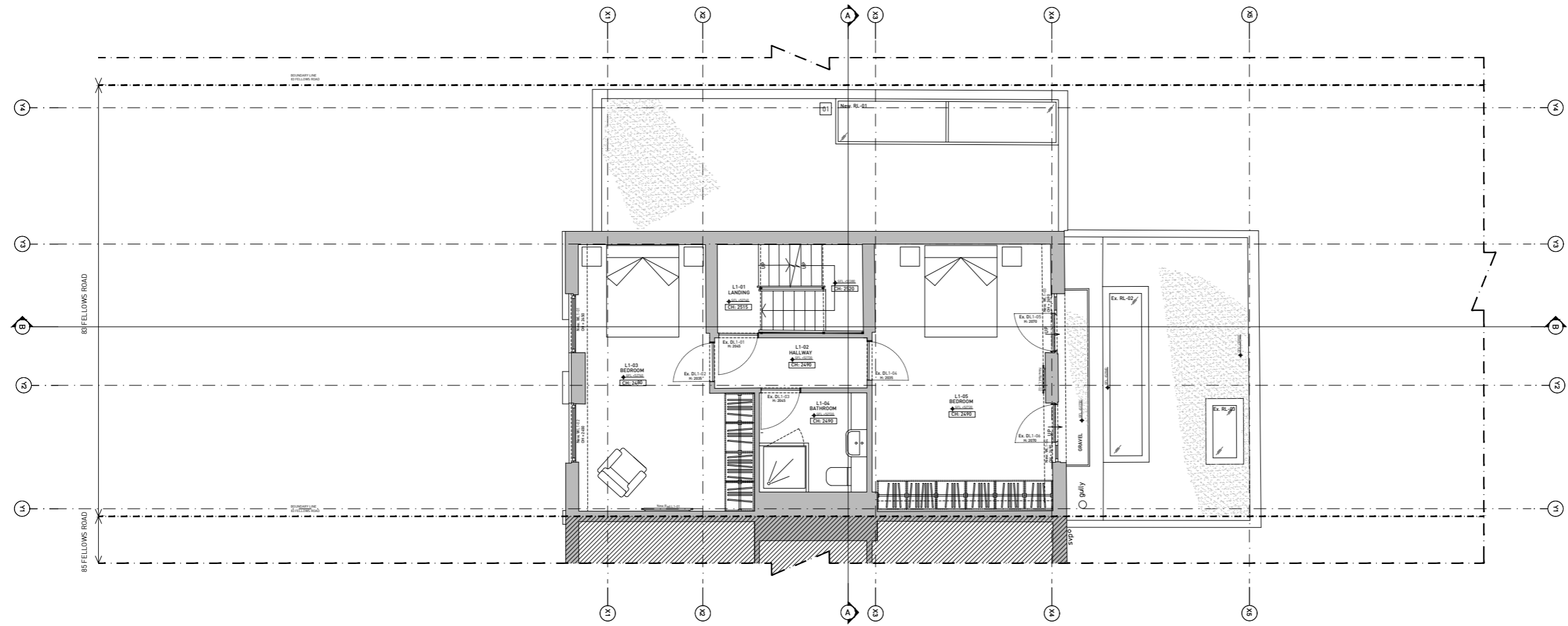
PROPOSED PLANNING NOTES

- 01 REPLACEMENT OF EXISTING ROOFLIGHT

NO.	DATE	REVISIONS
P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT.
REVISIONS		



PROPOSED GROUND FLOOR PLAN 1:50 @ A1 / 1:100 @ A3

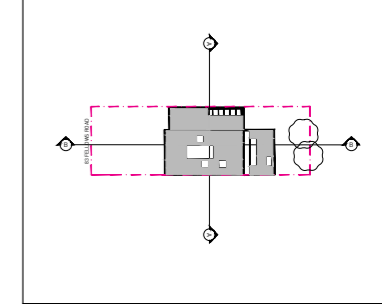


PROPOSED FIRST FLOOR PLAN 1:50 @ A1 / 1:100 @ A3

Project 1813 Renovation / Extension

Client Ruth Marie Mackrodt

Location 83 Fellows Road NW3 3JS London



Fraher Architects Ltd. Telephone +44(0)20 32868636  
The Studio 16 Gabriel Street Email mail@fraher.co  
London SE23 1DT United Kingdom www.fraher.co



Title Planning Drawings Proposed Ground + First Floors

Status Planning Scale 1:50 @ A1

Drawn MM Checked EW Authorised JF

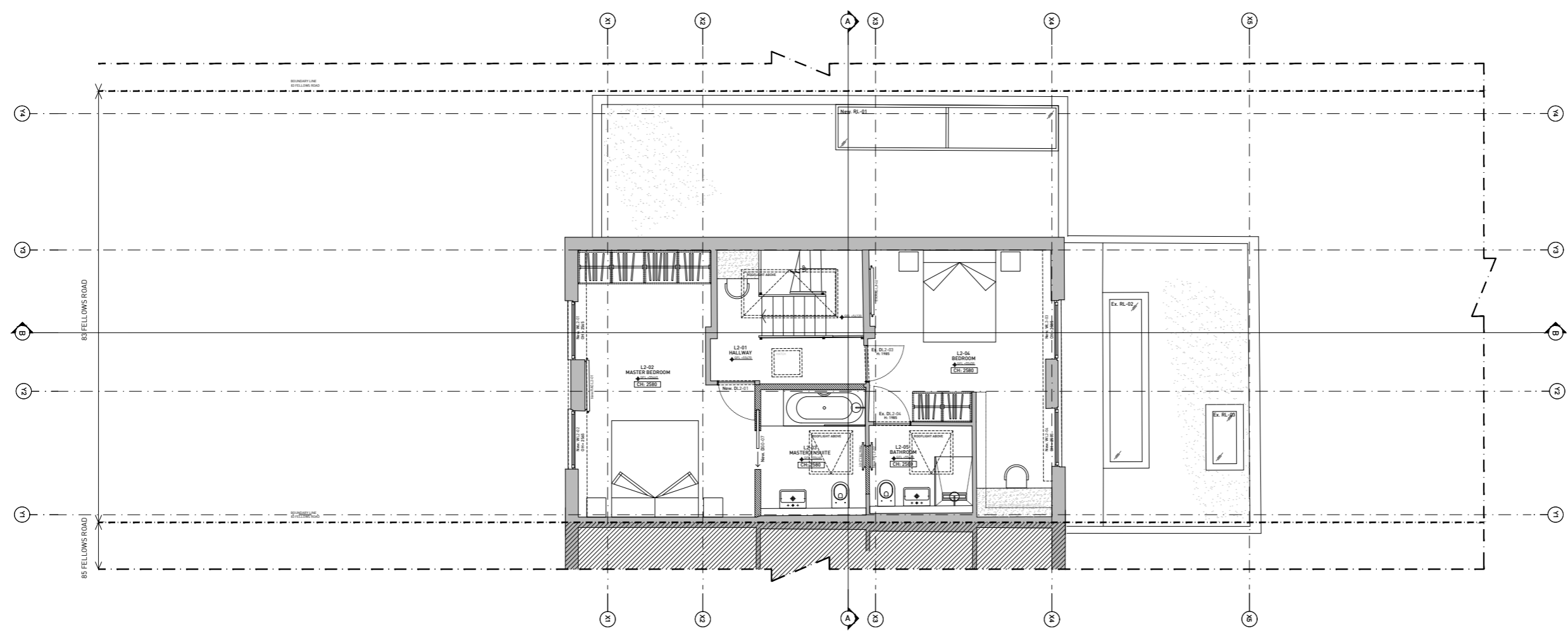
Revision P02 Date 17.07.2018

1813P-008

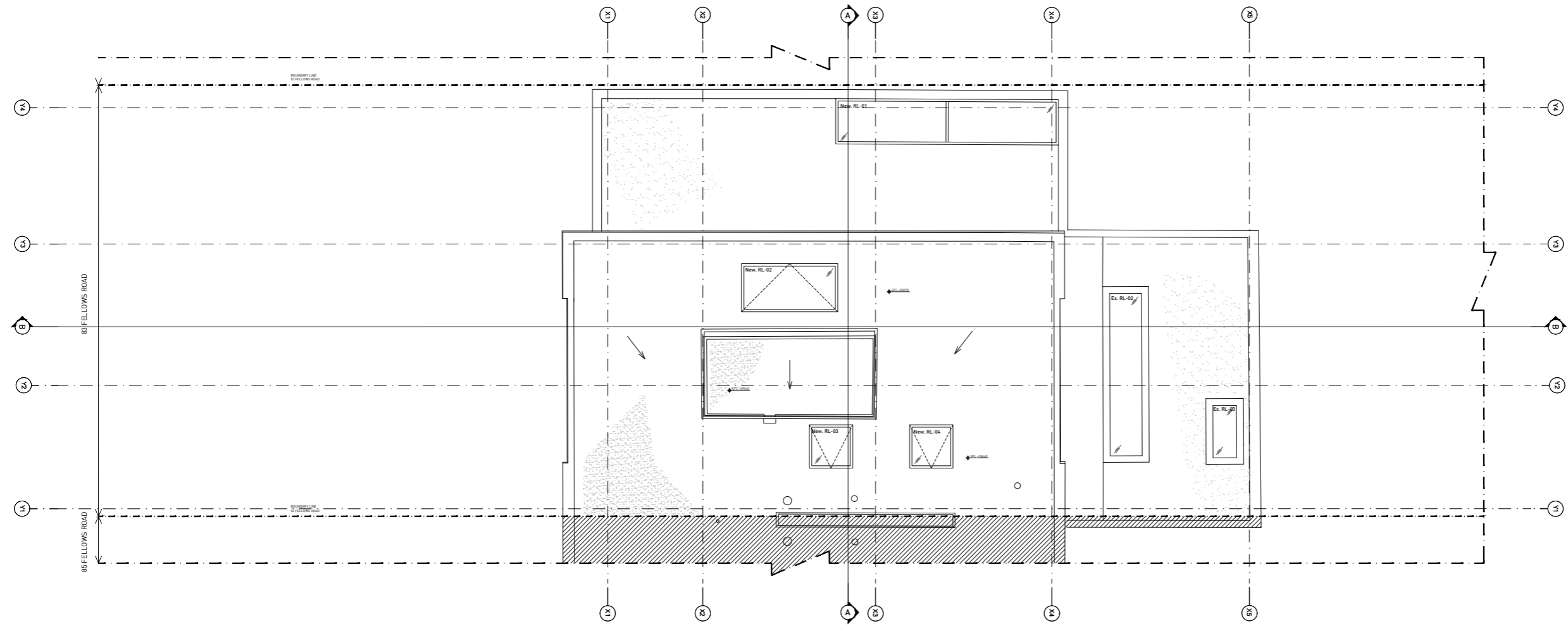




- NOTES
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
  - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
  - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURERS INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.



PROPOSED SECOND FLOOR PLAN 1:50 @ A1 / 1:100 @ A3



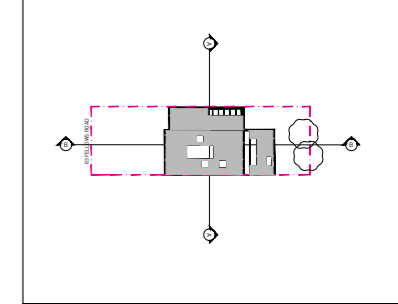
PROPOSED ROOF PLAN 1:50 @ A1 / 1:100 @ A3

NO.	DATE	REVISIONS
P02	25.07.2018	ISSUED FOR PLANNING
P01	20.07.2018	ISSUED TO CLIENT.

Project 1813 Renovation / Extension

Client Ruth Marie Mackrodt

Location 83 Fellows Road  
NW3 3JS London



Fraher Architects Ltd. Telephone +44(0)20 32868636  
 The Studio 16 Gabriel Street Email mail@fraher.co  
 London SE23 1DT United Kingdom www.fraher.co

Title Planning Drawings  
Proposed Second + Roof Floors

Status Planning Scale 1:50 @ A1

Drawn MM Checked EW Authorised JF

Revision P02 Date 17.07.2018

1813P-1009

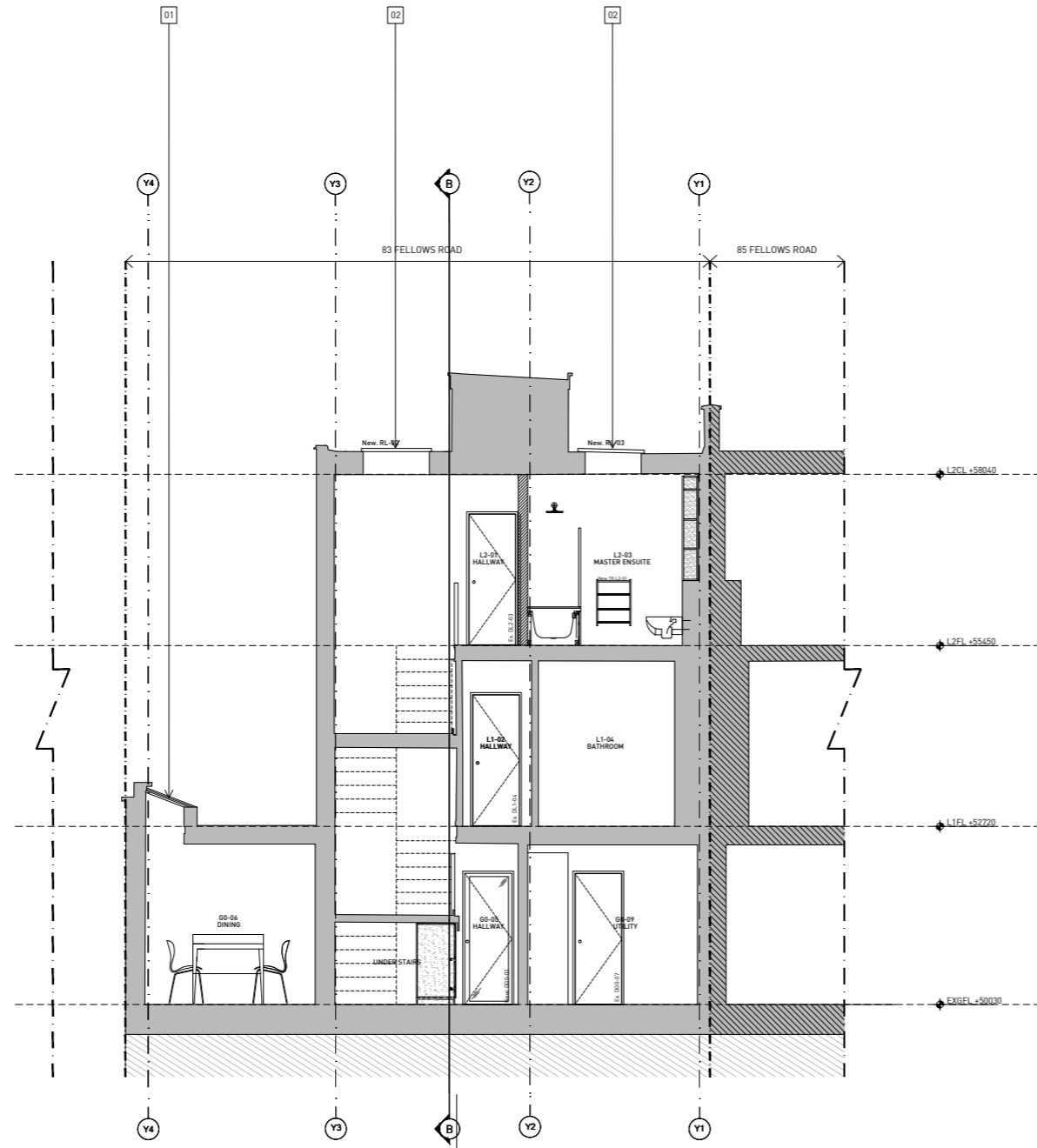


- NOTES
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
  - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
  - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

- PROPOSED PLANNING NOTES
- 01** REPLACEMENT OF EXISTING ROOFLIGHT
- 02** EXISTING ROOFLIGHTS TO TO LOFT BE REPLACED BY NEW AUTOMATIC OPENING VENTS.

NO.	REVISION

P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT.
REVISIONS		



PROPOSED SECTION AA 1:50 @ A1 / 1:100 @ A3



Project: 1813 Renovation / Extension

Client: Ruth Marie Mackrodt

Location: 83 Fellows Road, NW3 3JS London

Fraher Architects Ltd. Telephone +44(0)20 32868636  
 The Studio Email  
 16 Gabriel Street mail@fraher.co  
 London SE23 1DT www.fraher.co  
 United Kingdom



Title: Planning Drawings Proposed Section AA'

Status: Planning Scale: 1:50 @ A1

Drawn: MM Checked: EW Authorised: JF

Revision: P02 Date: 17.07.2018



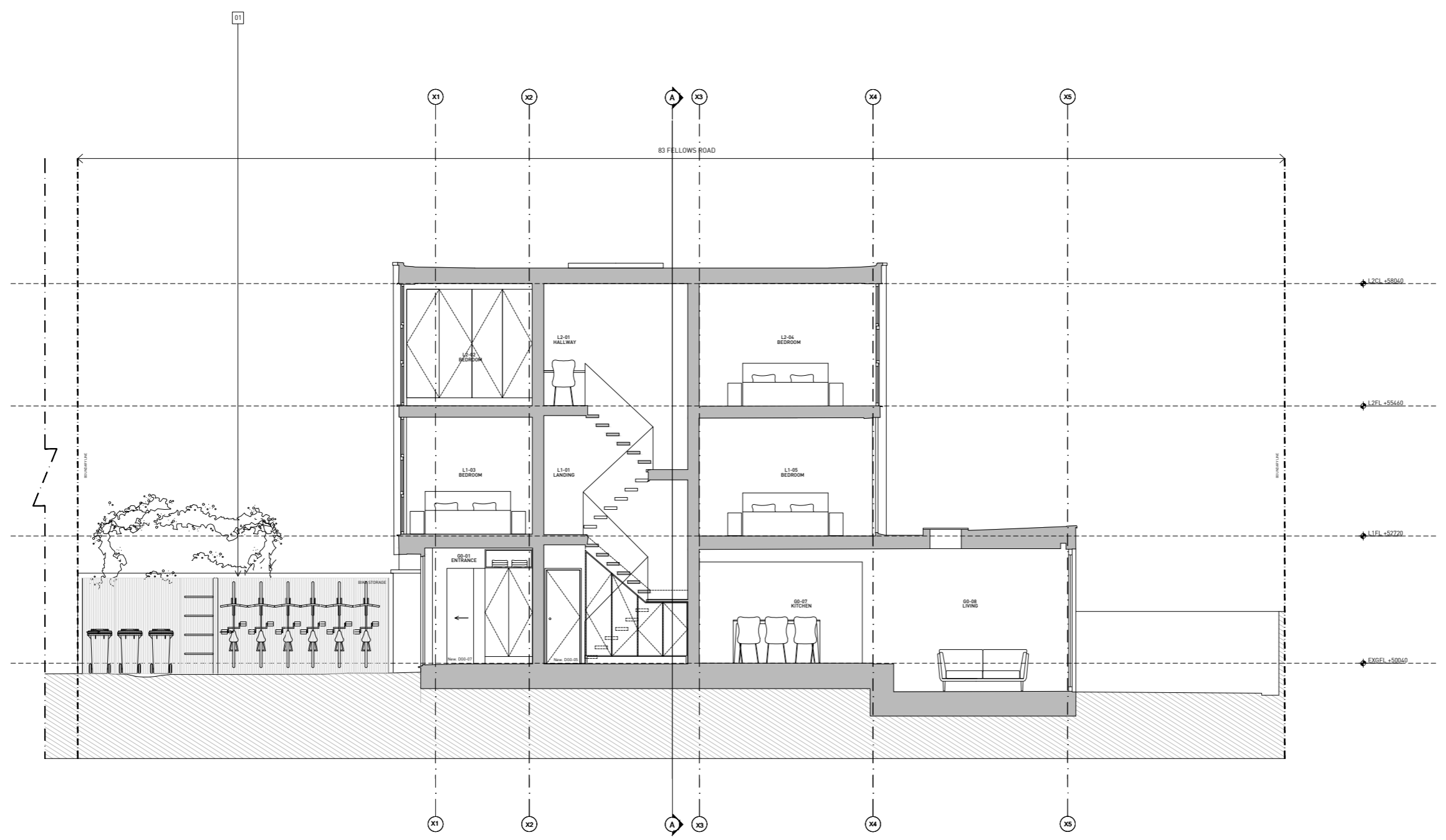


- NOTES
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
  - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
  - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURERS INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

PROPOSED PLANNING NOTES

01 PROPOSED TIMBER SHED FOR BIKE AND BIN STORAGE.

NO.	DATE	REVISIONS
P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT.
REVISIONS		



PROPOSED SECTION BB 1:50 @ A1 / 1:100 @ A3



Project 1813 Renovation / Extension  
 Client Ruth Marie Mackrodt  
 Location 83 Fellows Road NW3 3JS London

Fraher Architects Ltd. Telephone +44(0)20 32868636  
 The Studio 16 Gabriel Street Email mail@fraher.co  
 London SE23 1DT www.fraher.co  
 United Kingdom

Title Planning Drawings Proposed Section BB'

Status	Planning	Scale	1:50 @ A1
Drawn	MM	Checked	EW
Authorised	JF		
Revision	P02	Date	17.07.2018

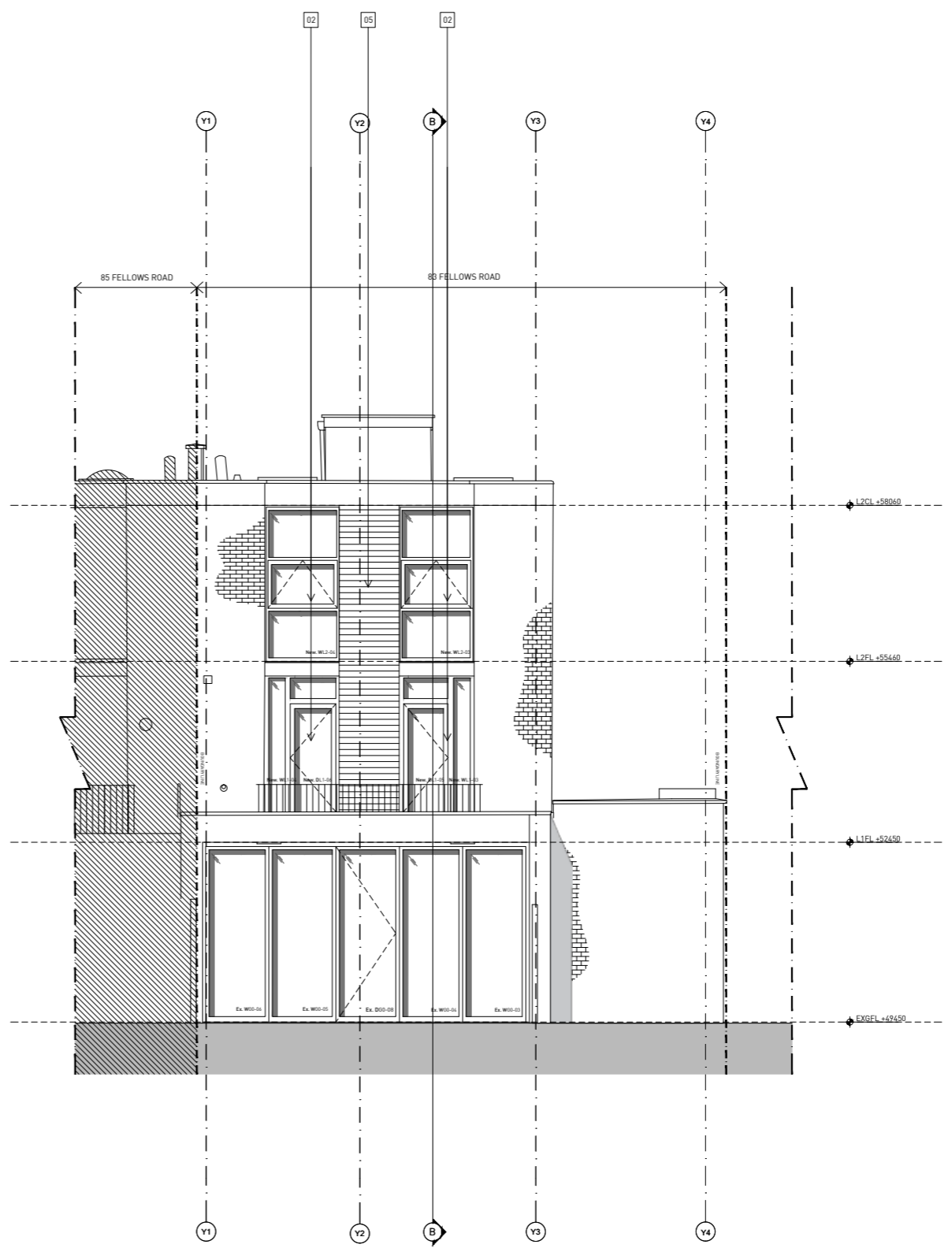
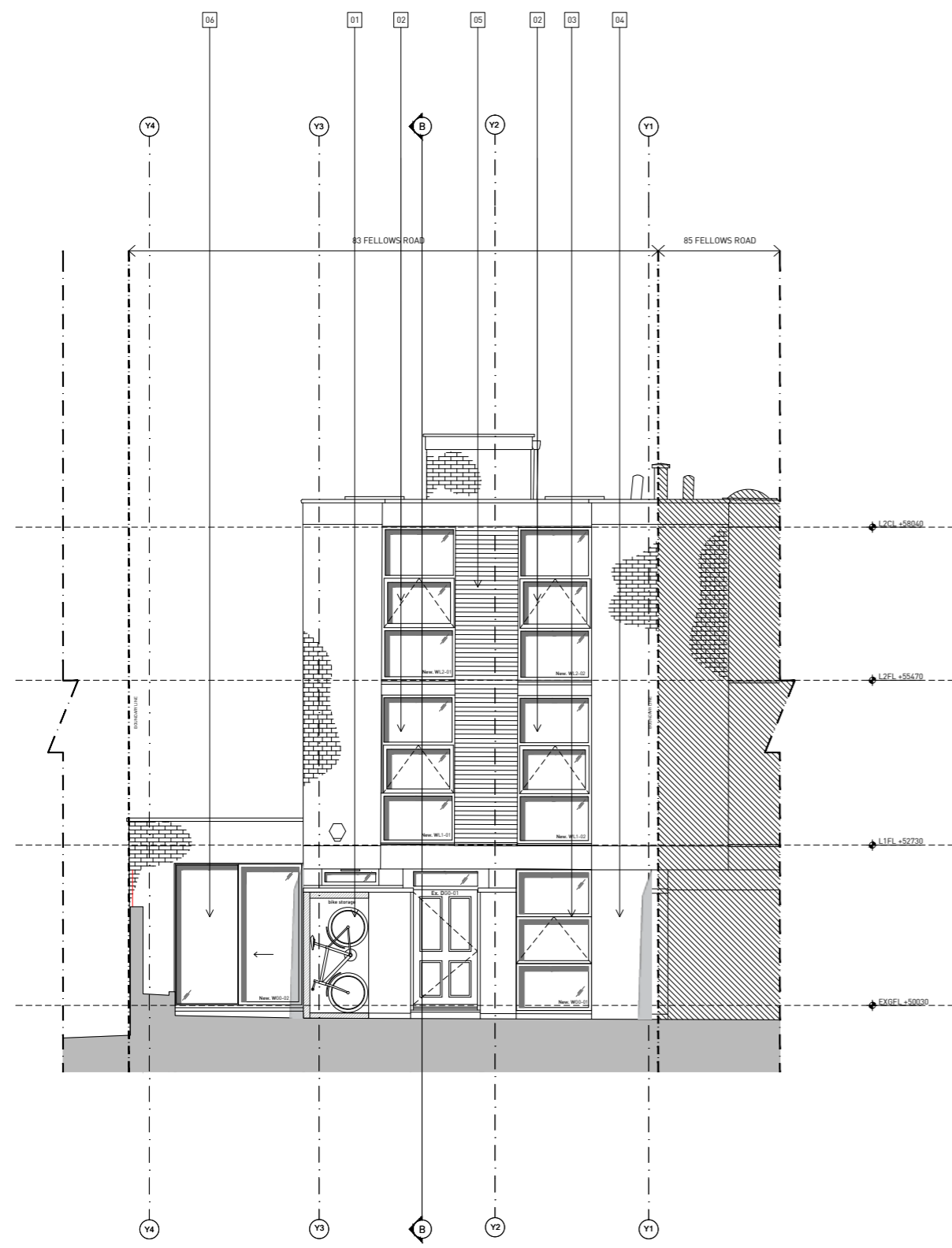
1813 PLO 1.1



- NOTES
- ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
  - WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

- PROPOSED PLANNING NOTES
- 01 PROPOSED SHED FOR BIKE AND BIN STORAGE.
  - 02 EXISTING WINDOWS TO BE REPLACED WITH NEW DOUBLE GLAZED WHITE POWDERCOATED ALUMINIUM WINDOWS TO MATCH EXISTING.
  - 03 EXISTING GARAGE DOOR REMOVED. PROPOSED DOUBLE GLAZED WHITE POWDERCOATED ALUMINIUM WINDOW TO MATCH WINDOWS ABOVE.
  - 04 INFILL WALL SET BACK WITH RENDER FINISH TO MATCH EXISTING.
  - 05 PROPOSED WHITE FIBRE CEMENT CLADDING TO MATCH EXISTING.
  - 06 PROPOSED DOUBLE GLAZED BLACK POWDERCOATED ALUMINIUM SLIDING DOOR AND WINDOW.

NO.	DATE	REVISIONS
P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT.
REVISIONS		



PROPOSED FRONT ELEVATION 1:50 @ A1 / 1:100 @ A3

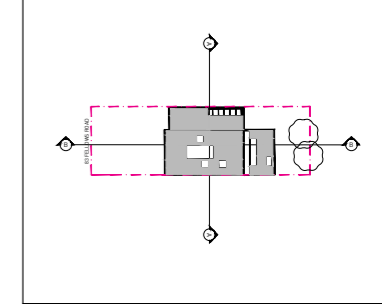
PROPOSED REAR ELEVATION 1:50 @ A1 / 1:100 @ A3



Project 1813 Renovation / Extension

Client Ruth Marie Mackrodt

Location 83 Fellows Road  
NW3 3JS London



Fraher Architects Ltd. Telephone +44(0)20 32868636  
The Studio 16 Gabriel Street Email mail@fraher.co  
London SE23 1DT www.fraher.co  
United Kingdom

Title Planning Drawings  
Proposed Front + Rear Elevations

Status Planning Scale 1:50 @ A1

Drawn MM Checked EW Authorised JF

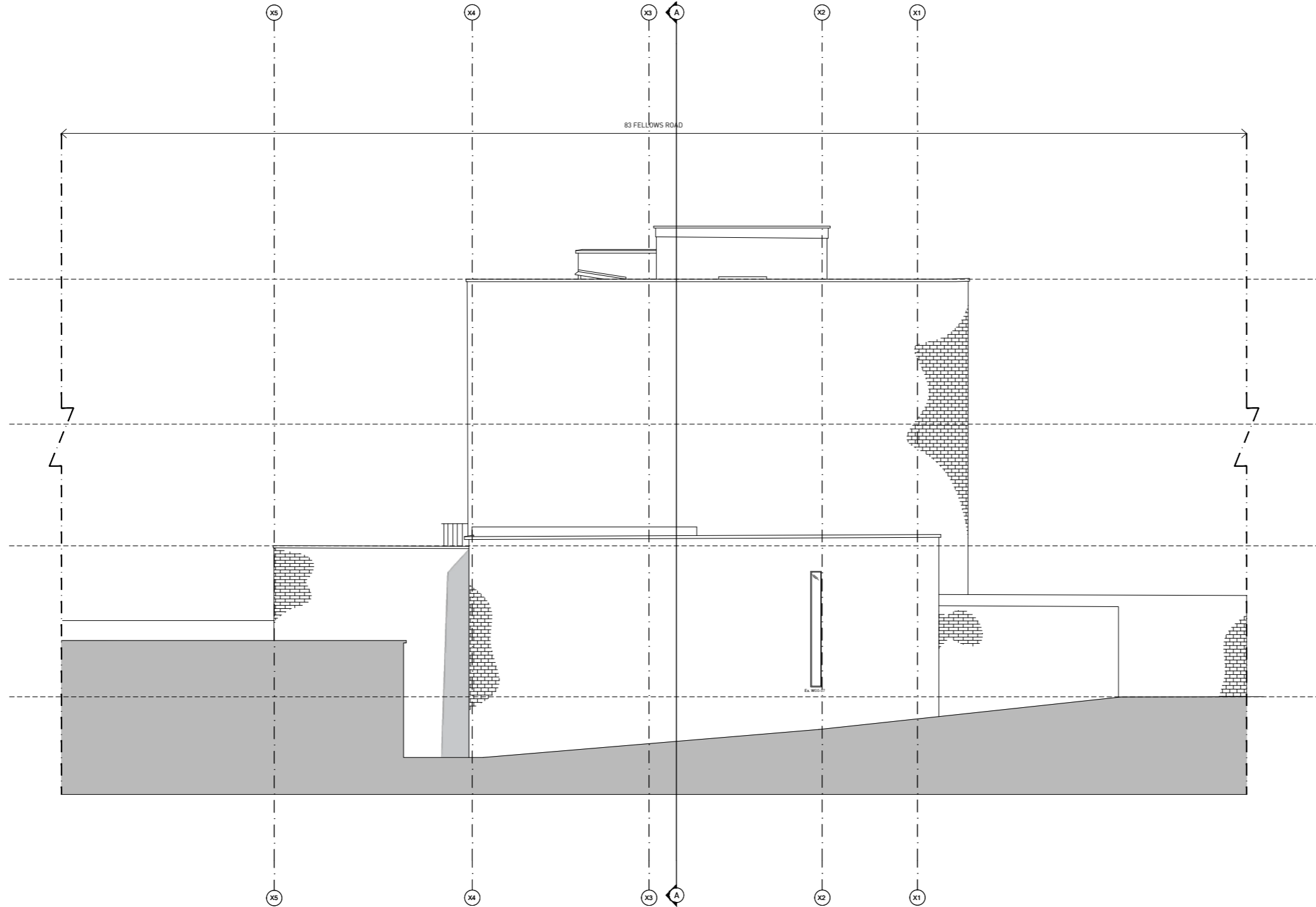
Revision P02 Date 17.07.2018

1813P\_L012



NOTES

- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
- 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURERS' INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.



PROPOSED SIDE ELEVATION 1:50 @ A1 / 1:100 @ A3

P02	25.07.2018 ISSUED FOR PLANNING
P01	23.07.2018 ISSUED TO CLIENT.
REVISIONS	

**Project** 1813 Renovation / Extension

**Client** Ruth Marie Mackrodt

**Location** 83 Fellows Road  
NW3 3JS London

Fraher Architects Ltd. Telephone +44(0)20 32868636  
The Studio 16 Gabriel Street Email mail@fraher.co  
London SE23 1DT  
United Kingdom www.fraher.co

**Title** Planning Drawings  
Proposed Side Elevation

**Status** Planning **Scale** 1:50 @ A1

**Drawn** MM **Checked** EW **Authorised** JF

**Revision** P02 **Date** 17.07.2018

**1 8 1 3 P L 0 1 3**



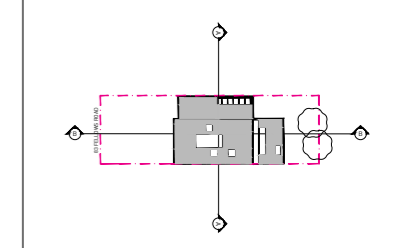


- NOTES
- 1 ALL DIMENSIONS AND LEVELS ARE TO BE DETERMINED AND OR CHECKED BY THE CONTRACTOR ON SITE. SHOULD ANY DISCREPANCY BE IDENTIFIED BETWEEN THE DIMENSIONS AND OR DETAILS DETERMINED ON SITE AND THOSE SHOWN THOSE SHOWN ON THE RELEVANT DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, AND HIS INSTRUCTIONS OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK.
  - 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS, AND THE SAFETY AND STABILITY OF THE NEW WORKS AND ADJACENT STRUCTURES DURING CONSTRUCTION.
  - 3 WHERE A PRODUCT IS SPECIFIED TO BE OBTAINED FROM A MANUFACTURER OR SUPPLIER, THE CONTRACTOR SHALL INSTALL THE PRODUCT IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. SHOULD THERE BE ANY VARIATION BETWEEN THE WORK SPECIFIED ON THE DRAWINGS AND THE MANUFACTURER'S INSTRUCTIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR INSTRUCTION BEFORE PROCEEDING.

- PROPOSED PLANNING NOTES
- 01 PROPOSED SHED FOR BIKE AND BIN STORAGE. WHITE PAINTED TIMBER FINISH WITH PLANTED ROOF
  - 02 EXISTING WINDOWS TO BE REPLACED WITH NEW DOUBLE GLAZED WHITE POWDERCOATED ALUMINIUM WINDOWS TO MATCH EXISTING.
  - 03 EXISTING GARAGE DOOR REMOVED. PROPOSED DOUBLE GLAZED WHITE POWDERCOATED ALUMINIUM WINDOW TO MATCH WINDOWS ABOVE.
  - 04 INFILL WALL SET BACK WITH RENDER FINISH TO MATCH EXISTING.
  - 05 PROPOSED WHITE FIBRE CEMENT CLADDING TO MATCH EXISTING.
  - 06 PROPOSED DOUBLE GLAZED BLACK POWDERCOATED ALUMINIUM SLIDING DOOR AND WINDOW.
  - 07 LOW LEVEL WHITE FENCE EXTENDED TO MATCH EXISTING

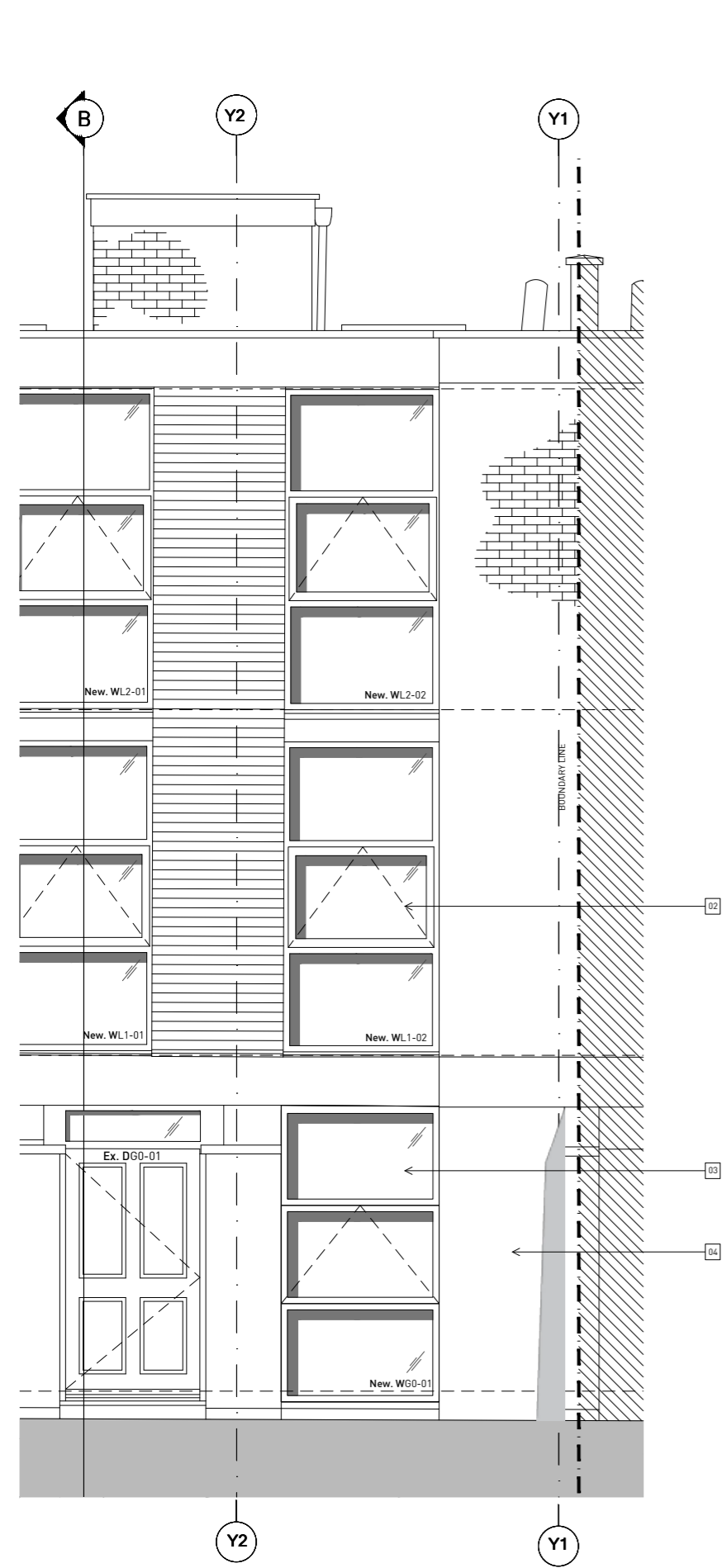
NO.	DATE	REVISIONS
P02	25.07.2018	ISSUED FOR PLANNING
P01	23.07.2018	ISSUED TO CLIENT.
REVISIONS		

Project 1813 Renovation / Extension  
 Client Ruth Marie Mackrodt  
 Location 83 Fellows Road NW3 3JS London

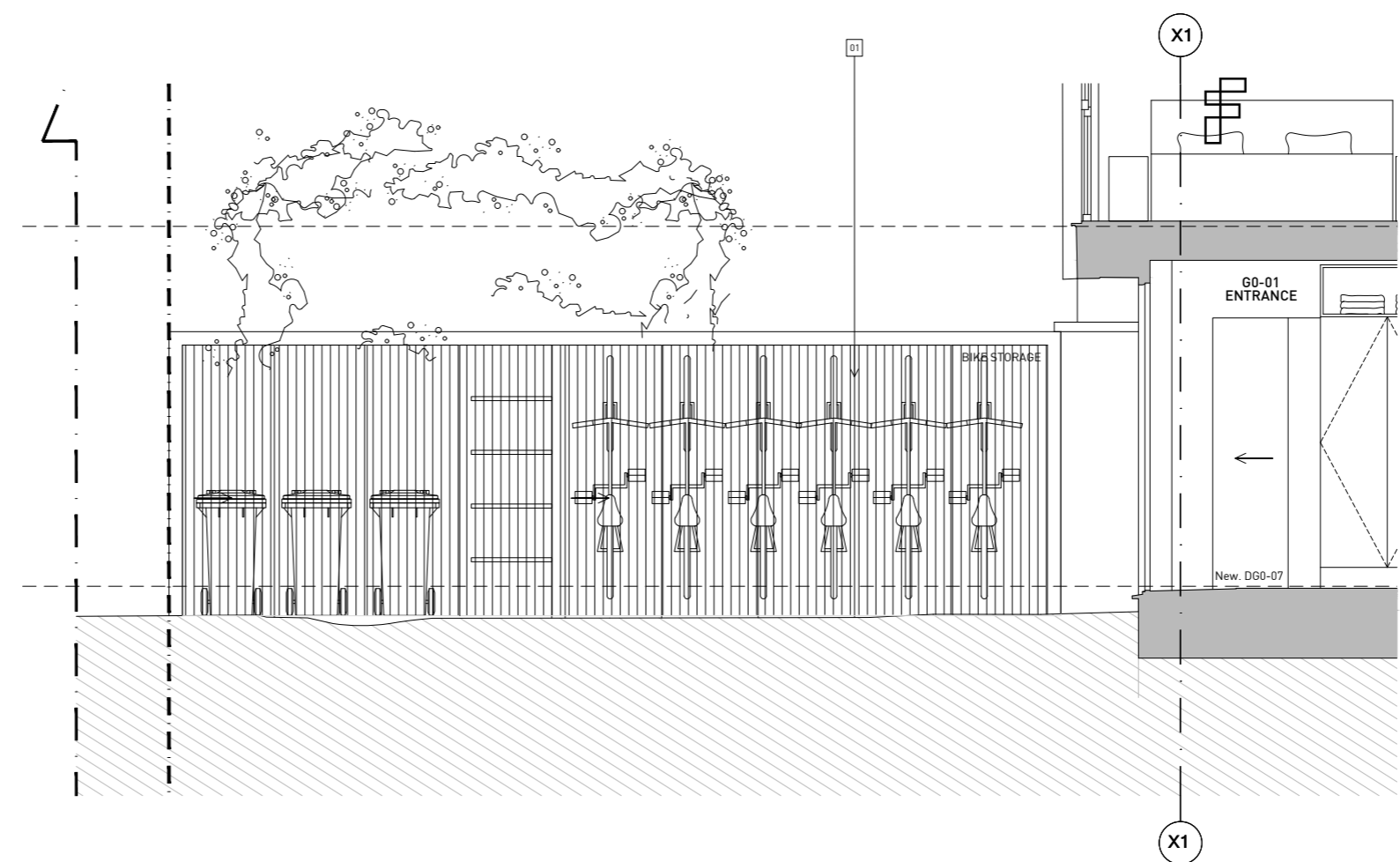


Fraher Architects Ltd. Telephone +44(0)20 32868636  
 The Studio 16 Gabriel Street London SE23 1DT United Kingdom  
 Email mail@fraher.co www.fraher.co

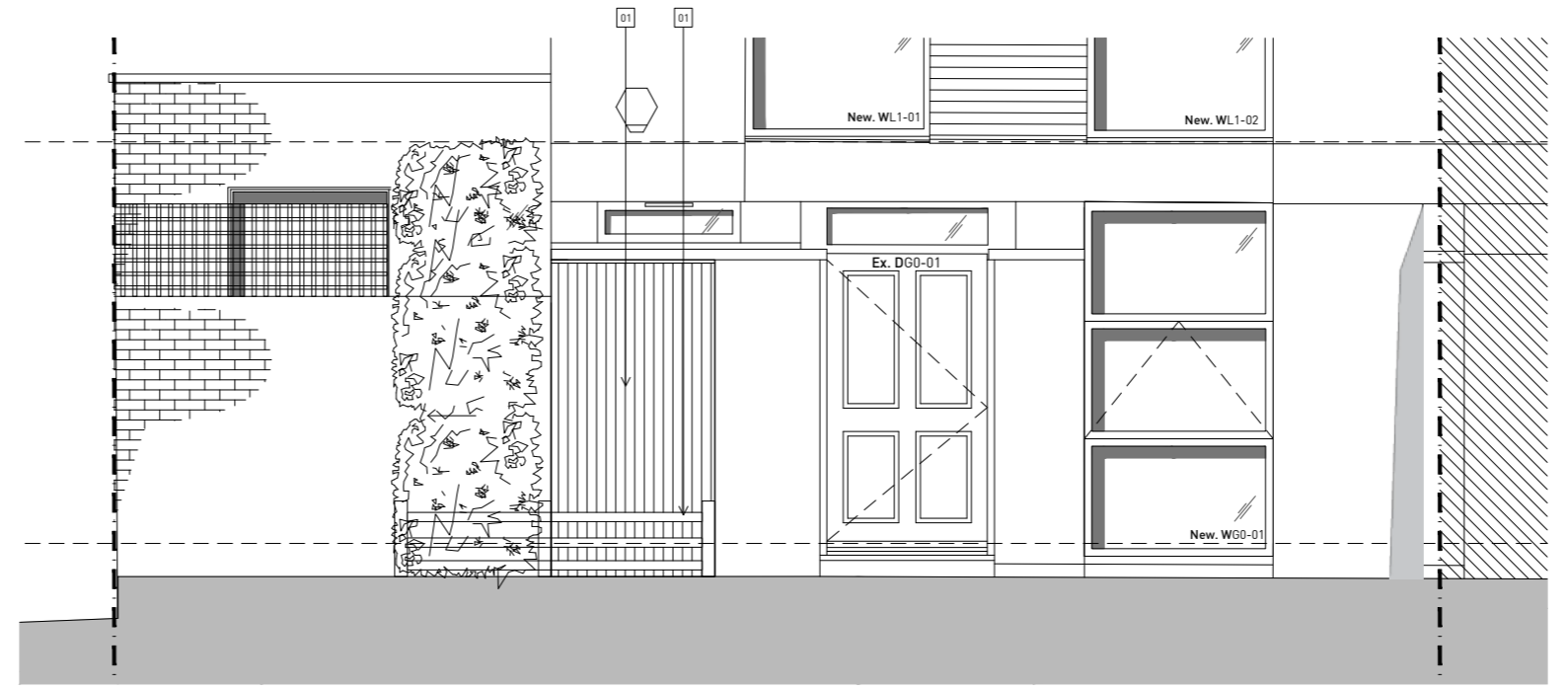
Title Planning Drawings  
 Cycle Store and Window Details  
 Status Planning Scale 1:50 @ A1  
 Drawn MM Checked EW Authorised JF  
 Revision P02 Date 17.07.2018  
 1813P-LO-14



PROPOSED WINDOW ELEVATION 1:25 @ A1 / 1:50 @ A3



PROPOSED CYCLE AND BIN STORE ELEVATION 1:25 @ A1 / 1:50 @ A3



PROPOSED STREET/CYCLE AND BIN STORE ELEVATION 1:25 @ A1 / 1:50 @ A3





## 5.0 Planning Context

### Assessment of Planning History and Context

The following is a quick summary of the development status of the property.

Conservation Area: No  
Listed Building: No.

We have identified several relevant applications relating to properties in the surrounding area. These show a clear local precedent for similar works.

### Relevant Planning Applications:

Application: 2017/5474P  
71 Fellows Road  
Householder Planning Application approved 24.10.17  
Amendment to planning permission (2017/3670/P) dated 17/08/2017 (for the replacement of uPVC and glazed panels with full-height window on front elevation at ground floor level, including the retrospective conversion of garage to provide additional habitable space), namely to reduce size of approved front window.

Application: 2016/0229/P  
65 Fellows Road  
Householder Planning Application approved 19.01.2016  
Proposed replacement of the existing doors and windows with new doors and windows to the front and rear elevations.

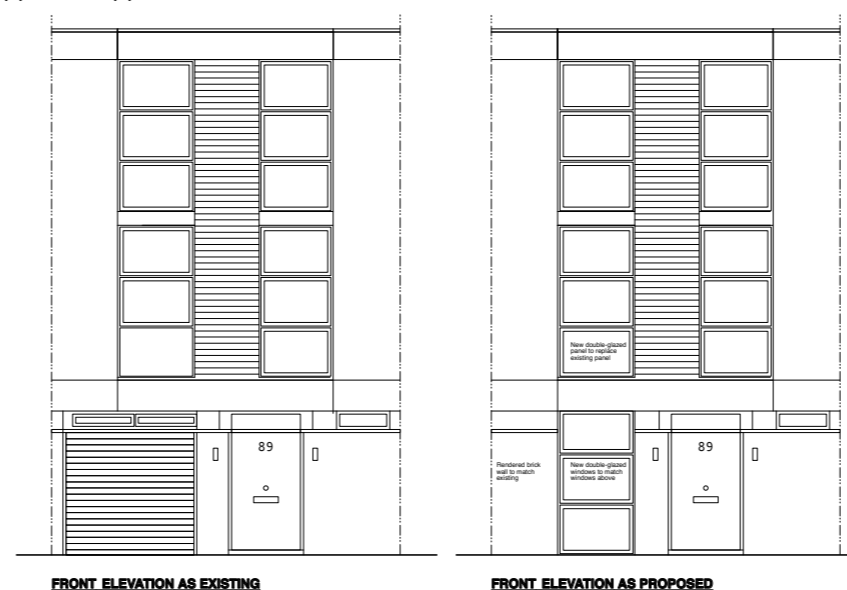
Application: 2014/3540/P  
153 Fellows Road  
Householder Planning Application approved 26.06.14  
Replacement of existing garage doors with a window on front elevation at ground floor

Application: 2014/3186/P  
89 Fellows Road  
Householder Planning Application approved 14.07.14  
Conversion of garage to provide additional habitable space (retrospective) including replacement of garage door with window and replacement of glazed panel.

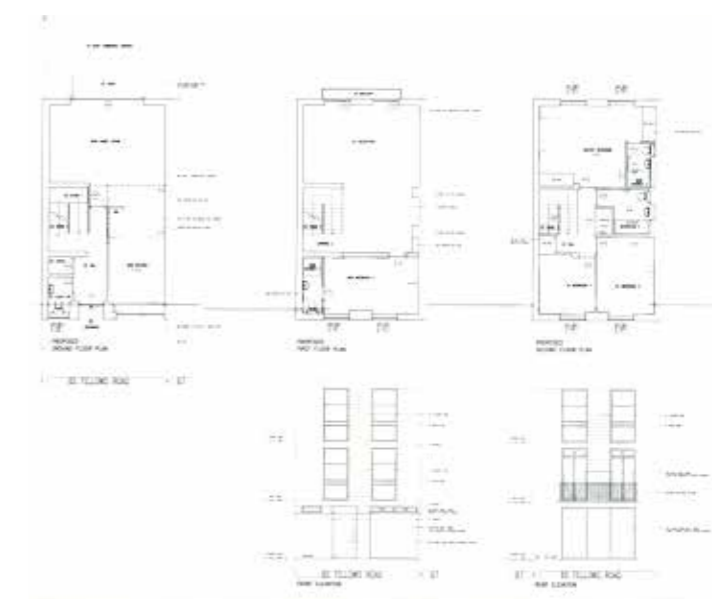
Application: 2013/6868/P  
87 Fellows Road  
Householder Planning Application approved 14.07.14  
Variation of condition 2 (the garages shall be retained and used for accommodation of private motor car) of planning permission dated 18/04/1973 (Ref: 15499) for namely, the conversion of the garage into a habitable room following alterations to the fenestration at ground floor front elevation of existing dwelling house



Approved application 2017/5474P



Approved application 2014/3540/P



Approved application 2016/0229/P



## 5.0 Planning Context

### Design Approach

---

#### Proposed Ground Floor Window

---

The proposed window to the existing gym space would be double glazed, obscured glass, in powder coated aluminium frames within a timber sub-frame to match the existing front windows above and the wider terrace.

The central section would be top hung, outward opening. The window would be full height and designed to be the same width and configuration as the existing front windows above, with proposed rendering around the window matching the external ground floor wall finish.

As commented in a case officer report for the same proposals: 'The alterations to the front elevations are therefore considered to be acceptable in design terms as they integrated well with the existing fenestration and make use of matching materials, particularly as the property is not located within a Conservation Area.'

#### Proposed Cycle and Bin Storage

---

The applicant is seeking permission to present secure and enclosed cycle storage to the front driveway of the property. The timber enclosure for the cycle storage is to be painted white to match the existing boundary condition and the white painted timber of the main house. The roof of the cycle and bin store will be planted and will not compromise the existing off street parking arrangement. The proposals will provide dedicated concealed bin storage in contrast to the present arrangement, whereby the bin sit in full view from the street frontage. As such, the proposed bin and cycle store look to enhance the kerb setting of the building and the wider street context.

---

#### Proposed Replacement Ground Floor Sliding doors

---

The applicant is seeking permission to replace the existing fixed panel window within the approved and built side extension, with a powder coated aluminium framed set of sliding doors to the existing opening. This would provide direct access from the study out into the front courtyard garden. The existing structural opening would remain as existing and is mostly concealed from view from the street.

#### Proposed Replacement Rooflights

---

Lastly, we are seeking permission to replace the existing roof lights with double glazed flush rooflights. The roof will also be repaired locally and re-waterproofed to ensure the upgrade of the building performance where it is currently failing. The number of rooflights remains as existing.

#### Proposed replacement first floor and second floor windows

---

The applicant is seeking permission to replace the existing first and second floor windows with double glazed powder coated aluminium white units to match existing.

---



## 6.0 Summary

### Executive Summary

---

The proposals comply with policy and best practice guidelines. There will be no detrimental impact on the character and setting of the existing building, to the neighbours properties or to the wider area. The design proposals are respectful of the nature of the setting and the existing qualities of the site. The proposed development is sustainable.

---

The proposals are well justified to accommodate building fabric upgrades to support a growing family. The evidence enclosed in this design and access statement strongly supports our proposals, and we maintain that it is sensitive in its nature and sympathetic in form, scale, materials and architectural details to the existing building.

---