

DESIGN AND ACCESS STATEMENT

4C FELLOWS ROAD, LONDON NW3 3LL

INTRODUCTION

4C Fellows Road is outside both the nearby Conservation Areas of Belsize Park and Eton.

The property is a First Floor level flat and has no direct private access to a garden.

No historical details relevant to the proposed changes were immediately available.

THE PROPOSAL

The proposal is for new front and rear outside spaces which have been reduced substantially following the Council's email of 17th August 2022 responding to the Pre-Application of 30 March 2022 Ref: 2022/1544/NEW.

The proposed rear and side terrace are to provide outside seating areas, with green planting to enhance and benefit the property and the environment. The balustrade will be formed of 20 mm opaque glass panes with black, mild steel perforated grid decking floor.

In addition, we propose to form 3 front roof terraces for green planters above the portico and the 2 front bays. In the form of adding a third sliding sash at the lower part of the window. to soften the main elevation of the house; due to its size the area is not suitable and is not proposed as a seating area.

These proposals will meet current Building Regulations and Health and Safety requirements while at the same time will not affect the amenity or residential character of the property.

The proposal also includes internal improvements to upgrade the property to meet current Building Regulations and provide a habitable unit suitable for retirement, with adequate ease of use for older owners.

AMOUNT OF DEVELOPMENT

There will be no substantive external impact to the front or rear of the property, while there are many similar examples in the area of the proposal to the front of the property as they enhance the wellbeing from inside and outside the residential area.

The rear terrace is minimal in size and sufficient for a table and two chairs for flat 4C and space for pots and planters.

The side terrace is also small in size with space for a modest table and chairs, for private use of the flat owner. The proposed side terrace is to the rear of the property and does not overlook any of the neighbours by the nature building footprint.

We consider both terraces to be modest changes with minor increase to outside space providing improved benefits to the owners while there will be no substantial impact on the adjacent amenities.

CONCLUSION

The works are essentially an upgrade of the 1970s flat which needs modernising and refurbishment to meet Building Regulations and Health and Safety requirements while the proposed terraces will provide improved amenities and a fire safety area.

We wish to recommend these proposals which have been developed to align the property with current regulations and beneficial to the property as a whole and to provide an up to date and modern home.

We hope you can recommend these changes for approval as they have taken on board the Council's recommendations following the Pre-Application in March 2022.



① Front View



② Rear View