

HERITAGE STATEMENT

In support of Planning Application for extension to 139 Fellows Road, London, NW3 3JJ



Fig.1 – View of primary elevation from Fellows Road

1.0 Introduction

The property is at the end of a group of paired villas built in yellow bricks with red bricks detailing with 'Queen Ann' influence. The property was probably part of a terrace mirroring the existing one on the opposite side of the street. The Flat ground floor on lower ground floor level is not a Heritage Asset in its own right but resides in the Belsize Conservation Area, hence the need for this statement.

The property has 5 flats; on lower ground floor level the flat ground floor; on first floor level the flat 1; on second floor level the flat 2; on third floor level the flat 3 and on the fourth-floor level the flat 4.

2.0 The Conservation Area

The site faces Fellows Road, a residential street to the south of the Eton Avenue sub area of the Belsize Conservation Area.



Fig.2 – Belsize Conservation Area Map

3.0 The Existing Building

The property is at the end of a group of paired villas built in yellow bricks with red bricks detailing with 'Queen Ann' influence. The property was probably part of a terrace mirroring the existing one on the opposite side of the street.

The front façade of the building doesn't seem to have undergone any major alteration but a modern roof extension has replaced the original dutch gable with a bigger, out of proportion and asymmetric roof extension.

The side elevation is only partially visible due to the construction of a new row of modern terrace houses but it is marked by the presence of a series of supports installed after the demolition of the rest of the original terrace.

The rear of the building does not present any noticeable feature. It is split into two parts because of the presence of an original extension to the rear and it faces a garden currently divided between the lower ground and ground floor flats. One more small extension protrudes from the building and supports a balcony from the upper floor. The old boundary wall delimitates the rear garden to one side and creates a small and protected enclave next to the main house and the original extension.

4.0 The proposed new rear extension



Fig.3 – Proposed Rear Elevation

The proposed internal works will be an upgrade on layout. Wherever possible the style and material will match the existing house.

No alteration in the front elevation, we will do a restoration work to face bricks and tidy up waster pipes and surface water with new black plastic pipes and fittings

The new storage for bins in the front garden will be in timber.

The new rear balustrade to the upper ground floor roof terrace will be in the same metal as existent and with the same design, the render in the rear extension will be in bright colour to match existing.

The proposed Planning Application is a single storey rear extension 4.70x6.00m a height of 3.00m.

The additional space is needed to provide a larger kitchen/dining and living space to suit modern day requirements and 2 bigger bedrooms.

