



## Design and Access Statement

Proposed first floor extension to Flat 2, 100 Fellows Road, London NW3 3JG

Job: 2016

Date: 15<sup>th</sup> August 2020

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#### 1.0 INTRODUCTION:

- 1.1 100 Fellows Road is a detached house developed over three upper floors and a semi-basement and sub-divided into leasehold flats. The building is located on the north side of Fellows Road, approximately 0.5 km to the east of Swiss Cottage in a residential area of Belsize Park.



*View of extension site from the garden of 100 Fellows Road*

- 1.2 The primary building is unlisted, and the site falls within the designated Belsize Park Conservation Area.
- 1.3 The planning history for the property relates primarily to application ref: 2014/6647/P for the erection of two storey rear extension with terrace area including timber privacy screen and new staircase and single storey side extension which forms much of the accommodation for Flat 2



*View of extension site down east side of 100 Fellows Road*

- 1.4 The application site is located over the lower ground floor extension on the east side of the main building and immediately adjacent to the upper ground floor extension.

## **2.0 THE PROPOSAL AND LOCAL PLANNING POLICY CONSIDERATIONS:**

### **2.1 SITE ANALYSIS: DESIGN PROPOSAL:**

- 2.1.1 The proposal is to construct a small side extension at upper ground floor level over part of the flat roof to the existing lower ground floor extension.
- 2.1.2 The extension and internal alterations will create an accessible WC and cloakroom (at upper ground floor level) and allow an enlargement of the existing breakfast/dining space.

- 2.1.3 The finishes will generally match those of the existing upper ground floor extension, except for part of the east elevation and the south elevation which will be in fixed glass screens and roof to give the extension a contemporary feel.
- 2.1.4 The current upper ground floor footprint of Flat 2 is 49.5m<sup>2</sup>, and the proposed extension will increase that footprint by 8.4m<sup>2</sup>.
- 2.1.5 For the avoidance of doubt, note 2 on all the drawings submitted may be deleted and will not form part of this application.

## **2.2 SITE ANALYSIS: IMPACT ON ADJOINING PROPERTIES:**

- 2.2.1 The relationship of the proposed extension to the neighbouring building has been well-thought-out and given the location in the space between the two buildings and its relative size is not considered unduly overbearing.
- 2.2.2 The finishes will be smooth white monocouche render to ensure the maximum reflected light off the finished surfaces of the extension in the space between the buildings. The glass element will be constructed by a specialist from obscured double glazed in FR glass to ensure there is no overlooking.
- 2.2.3 Given the size, orientation, and relation of extension to the neighbouring property at 98 Fellows Road there will be little additional overshadowing of the rear gardens or other amenity spaces to this property.
- 2.2.4 The design and general form of the proposed scheme has therefore been conceived and executed with proper consideration of the amenity of the neighbours.

## **2.3 SITE ANALYSIS: AMENITY AND LANDSCAPING:**

- 2.3.1 There are no changes to the existing nor any additional hard or soft landscaping is proposed as part of this application.
- 2.3.2 Given the location of the proposed extension it is the biodiversity of the site will not be affected by the proposal in the short, medium or long term.

## 2.4 SITE ANALYSIS: ACCESS:

- 2.4.1 Pedestrian access is via a side path from Fellows Road which will be unaffected by the proposal.
- 2.4.2 No change to the existing provision for recycling and general waste bins is proposed or required.
- 2.4.3 No change to the existing provision for bike storage is proposed or required.

## 2.5 SITE ANALYSIS: MATERIALS:

- 2.5.1 The materials proposed are designed to blend in with the overall appearance of original building and relate directly to the materials palette of the neighbourhood.
- 2.5.2 The materials proposed are:

Main Roof:	Single ply membrane with capped upstands to the external walls as existing. Double glazed glass panels with obscure glazing by specialist.
Rainwater goods:	PVCu gutters and downpipes – black
External walls:	Monocouche render with smooth finish – colour – white to match existing.
Windows:	Double glazed panels with powder coated aluminium frames and sills and obscure glazing – colour TBA all by specialist.

## 3.0 CONCLUSION:

- 3.1 The principle of an upper ground floor side extension of small compass is not essentially a contentious issue.
- 3.2 The design though of a contemporary nature reflects the existing architecture of the current rear/side extensions and is barely noticeable from the primary (Fellows Road ) elevation.
- 3.3 There are no significantly intrusive overshadowing /overbearing/daylighting issues of concern for the immediate neighbours.

3.4 Wall and roof materials will match the existing new extensions with the exception of the glazed end, though it is considered that the extended building will be enhanced by the contemporary nature of the glazed element of the design.

3.5 There are no changes required for the pedestrian and vehicular access for the site.

3.6 We consider that there are no other planning related issues that would militate against the proposed scheme.

3.7 In the light of the above, therefore, we trust that the Planning Authority will look favourably upon this proposal and that planning permission will be granted in due course.

**IFOR RHYS riba,**  
15<sup>th</sup> August 2020