

Design and Access Statement

Flat 1, 136 Fellows Road
London, NW3 3JH



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1. INTRODUCTION

This Design and Access Statement provides supporting information on the proposed works at Flat 1, 136 Fellows Road, London NW3 3JH. The document describes the design proposal and its rationale, assesses the impact of the works on the amenity of neighbouring residents and the impact on the historic character of the conservation area.

Company background: K&B Limited was established in 2001 and has significant experience in design and build both residential and commercial projects. We have a portfolio of successful projects including refurbishments, extensions including basements and new builds across London and neighbouring Counties.

2. SITE

The application site consisting of 136 Fellows Road is located within the Belsize Conservation Area. No.136 or adjoining properties are not listed buildings.

136 Fellows Road is a five-storey terraced house constructed approximately 140 years ago. The property has been divided into 6 separate flats and this application relates to the lower ground floor flat known as Flat 1.

As with most terraces on the street, the rear elevation at No.136 has been developed over time and now consists of a mixture of original and modern features in a variety of different styles. (Photo 1).



Photo 1.

3. PROPOSED WORKS

The existing flat consists of one bedroom, one bathroom, reception, kitchen and rear garden. The proposed works constitute of erection of a single-storey rear extension, modification of the rear garden and internal refurbishment to increase living space and provide an additional en suite shower room for the family.

The rear garden belongs to Flat 1 only and the existing stairs from the ground floor balcony are redundant and the access blocked. The project includes removal of the redundant stairs and retaining the existing balcony.

The proposed sliding doors and rainwater goods are designed in black aluminium finish matching with existing ground floor balcony base and railings.

The proposed entry door in the courtyard is to be timber in black painted finish to match the existing. Both proposed replacement and new windows facing the courtyard are aluminium sash windows in white finish.

Construction of the external walls of the new extension and repairs to the elevation will be carried out using matching bricks.

All external modifications are contained within the rear garden and are not visible from the street. The proposed external alternations are designed to have a minimal impact on the existing character of the building and surroundings.

4. ACCESS

The proposal will not have any impact on vehicular, transport and personal access. The main access and egress to the property will remain unchanged, via the front door. Contractors and visitors' vehicles will be using a local street parking and when practical encouraged to use public transport.

5. CONCLUSION

The proposed development aims to provide additional high-quality living accommodation to suit the lifestyle of its residents. The proposed finishes are sympathetically designed to fit within the context. In our opinion, the application proposal will preserve and enhance the appearance of the Conservation Area and have no negative impact on the condition and amenity of neighbouring properties. Similar projects have been approved in the area including no's 134, 132 and 139.

