



Design and Access Statement

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

Job: 2140

Date: 20th January 2022

Contents:

Page no:

1. Introduction	1
2. The Proposal and Local Planning Policy Considerations	2
3 Conclusions	4

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.
- 1.4 The application site is located at the lower ground floor (garden) level and on the north side of the main building.

2.0 THE PROPOSAL AND LOCAL PLANNING POLICY CONSIDERATIONS:

2.1 SITE ANALYSIS: DESIGN PROPOSAL:

- 2.1.1 The proposal is to construct a single storey rear extension at lower ground floor level to create a shared play space for the two children's existing lower ground floor bedrooms.
- 2.1.2 The flat roof to the extension will partly extend the existing upper ground floor terrace and will partly be mono-pitch patent glazed roof which, with the proposed flat roof openable roof lights set in the terrace, will maintain good levels of natural light in the extended lower ground floor rooms.
- 2.1.3 The terrace at upper ground floor level will be extended to the north by approximately 1200 mm.
- 2.1.4 The existing steel dog-leg stairs will be replaced with a black painted steel spiral stair as configured on the drawings.
- 2.1.5 The finishes will generally match those of the existing lower ground and upper ground floor rear extensions.
- 2.1.6 The current lower ground floor footprint of Flat 2 is 93m², and the proposed extension will increase that footprint by 15 m².
- 2.1.7 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 depth of the proposed extension is 3m which is the depth of an extension, other criteria being satisfied, which would usually be permitted under the PD rights for a dwelling.
- 2.2.2 The original grant of planning permission including a privacy screen to control overlooking of the adjoining flat. The privacy screen will be extended in a similar fashion to ensure that overlooking of the neighbouring building remains controlled and satisfactory.
- 2.2.3 The finishes will be smooth white monocouche render on the garden elevation and facing brick on the side elevations all to match the existing finishes in these locations.
- 2.2.4 Given the size, orientation, and relation of extension to the neighbouring properties there will be no overshadowing of the rear gardens or other amenity spaces to these properties.
- 2.2.5 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 very unlikely that the biodiversity of the site will be affected by the proposal in the short, medium or long term.

2.4 SITE ANALYSIS: ACCESS:

- 2.4.1 Pedestrian access 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: Hardwood decking over single ply membrane with capped upstands to the external walls with steel guardrail balusters with Hammerite (or similar) paint finish – black to match existing.

Patent glazed mono-pitch roof with powder coated aluminium glazing bars – black.

Rainwater goods: PVCu gutters and downpipes – black.

External walls: Monocouche render with smooth finish – colour – white to match existing.

Doors: Folding sliding doors with double glazed panels with powder coated aluminium frames and sills and obscure glazing – colour black - all by specialist.

Spiral stair: Steel spiral stair; handrails and balusters with Hammerite (or similar) paint finish – black.

3.0 CONCLUSION:

3.1 The principle of a lower ground floor side extension of small compass is not essentially a contentious issue.

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

3.3 The design reflects the existing architecture of the current rear extensions.

3.4 There are no overshadowing /overbearing/daylighting issues of concern for the immediate neighbours. Overlooking is controlled in the same fashion as at present.

3.5 Wall and roof materials will match the existing extension.

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,

21st January 2022

