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## DESIGN AND ACCESS STATEMENT

This statement describes a planning application for Flats C and D at 142 Fellows Road NW3 3JH, London borough of Camden. It should be read in conjunction with the accompanying set of existing and proposed drawings.

### Existing house

No. 142 Fellows road is a mid-terrace converted period townhouse divided into four separate flats. The front façade features a bay window over two floors. The roof has a dormer at the front. The house is divided into 4 separate flats A, B, C and D. The building is made of a basement and four storeys (raised ground floor, 1st, 2d and 3rd). At the back of the building, a separate room occupies each intermediate floor level and is accessed via the landing return of the main staircase. A Common entrance for flats B, C and D is raised above the street level and is accessed by twelve steps. Flat A is located at the basement level and has its own private entrance to the building. Flat B is located on the raised ground floor and is accessed off the communal hallway. Flat C is located on the first floor, the access is via the communal staircase. Flat C is a one bedroom residential flat. The flat has been vacant for the last two years and is in extremely poor condition not having had any maintenance or repair for the last 40 years - The property does not have heating and no gas supply. Flat D is also accessed via the communal staircase on the first floor (entrance facing flat C entrance) and it occupies the second and third floor. It is a 4-bedroom residential flat.

### Location

The property is situated on the north side of Fellows road close to its junction with Winchester Road. Fellows road comprises a mix of flats within converted houses which were originally constructed in the last 1800's - There is also a number of mid-terraced townhouses directly opposite the property that were constructed in the 1970's.

### Proposal

The proposal is for the amalgamation of flat C, a one bedroom flat (C3 use) and flat D, a 4 bedroom flat (C3 use) into one 5 bedroom flat (C3 use). No external changes are proposed but the replacement (matching existing) of 3 windows in extremely poor condition in the current flat C, (timber wood sash windows located in the current spare room, bedroom and kitchen). The conversion would involve minor internal alterations. Notice of this proposal has been given to the other shareholders and it has been agreed with the other freeholders that the part of the communal staircase and landings involved in the proposal will be added to the leasehold of the new flat C.

We highlight that this proposal will have no effect on the residential character of the area:

- The amalgamated property will continue to be used as a dwelling lived in by a single family, owner of the two flats.
- There will be no loss of residential floorspace.
- There will be no external changes that would change the character of the property or the area.
- The effect of the amalgamation will be to return the property closer to its original purpose and design.

Camden Policy H3 provides that the Council will resist development that would involve the net loss of two or more homes (from individual or cumulative proposals).

Net loss of one home is acceptable when two dwellings are being combined into a single dwelling. Such developments can help families to deal with overcrowding, to grow without moving home, or to care for an elderly relative. Within a block of flats or apartments, such a change may not constitute development. However, the Council will resist the incremental loss of homes through subsequent applications to combine further homes within the same building or site.

This proposal does not involve the loss of more than a single home. Neither does it involve a cumulative proposal that would involve the net loss of two or more homes.

That approach has been followed in a significant number of other amalgamations of this type in Camden. Below are some planning applications of a similar nature that were granted recently:

Planning Application - 2022/1832/P,  
Site Address: 41 Primrose Gardens NW3 4UL  
Proposal: Amalgamation of two dwelling units to one single family dwelling  
Decision Granted: 10-10-2022

Planning Application - 2022/2607/P,  
Site Address: 2 Rosslyn Heights. Flat 3 & 4 Belsize Lane NW3 5AB  
Proposal: Amalgamation of two dwelling to create a single residential unit  
Decision Granted: 23-08-2022

Planning Application - 2022/0101/P,  
Site Address: 58 Canfield Gardens NW6 3EB  
Proposal: Amalgamation of two dwelling units to one dwelling unit  
Decision Granted: 20-06-2022

Planning Application - 2021/3548/P,  
Site Address: Flat 3 and 4 - 17 Willoughby Road NW3 1RT  
Proposal: Conversion two flats into one maisonette  
Decision Granted: 18-11-2021

Planning Application - 2021/1301/P,  
Site Address: 116 South Hill Park London NW3 2SN  
Proposal Conversion of 2 x self-contained flats at ground and first floor, consisting of 1 x 1Bed and 1 x 1Bed units, into a 1 x 3Bed unit.  
Decision Granted: 26-03-2021

Planning Application - 2020/5490/P  
Site Address: Wells Court Oriel Place London NW3 1QN  
Proposal Conversion of a 1 bed flat and a 2 bed flat on ground floor to one 3 bed flat (Class C3).  
Decision Granted: 26-05-2021

Planning Application - 2019/4657/P  
Site Address Flat 1 and Flat 3 10 Lyndhurst Gardens London NW3 5NR  
Proposal: Conversion of 2 x 3 bed self-contained units into 1 x 4 bed self-contained unit (Class C3);  
Replacement of all existing windows  
Decision Granted: 23-12-2019

#### Conclusion

We believe that the proposal would be beneficial for our large family with three young kids and it would not have a negative impact on the adjacent properties.