

DESIGN AND ACCESS STATEMENT

Address:
Flats L, M & N
146 Fellows Road, London NW3 3JH

Revision B
05th November 2018

This statement is to accompany a full planning application for alternations to the above mentioned property.

Background:

The site is located within the Belsize Conservation Area within the London Borough of Camden.

The site consists of a 5 storey, period property of traditional construction located on Fellows Road, London NW3. The site is a terraced building forming a number of self contained flats and bedsit accommodation. The subject site is located partially at 2nd floor & 3rd floor levels.

The surrounding area is of a residential use class with single family dwellings and flats formed via conversions. The surrounding buildings are of similar bulk, scale and architectural design and character.

This application follows on from the successful approval **2016/1656/P**, which was for:

Change of use from 3 HMO units to one 2 x bedroom self contained flat (retrospective), associated creation of a rear third floor terrace and installation of 1 rooflight to rear roofslope and 3 rooflights to flat central roof pitch.

The change of use to one 2X bedroom flat is shown on the existing drawings here attached and this is a new application to demolish the existing 2x rear dormers and create one larger rear dormer with one velux roof terrace access window, and for one new opening rooflight.

The rooflights approved in the previous application have not been built and therefore are not shown on existing drawings. A new proposal is shown to provide only one new rooflight in the central flat pitch roof, for natural light and ventilation over the shower below.

The proposals applied for are as follows:

- Retrospective permission for the amalgamation of flats M and N into flat L, incorporating an area of common parts.
 - **Approved Previously**
- The approval of a revised internal layout that generates a significantly improved living condition to create a 2 bed flat.
 - **Approved Previously**
- Inclusion of 2no. openable, conservation-style roof lights to the flat roof.
 - **Approved Previously**
- 1no. fixed, conservation-style roof light on flat portion of Roof level.
 - **Approved Previously**
- 1no. rear dormer window.
- 1no. velux roof terrace access window.

Conclusion:

The new proposal to the previous approval significantly enhances the quality of the unit, whilst rationalising the existing odd rear pair of poor quality dormer windows. There is precedent for our newly proposed dormer window width and position in neighbouring properties, and it is therefore felt that this alteration will have a positive impact on the conservation area.

Through the subtle addition of natural overhead lighting and a reworking of the dormers the proposed works are viewed as being a major improvement on a disjointed and butchered existing condition that will provide a comfortable dwelling.

Access:

The applicant does not propose any changes to the access arrangements to the property.

Best Regards,

Tom Rutt

T R STUDIO