06. Planning Overview

Summary

The statutory development plan for the area comprises, The London Plan 2021, the Camden Local Plan 2017 and the Redington and Frognal Neighbourhood Plan 2021. In addition, national planning policy, supplementary guidance and emerging policies are relevant material considerations which have been taken into account as part of the design process.

This chapter provides an overview of the relevant planning policy context and comprises the following points:

- Transport Links / PTAL
- Flood Risk
- Tree Preservation Orders
- Daylight and Sunlight Analysis
- Access
- Dartmouth Park Conservation Area
- Planning History & Neighbouring Sites

For a detailed planning, design and access statement outlining all relevant planning considerations that have been coordinated with the consultant team, please refer to separate Planning Statement.

Transport Links / PTAL

The site has a PTAL rating of 2 - the underground and overground station at West Hampstead and the underground stations at Hampstead, Cricklewood and Finchley Road can be reached in 15 to 20 minutes.

Local bus services serve a number of routes, with the closest ones located along Finchley Road.

The site itself provides two on-site car parking spaces. Additional free on-street parking spaces are also available along Ferncroft Avenue. The arterial road Finchley Road can be reached via car within a two minute drive.

- 0 (worst)
- 1a
- 1b
- 2
- 3
- 4
- 5
- 6a
- 6b (best)

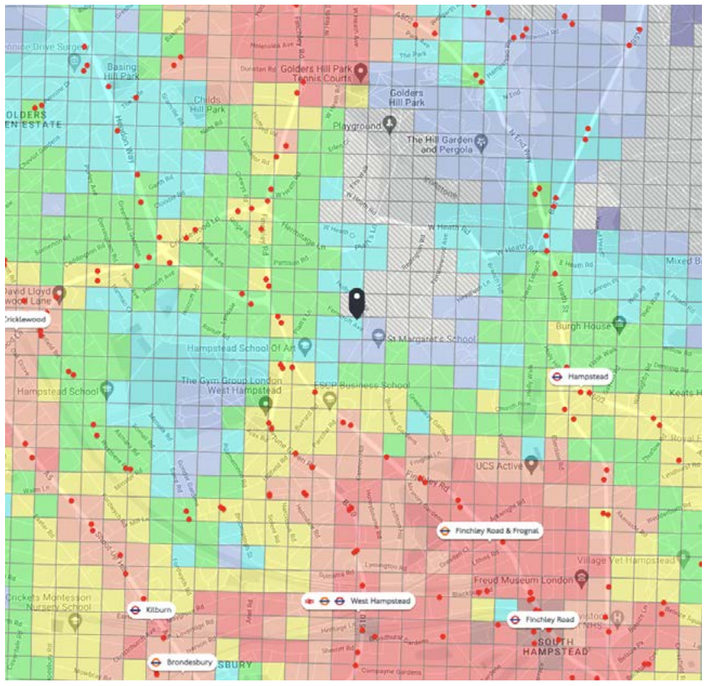

Fig. 73. PTAL map

Flood Risk

The site is located in flood zone 1 and has a very low risk of flooding:

- Flood risk from rivers or the sea: very low risk
- Flood risk from surface water: very low risk

Sources:

- https://flood-warning-information.service.gov.uk/long-term-flood-risk/map
- https://flood-warning-information.service.gov.uk/long-term-flood-risk/risk?address=100061159850

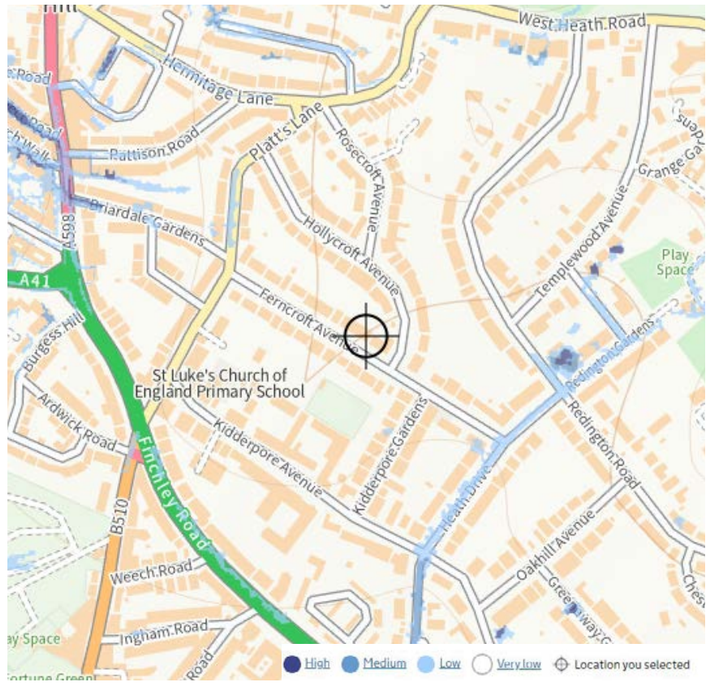

Fig. 74. Surface water flood risk map

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Tree Preservation Orders

The site is located in a designated conservation area, and as such all trees and garden areas should be preserved if they positively contribute to the character and appearance of the conservation area. The map below shows Council owned trees on highways and in parks and open spaces in the borough.

There seem to be no trees within or adjacent to the property which are protected by a tree preservation order.

Fig. 75. Tree Preservation Orders close to the site

Daylight and Sunlight

The impact that the proposal might have on the neighbouring amenities regarding daylight and sunlight levels was assessed by Anstey Horne. Please refer to their detailed DLSL report for further details.

Anstey Hornes' study is based on a detailed 3D laser survey scan utilising and the modelling results demonstrate that levels at "... the neighbouring properties at 26 Ferncroft Avenue and 28 Ferncroft Avenue will adhere to the BRE guidelines for both daylight and sunlight, with all windows and rooms experiencing either very minor reductions within guideline levels, or experiencing no reductions to the current light levels." (Daylight and Sunlight report, page 18)

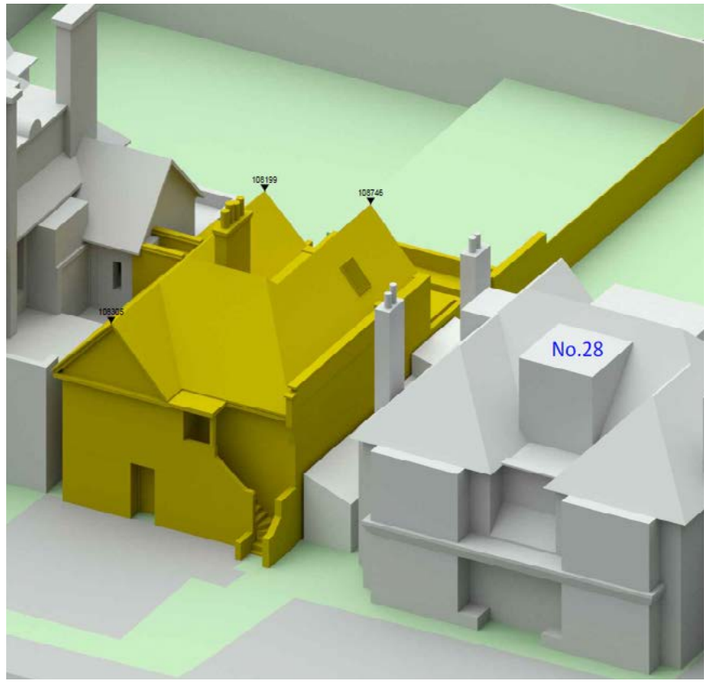

Fig. 76. Image excerpt from Daylight & Sunlight Report

Access

The site can be accessed via the vehicular driveway to the front, and a separate stepped pedestrian walkway adjacent to this. The rear of the site can be accessed through the building and a separate access path between no 26 and 26A Ferncroft Avenue.

Refuse and recycling for both 26 and 26A is stored to the front of the building with easy access to Ferncroft Avenue.

Emergency and service access is from Ferncroft Avenue.

Fig. 77. Site plan showing different access

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Conservation Area

The Road
"Ferncroft Avenue is a straight road, with mainly three and four storey semi-detached properties and detached villas. Mature London Plane street and garden trees are an important part of the character.

Properties have combinations of red brick, plain tile, render, tile hanging, and timber windows, some with small panes. There is considerable variation in properties, including Dutch gables, bay and dormer windows, open porches, and brick quoins. Front boundaries to residential properties include red brick, hedges and volcanic rock walls.

To the rear of properties on the south side of Ferncroft Avenue is an open area comprising West Heath Lawn Tennis Club and the concrete top of Kidderpore Reservoir. This is the only significant open area in the Conservation Area, so important not just to character, but also amenity."

Source: Redington / Frognal Conservation Area Character Appraisal & Management Plan

The Architect
"Charles Henry Bourne Quennell lived from 1872 to 1935. ... He designed his first buildings in Hampstead from 1896 to 1914, working for the Irish builder and developer George Washington Hart."

"26 and 26a Ferncroft Avenue are only two of a number of listed Quennell and Hart houses on the same street. Other listed properties ... can be found at numbers 6 and 8, 12 and 14, 33 and 35, and 40 and 42."

"The Quennell and Hart houses around Ferncroft share a number of common architectural characteristics which include having tiled hipped and gabled roofs with clay roof tiles and large overhanging eaves, tall chimney stacks and dormer windows."

Source: C.H.B Quennell (1872-1935): Architecture, History and the Quest for the Modern by Elizabeth McKellar

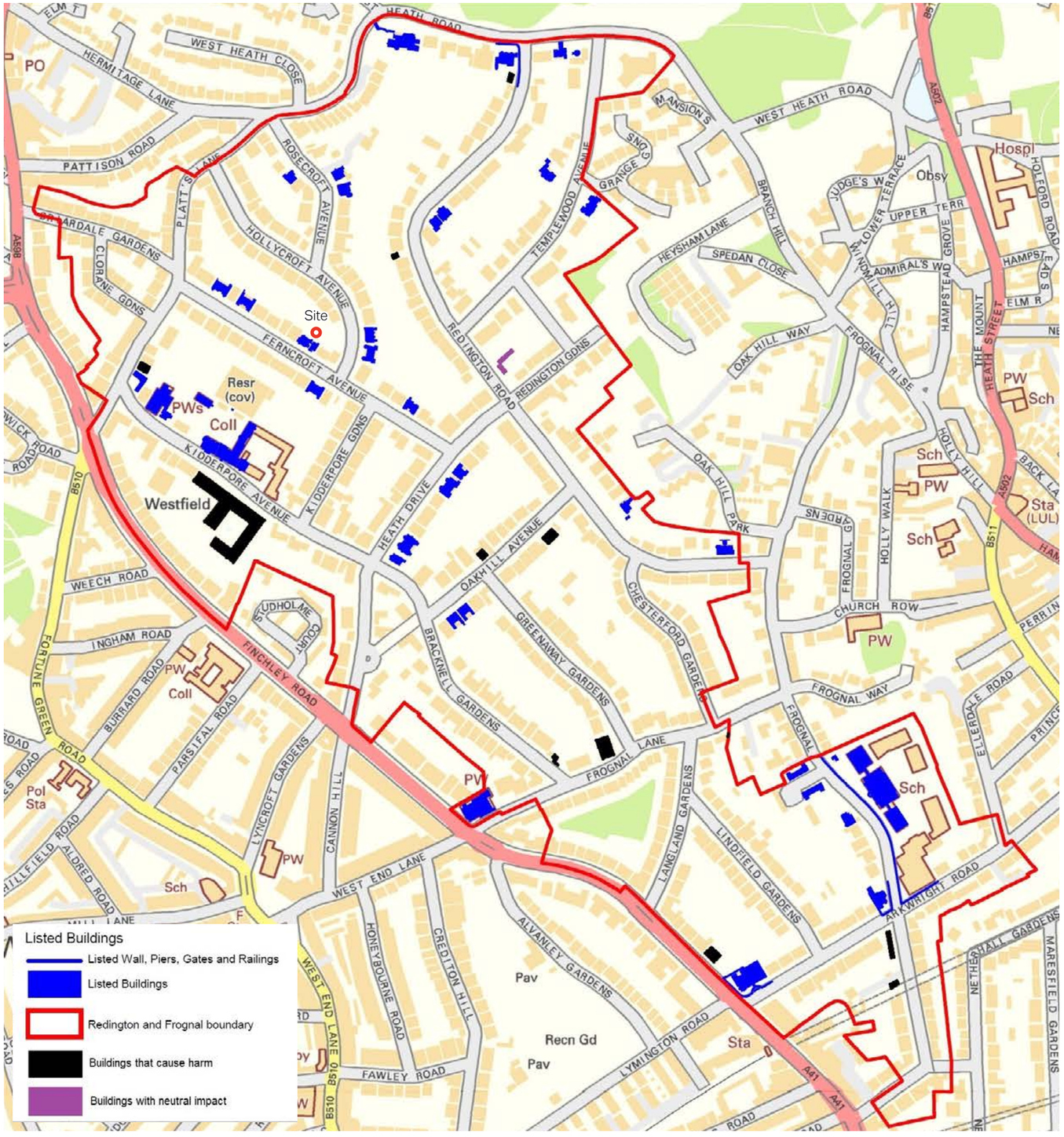

Fig. 78. Outline of Redington / Frognal Conservation Area

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Planning History

The following pages illustrate the planning history and associated proposed changes to both 26 and 26A Ferncroft Avenue before they were listed.

In the mid to late 1980s, four significant planning applications were submitted, all of which were eventually granted planning permission. However, it seems that only works outlined in application 8804261 have been implemented.

1986
Ref: 8601878

On October 2nd, 1986, an application was filed for a change of use, alterations, and works of conversion to both 26 and 26A Ferncroft Avenue to create six self-contained flats. The works included "the erection of a single storey rear extension at ground floor level with terrace over, erection of a rear extension at first floor level, construction of a vehicular hardstanding for four cars". The proposal was revised 3 times, on the 4th Dec 1986, 23rd Dec 1986 and 29th Jan 1987.

APPROVED - 19 March 1987

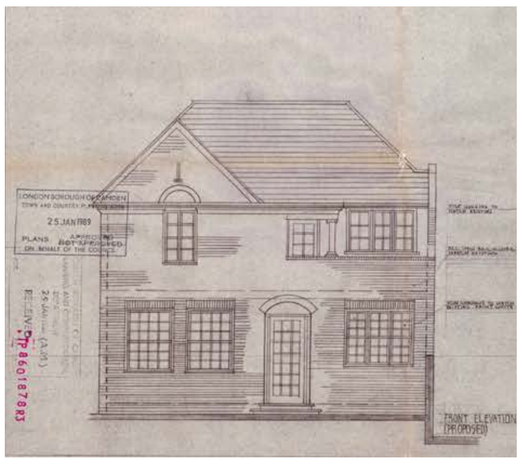

Fig. 79. 1986 - proposed front elevation of 26A Ferncroft Avenue

1987
Ref: 8701070

On December 1st 1987, two applications were filed, the first one for the erection of a roof extension and infill at first floor level, both at the rear of the coach house, 26A Ferncroft Avenue. This, together with the second application 8701071 (see right), was to provide additional living space by means of creating six self-contained flats.

Initially refused as (1) density was considered uncharacteristically high for the area and (2) total floorspace of the building would be excessive. Approved following appeal as officer appointed by Secretary of State for the Environment did not consider (1) density unacceptably high and (2) bulk of building to be significantly increased.

APPROVED FOLLOWING APPEAL - 13 May 1987

1987
Ref: 8701071

The second application filed on December 1st 1987 was for an excavation at the rear to create additional living space at basement level. Additionally a bay windows was proposed on the first floor. These proposals related to 26 Ferncroft Avenue and were to create six flats together with the proposals made for 26A Ferncroft Ave in application 8701070 (see left).

Initially refused as (1) density was considered uncharacteristically high for the area and (2) total floorspace of the building would be excessive. Approved following appeal as officer appointed by Secretary of State for the Environment did not consider (1) density unacceptably high and (2) bulk of building to be significantly increased.

APPROVED FOLLOWING APPEAL - 13 May 1987

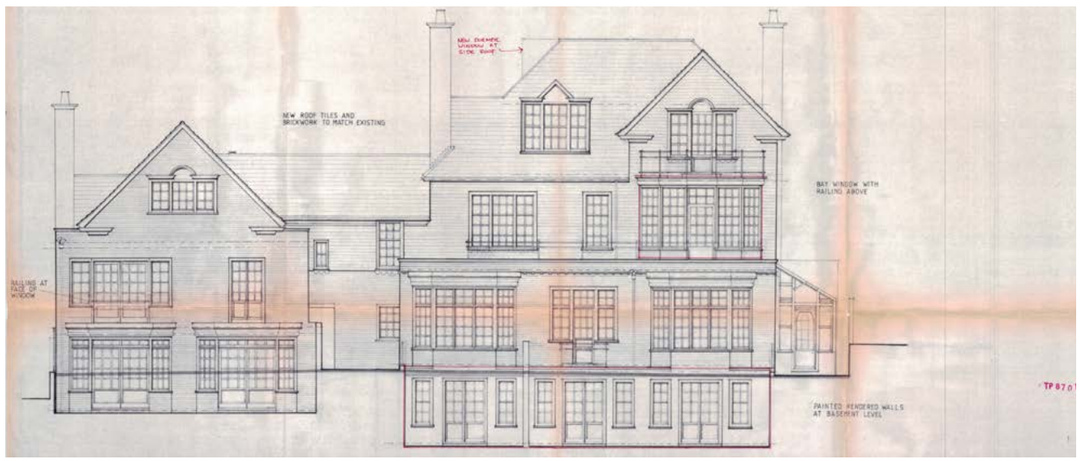

Fig. 80. 1987 - proposed front changes to 26 Ferncroft Avenue

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1988
Ref: 8804261

On 25th July 1988 an application was made for minor alterations to the coach house (26A Ferncroft Ave). These alterations consisted of the restoration of an earlier french window on the front facade, the enlargement of two windows at the rear to form french windows and the roof glazing of the existing one storey extension at the rear.

It was also proposed to retain the openings on the ground floor in the front facade, replace the entrance door with two windows and replace the large coach door with french windows & entrance door. At the rear it was proposed to convert an existing door into a french window.

APPROVED - 18 January 1989

2002
Ref: PWX0202323

On 28th March 2002 an application was made for the remodelling of the roof space of 26A Ferncroft Ave to create more living space. This included the extension of the first floor over the single-storey existing ground floor extension and of the attic level, the proposal of an additional dormer window and gable and the removal of a chimney, all at the rear.

Refused for its size, design, siting and Conservation Area Statement. The removal of architectural features would also unacceptably alter the appearance of the Grade II listed building to the detriment of the Redington & Frognal Conservation Area.

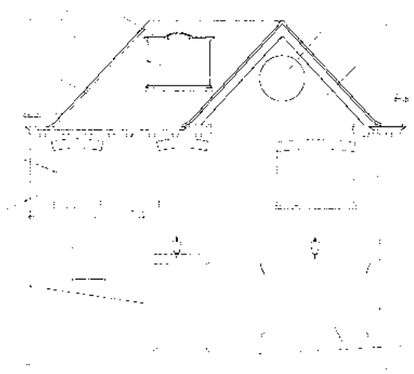
REFUSED - 19 November 2002

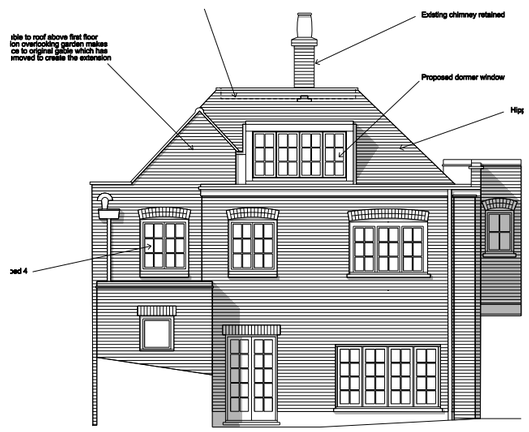
2008
Ref: 2008/4712/P

In 2008 an application was made for the extension of the roof at the rear. This was to create a flat roof behind the existing ridge with a new dormer window at the rear. Additionally an extension on the first floor level above the existing single-storey ground floor extension at the rear was proposed.

WITHDRAWN - 24 October 2008

Fig. 81. 1988 - proposed front changes to 26A Ferncroft Avenue





Front Facade Photos

Fig. 82. Front ca. late 1980s - LBC planning file

Fig. 83. Front 2001 - site photograph

Rear Facade Photos

Fig. 84. Rear ca. late 1980s - LBC planning file

Fig. 85. Rear 2001 - site photograph

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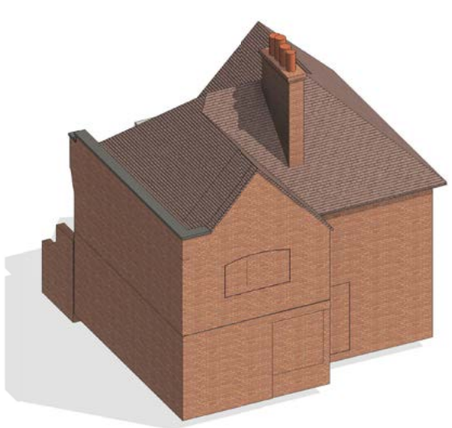
Analysis of Evolution of Rear Elevation



01 Coach / Motor House - ca 1898

Through analysing the building's plans and modelling its current form in 3D, the structure of the building suggests that the initial form of the building lacked any flat roofed extensions at the rear..

02 First addition - date unknown

The first flat roofed rear extension provided a first floor connection to the main house (no. 26 Ferncroft Avenue).

03 Second addition - pre- 1980s

The parapet separating the two rear flat roofed areas indicates that there was a subsequent two storey extension to the rear.

03 Third addition - pre- 1980s

The single storey extension was built pre 1986 as it appears in the existing drawings submitted as part of the 1986 planning application.

Later alterations to the rear elevation include the addition of the rooflights over the single storey extension, widening the rear door opening, inserting French doors, and replacing the two ground floor windows with one large window.

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07. Statement of Significance

Heritage Impact

Throughout the design process the retention of the character and significance of the heritage asset formed an important part of the decision making process.

Therefore a detailed heritage statement outlining all relevant heritage considerations has been produced to assess the significance of the building and its setting, and how the proposed design could positively respond to this whilst enhancing the existing fabric to future proof the building for generations to come.

Please refer to the Heritage Statement produced by Chilcroft Heritage Planning for detailed information on the following points:

- Key elements of Grade II Listed Building
- Historic Value
- Aesthetical Value
- Communal Value
- Evidential Value
- Assessment of Impact on Building Significance

The report concludes that 'The proposal is of an architectural and material quality that would maintain the character and appearance of the Conservation Area. The proposal is proportionate in relation to its scale and would remain subservient to existing.' and 'The proposal would preserve the overall appreciation of the principal elevation and frontage of 26a Ferncroft Avenue, which makes the greatest contribution to the Redington / Frognal Conservation Area, with no adverse effect.'

Front Facade Photos

Fig. 86. Front ca. late 1980s - LBC planning file

Rear Facade Photos

Fig. 87. Rear ca. late 1980s - LBC plannging file

Fig. 88. Front 2001 - site photograph

Fig. 89. Rear 2001 - site photograph

Fig. 90. Front 2023 - site photograph

Fig. 91. Rear 2023 - site photograph

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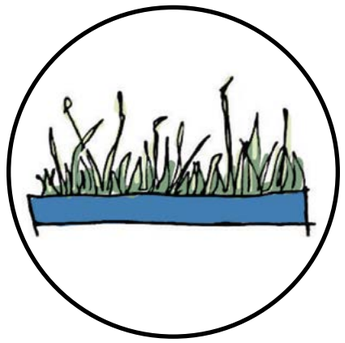
08. The Brief

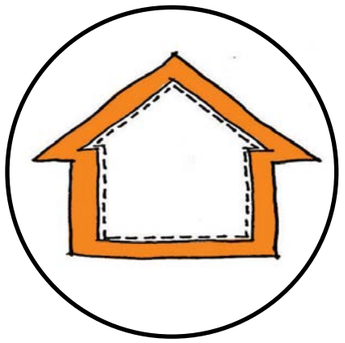
Building Objectives



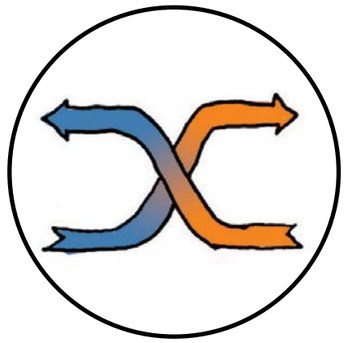
Enhancing greenness and biodiversity of site through green roofs and additional vegetation planting

Minimise overlooking into neighbouring properties

Ecological approach to material sourcing

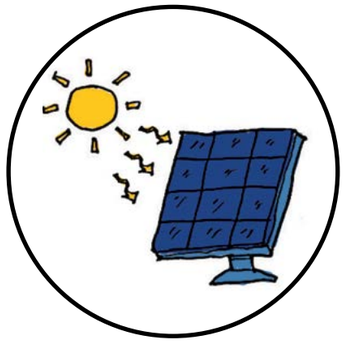


Super-insulated ground floor slab and roof with cellulose insulation in walls

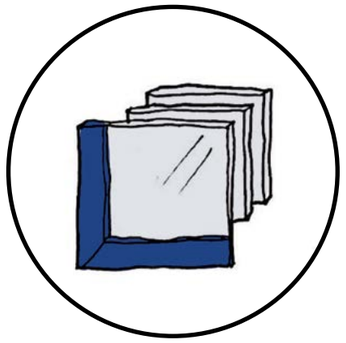


Heat Recovery Ventilation System for healthy and hygienic interiors

Passive House standard design resulting in very low energy demand

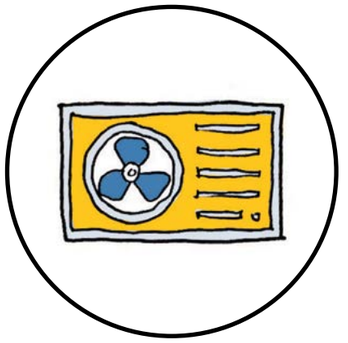


Solar PV panels for electrical generation



Triple glazed Passive House Standard windows

Award winning Architects with winning designs in Camden



Compact heat pump for Zero-Carbon hot water and any heating

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09. Design Development

Existing Building

26A Ferncroft Avenue is a Grade II listed building located in the Redington and Frognal Conservation Area. It is a two storey (semi-detached) brick building, which is connected to the neighbouring property 26 Ferncroft Avenue via a link at first floor level.

It previously served as no 26's former coach / motor house. Both buildings were designed by CHB Quennell and built by GH Hart. The gap between the buildings provides right of way to both parties' rear gardens.

The facade is predominantly red brick, with white ornamental features, white painted sash windows and tiled hipped gable roofs with overhanging eaves.

Heritage Impact

The team worked closely with historic building consultant Haig Dalton, of Chilcroft, in order to ensure the proposed design would not adversely affect the positive contribution the building makes to its surroundings, and that any alterations would positively enhance the existing building.

Addressing the positive impact of the building, it is noted in the heritage statement: "Whilst 26a Ferncroft Avenue is undoubtedly of merit to the Conservation Area, that merit is currently largely derived by the appreciation of its principal elevation as seen from the public aspect of Ferncroft Avenue" (Heritage Statement, page 15).

The historic drawings and photographs enabled the team to recognize the areas which contribute less to the character and appearance of the Conservation Area such as the heavily altered main entrance (former vehicle entrance) and the rear of the property, which includes a number incoherent alterations made during the 20th century.

Demolitions

The extent of the proposed demolition works, denoted in red below, are in line with the heritage advice, which identifies the rear extension as additions that make no meaningful contribution to the original part of the building. It is therefore proposed to demolish and replace these with a new extension to the highest environmental standards.

The heritage statement also refers to the heavily altered front noting "In particular, we were keen to see the former vehicle entrance and side door return to their original configuration, moving away from the 1980's attempt to reshape their design." (Heritage Statement, page 26).

It is also proposed to replace the misaligned rear boundary fence, rationalise the site boundaries and simplify the rear garden layout.

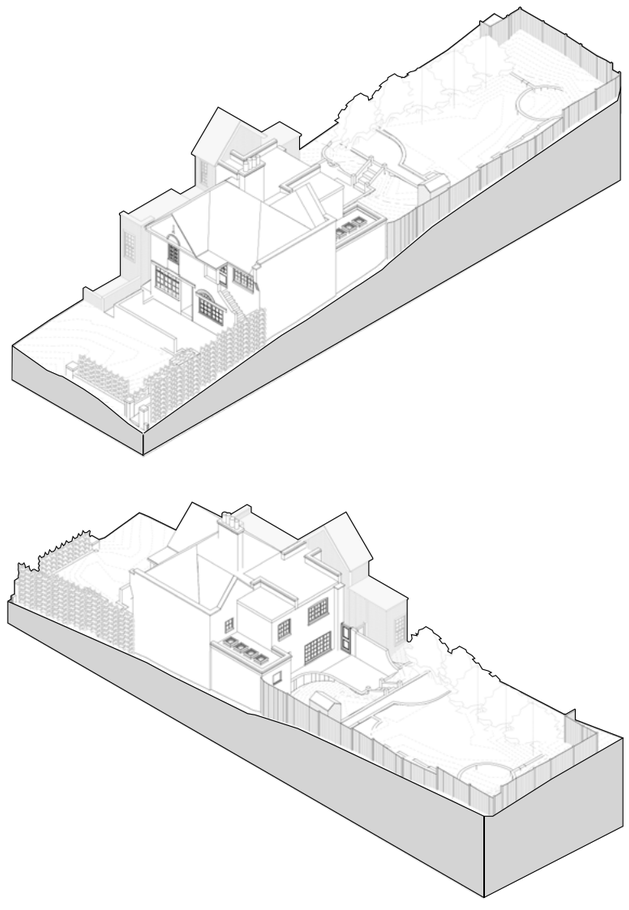

Fig. 92. Existing building

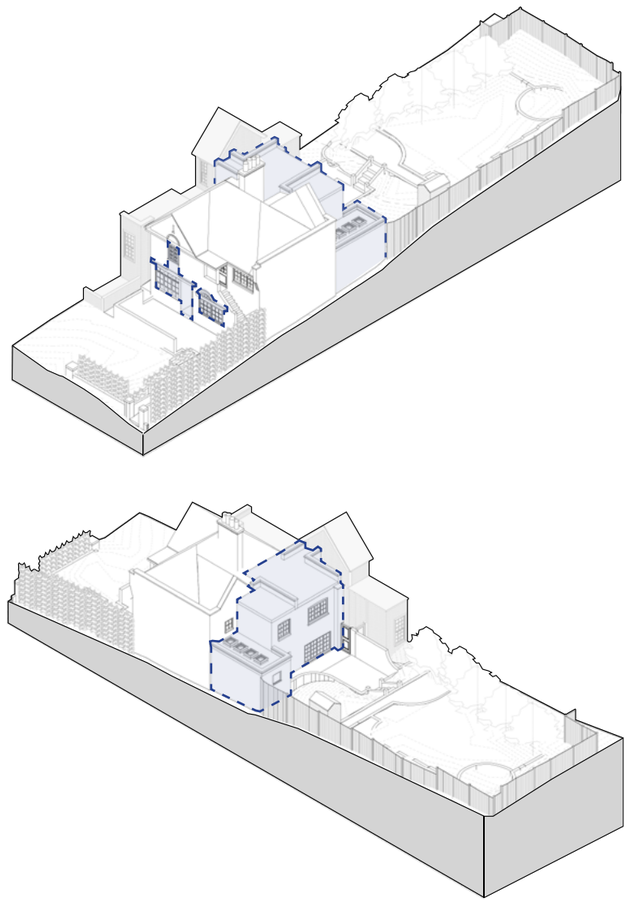

Fig. 93. Alterations which do not positively contribute to existing heritage asset

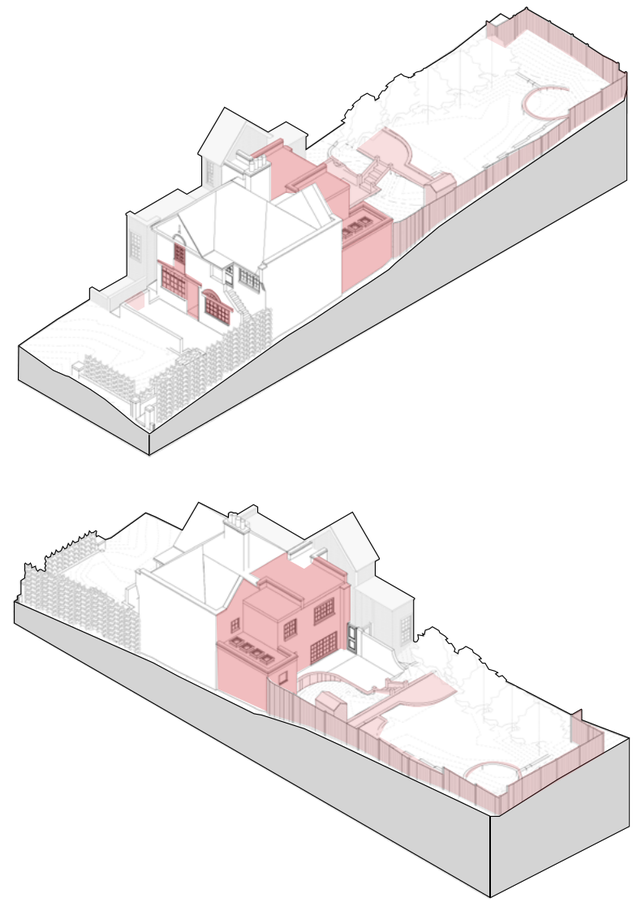

Fig. 94. Proposed demolition works

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High Environmental Standards

In order to meet the highest environmental standards, new elements will be highly insulated as will the existing building fabric, which will be refurbished to a high standard. The existing thermal envelope will be improved by adding 200 mm of insulation to the interior so as not to affect the character of the exterior. This will ensure a consistent and comfortable internal temperature throughout all spaces, regardless of the season, as it will mitigate overheating risks and reduce the overall need for space heating.

The retained roof will be repaired and insulated internally. The proposed roof to the rear will replace the previously flat areas of roof and continue the pitch and language of the existing roof, thus providing a more fitting roofscape than the existing latter extensions.

Externally, all brickwork of the proposed portion of the design will match the existing aesthetic, with virtually no visual impact to the streetscape. Photovoltaic panels will be installed to a rear section of the roof to ensure they are not visible from the street and preserve the character of the conservation area.

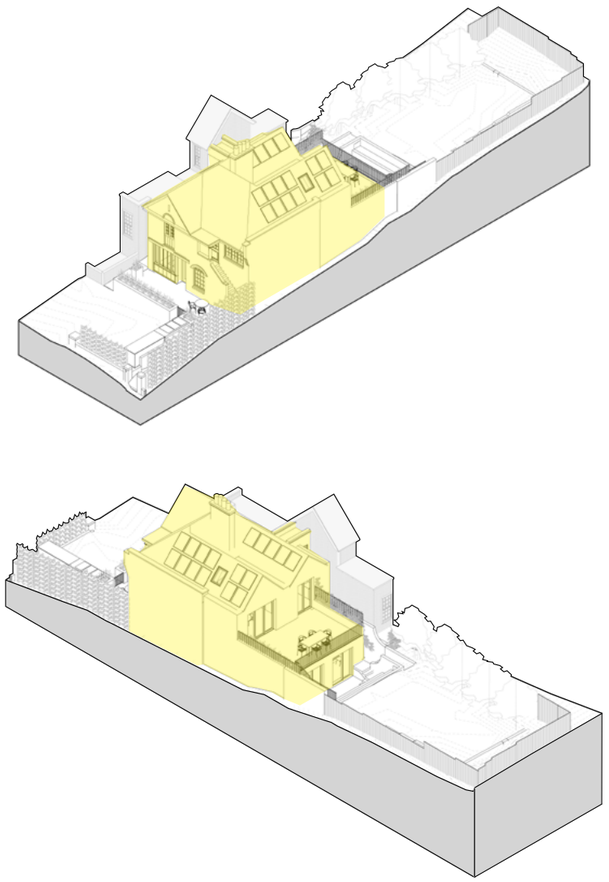

Fig. 95. Proposed internal improvements to building fabric

Proposed Design

The proposed design combines the retained listed building with a cohesive rear extension that complements the qualities and features of the original design. Both the retained and proposed portion of the building will achieve the highest environmental standards.

The proposal seeks to match and enhance the existing aesthetic whilst positively contributing to the neighbourhood and townscape. The alignment of key existing facades will remain unaltered. It will be an exemplary refurbishment project, that responds to the climate crisis and provides a long term home for generations to come.

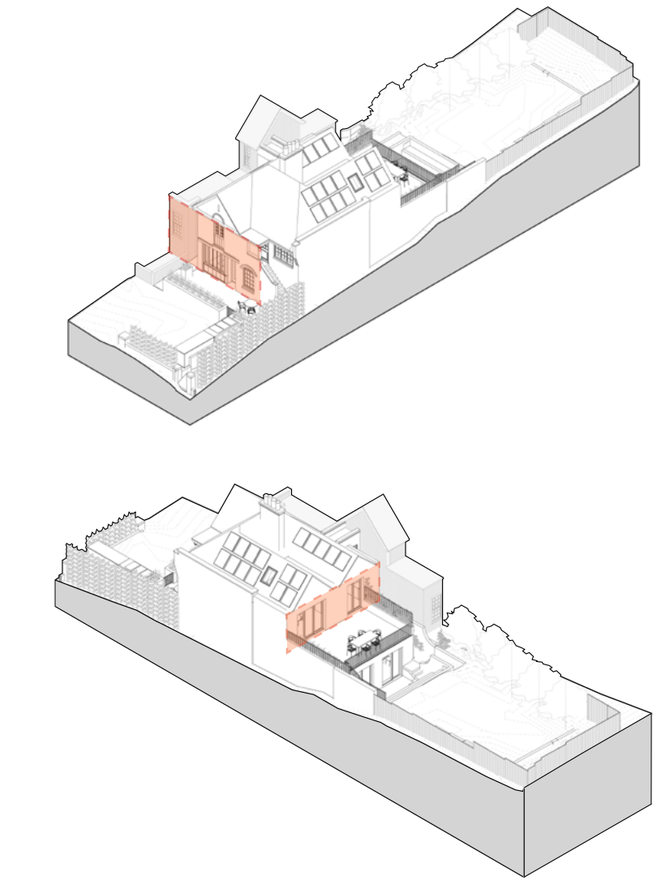

Fig. 96. Proposed alignments

Summary of Proposed Areas

Total Site Area – 428.4 m2

Ground Floor GIA – 121.0 m2
First Floor GIA – 86.5 m2
Total GIA – 207.5 m2

Ground Floor Amenity* – 189.0 m2
First Floor Amenity – 39.2 m2
Total Amenity – 228.2 m2

*Private amenity includes rear garden and front patio. Parking and storage excluded.

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10. Proposed Design

Overview

The proposed scheme is the result of a carefully considered design that takes into account the importance of environmental, social and heritage impact in the refurbishment of a grade II listed building. In overview, the proposed design would involve:

- Demolition of the late 20th century rear extensions and replacement with a new extension to match the existing brickwork style. The scale, size and bulk of this new extension would be proportional to the existing building and its context.
- Refurbishment of existing building fabric to repair and restore key features.
- Internal insulation to existing building fabric to improve energy efficiency.
- Replacement of the existing windows with upgraded timber casement windows with glazing bars to match existing windows.
- Alteration to the unsuccessful ground floor entrance 1980's alterations, to revert back to its original configuration.
- Installation of PVs to the top roof not visible from street.
- Improving the hard and soft landscaping with a carefully design front and rear garden.
- Demolition and rebuilt of misaligned rear boundary fence to rationalise site boundaries.
- Removal of tree to facilitate extension and avoid further damage tot he existing building.
- Replacement trees.

Fig. 97. Proposed 3D Isometric view

Fig. 98. Proposed 3D Isometric view

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Key drivers of the design

Ground Floor

- The private spaces have been relocated to the ground floor to allow for a more open arrangement for the shared living areas and a cooler environment for the bedrooms.
- There are four bedrooms at ground level, three to the rear overlooking the garden and one self-contained guest suite with a separate dedicated access from the front.
- The side passage will be retained to allow for direct access to the rear gardens of 26 and 26A and maintain the neighbouring property's right of way.
- All proposed brickwork will match the existing style.
- Refuse and cycle storage alongside a electric car charging point will be located to the front of the property, all screened by a low level timber store.

First Floor

- The internal arrangement has been flipped to allow for an open-plan and light filled living, kitchen and dining area at first floor. Existing internal walls and key features have been retained where possible.
- The existing roof and suspended ceiling in this area will be refurbished and retained, whilst the new roof extension will benefit from a double height space.
- PVs and a new roof light are proposed above the the double height space of the dining area. Neither will be visible from the street but the rooflight will provide views towards the sky, additional stack ventilation as and when required.

Exterior and Amenity space

- All proposed brickwork will match the existing aesthetic of the retained brickwork of the listed building.
- The roof extension will be in keeping with the existing pitch and finish.
- A new planter to the existing brick wall to the front, between the parking spaces parking and front patio, will create a green and sheltered seating area.
- To the rear a sunken garden with stepped planters will allow natural light and ventilation to the rear bedrooms at ground floor and provide accessible amenity space.
- The living area benefits from direct access to a small terrace to the rear, overlooking the greenery of the garden.
- Privacy screens greened with climbing plants are positioned to either side of the terrace to enhance biodiversity, maintain privacy and to avoid overlooking of the neighbouring properties at 26 and 28 Ferncroft Avenue.

Building for health of body, mind and community

- It is a fundamental objective that the building prioritises healthy living, with perfect indoor humidity levels, hygienic heat recovery ventilation and superb comfort, often with reduced or no energy bills.
- We also extract every opportunity for nurturing the emotional needs of occupants with carefully crafted, uplifting use of natural daylight and views.
- The upgrade of the existing fabric combined with a highly insulated new extension will have a positive impact on the occupants as well as the public, due to the reduction in energy consumption and continued savings of CO_2.
- Any on-site generated energy not used by the occupants will help balance the National Grid, by providing an important 100% renewable electricity storage and supply function for the wider community. This is something that will have to become commonplace in new and retrofitted buildings if we are to succeed in achieving our national "zero-carbon" sustainability ambitions.

Fig. 99. Proposed front view

Fig. 100. Proposed garden view

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Proposed Site Plan

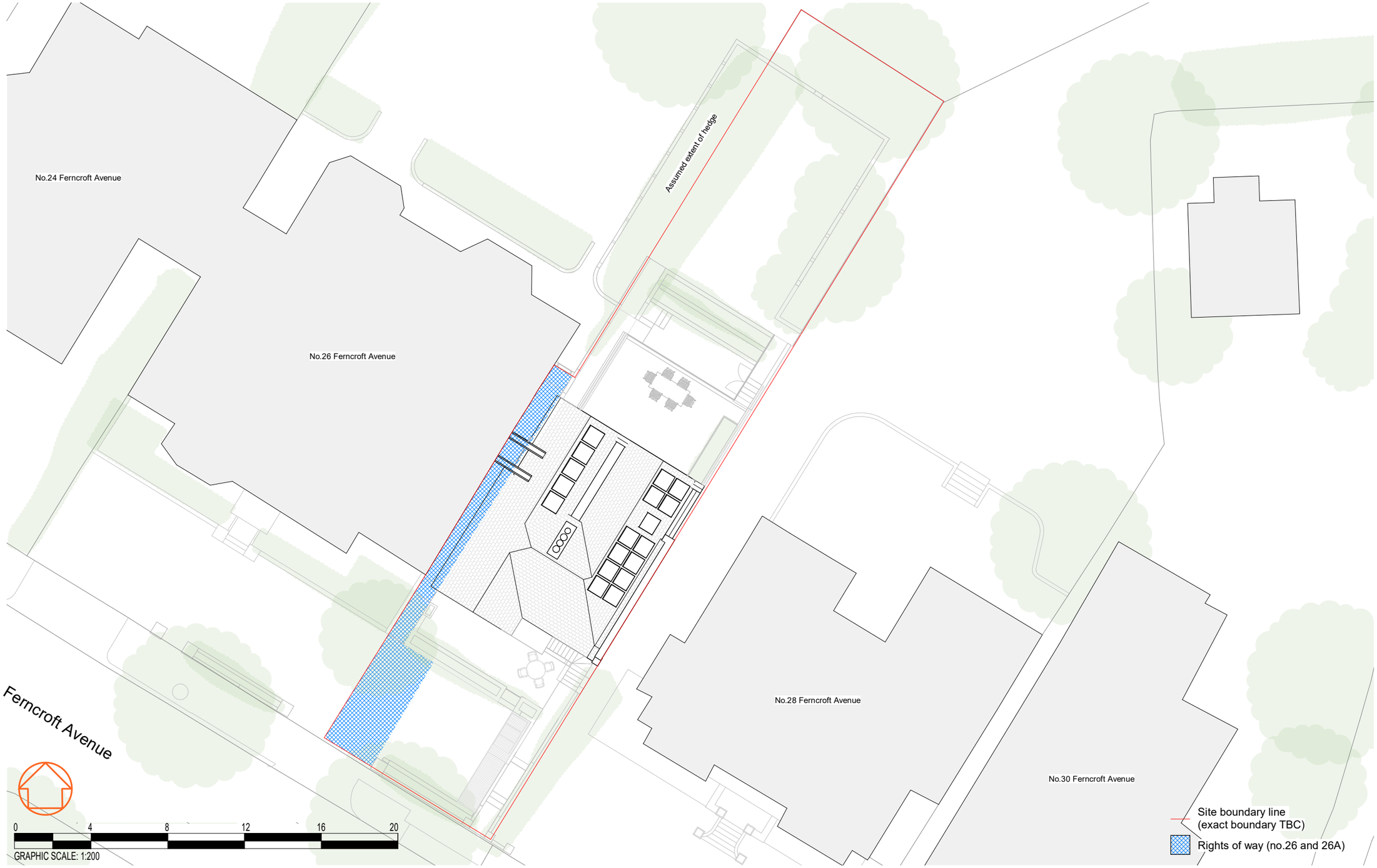

Fig. 101. Proposed Site Plan 1:200 @ A3

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Existing Tree Layout

Arboricultural consultants SJA Trees carried out a tree survey of the existing trees and shrubs on and directly adjacent to the site. The tree constraints plan shows the location, root protection zones and quality of trees, which formed the basis of design considerations to avoid impacting the existing trees adversely.

There are three category B trees, 12 category C trees and one category U tree. Where possible trees are to be retained to preserve the character of the conservation area and setting of the heritage asset.

For additional information regarding the refer to SJA Tree's tree survey schedule and detailed arboricultural implications report.

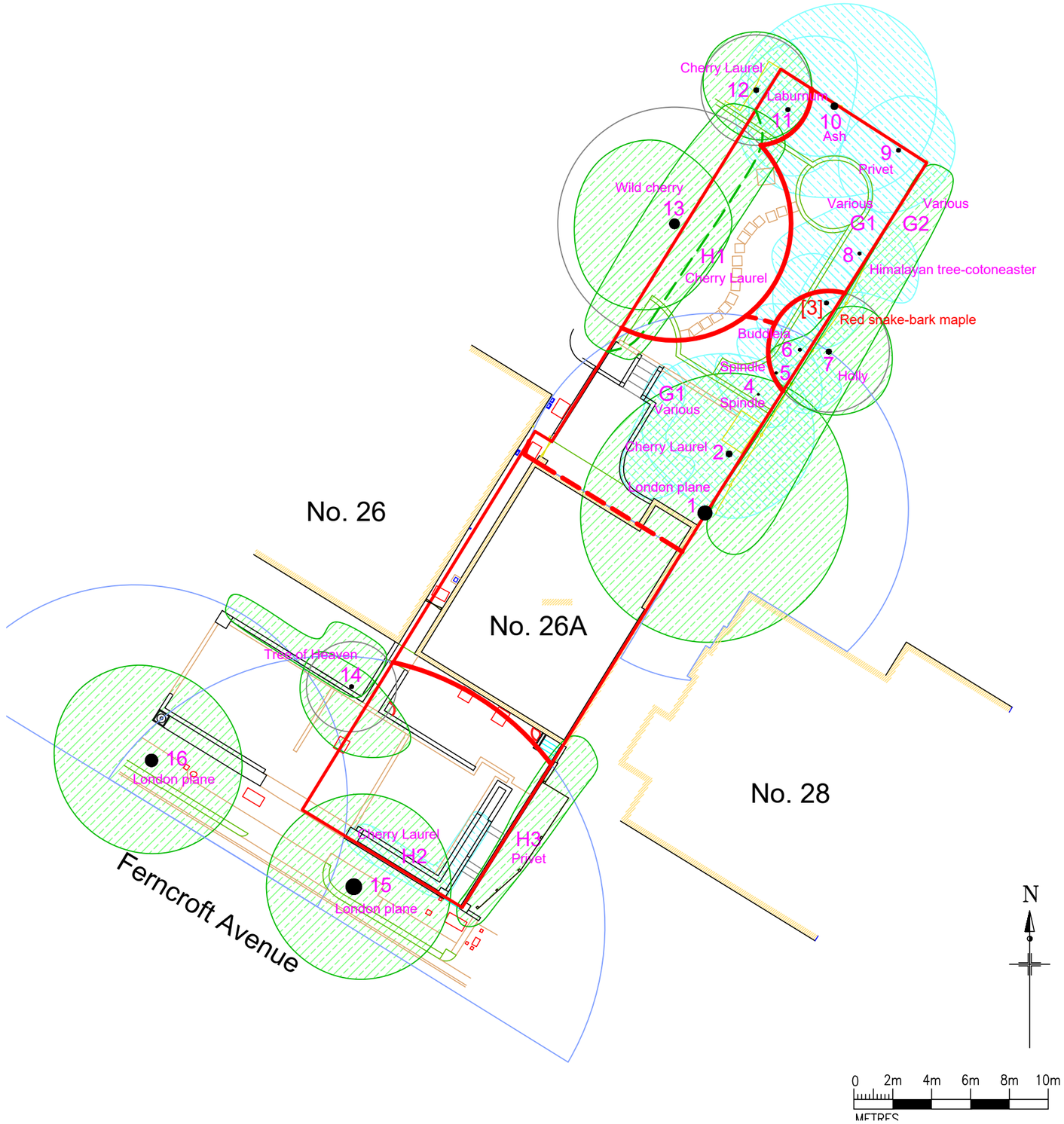

Fig. 102. Tree Constraints Plan by SJA Trees

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Tree Protection Plan

As part of the design it is proposed to remove one hedge and three trees, and to partially remove one group of trees. Trees no. 1, 2 and 4 will be replaced on site. Although tree no. 1 is a mature plane, its removal is required to allow for the refurbishment and upgrade of the existing building and also the continued protection of the listed building. Over the years, more and more cracks have started to appear in areas of the house directly adjacent to the tree, and it is believed that the tree will continue to have a negative impact on the structure of the building and foundations if retained. Furthermore the arboricultural report concludes that *'... On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of low magnitude,...'.*

For additional information regarding the refer to SJA Tree's tree survey schedule and detailed arboricultural implications report.

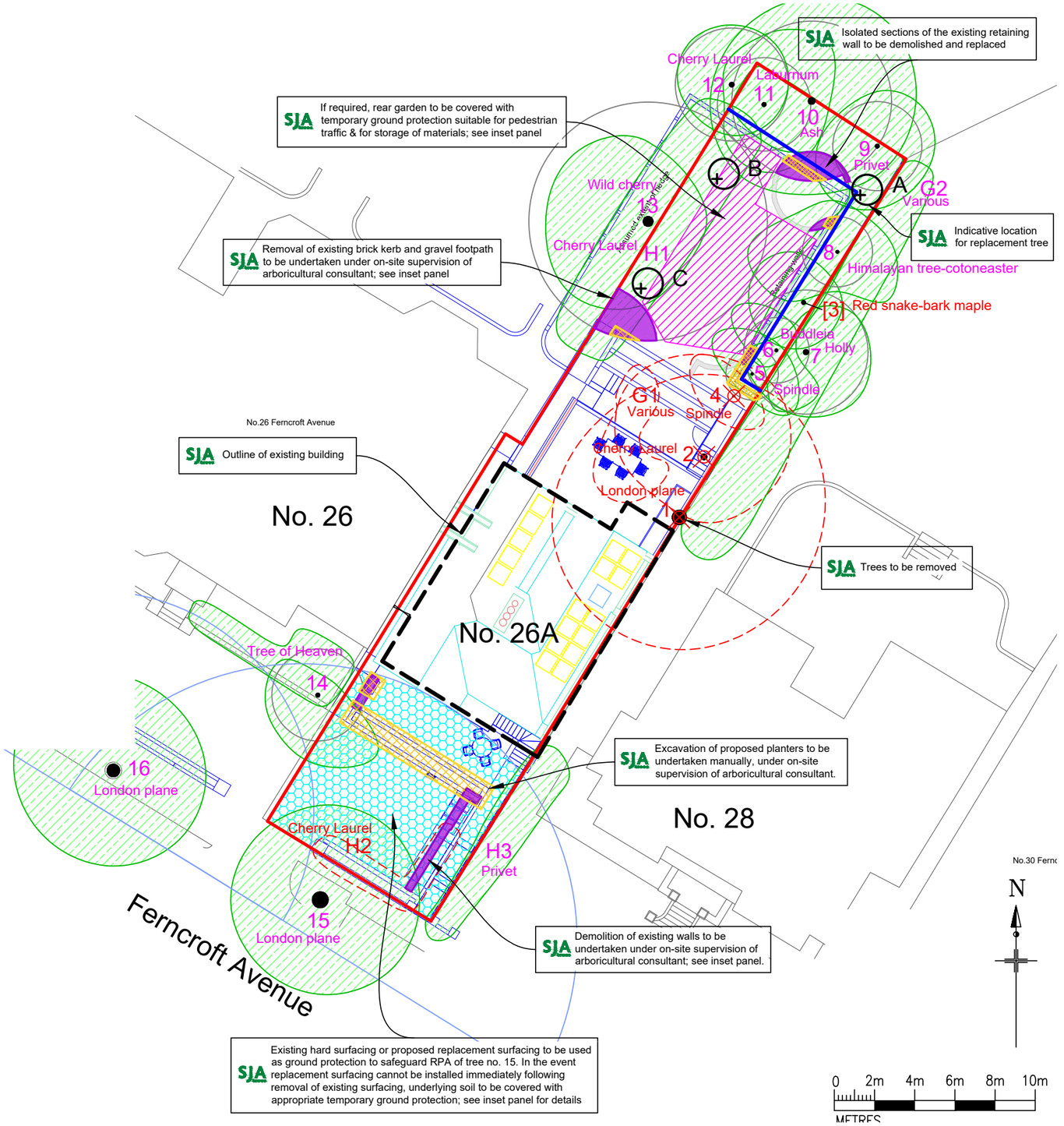

Fig. 103. Tree Removal and Protection Plan by SJA Trees

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Proposed Plans Overview

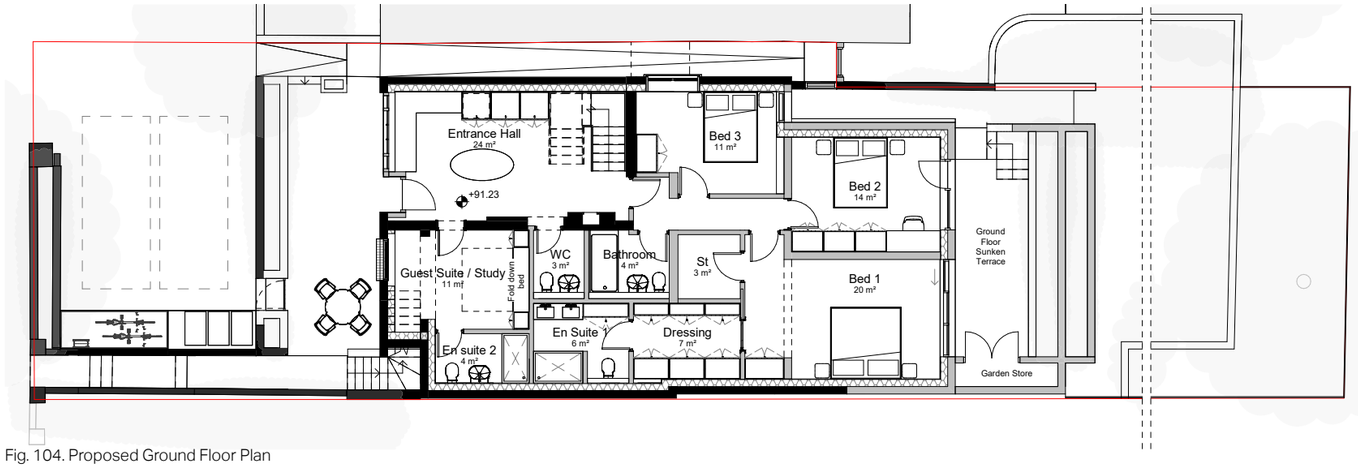

Fig. 104. Proposed Ground Floor Plan

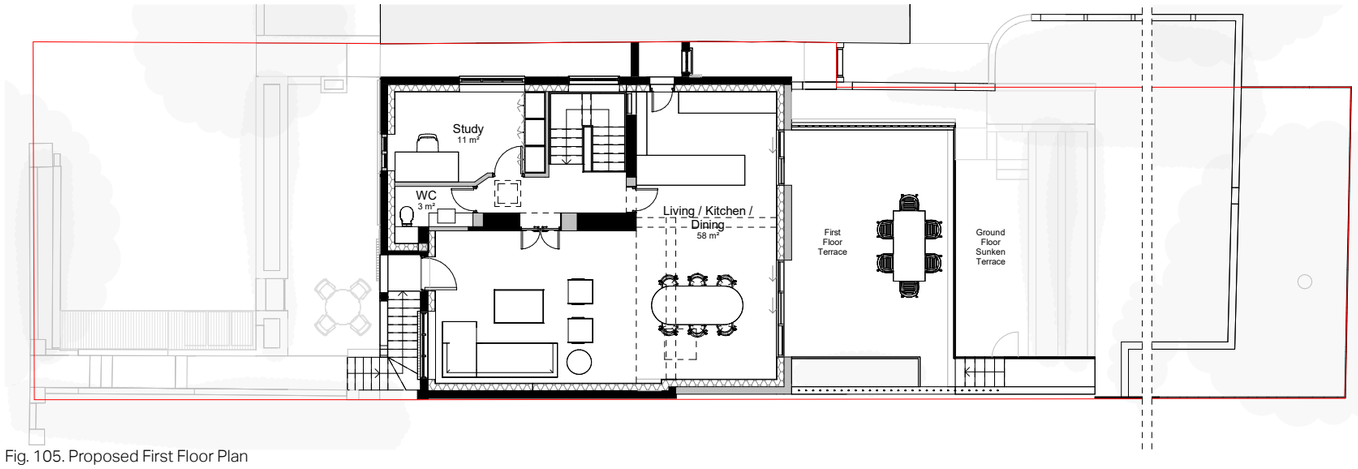

Fig. 105. Proposed First Floor Plan

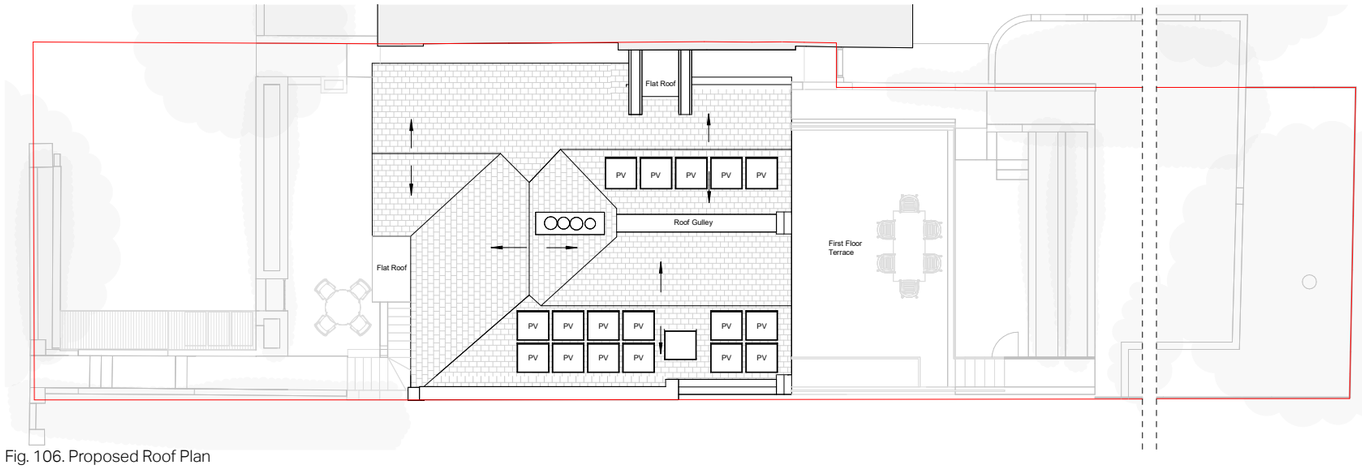

Fig. 106. Proposed Roof Plan

0 1 2 3 4 5 10

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Proposed Ground Floor Plan

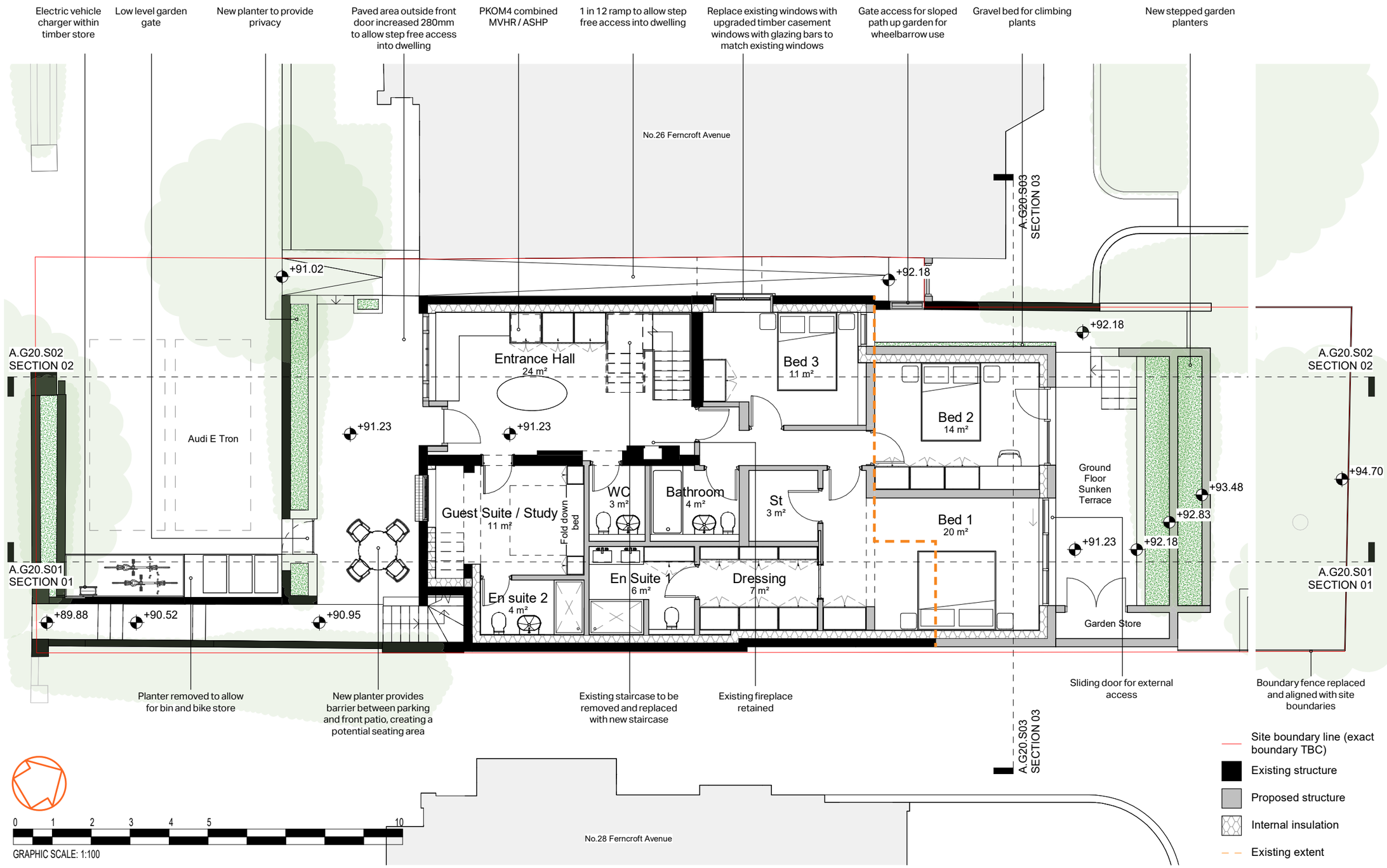

Fig. 107. Proposed Ground Floor Plan 1:100 @ A3

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Proposed First Floor Plan

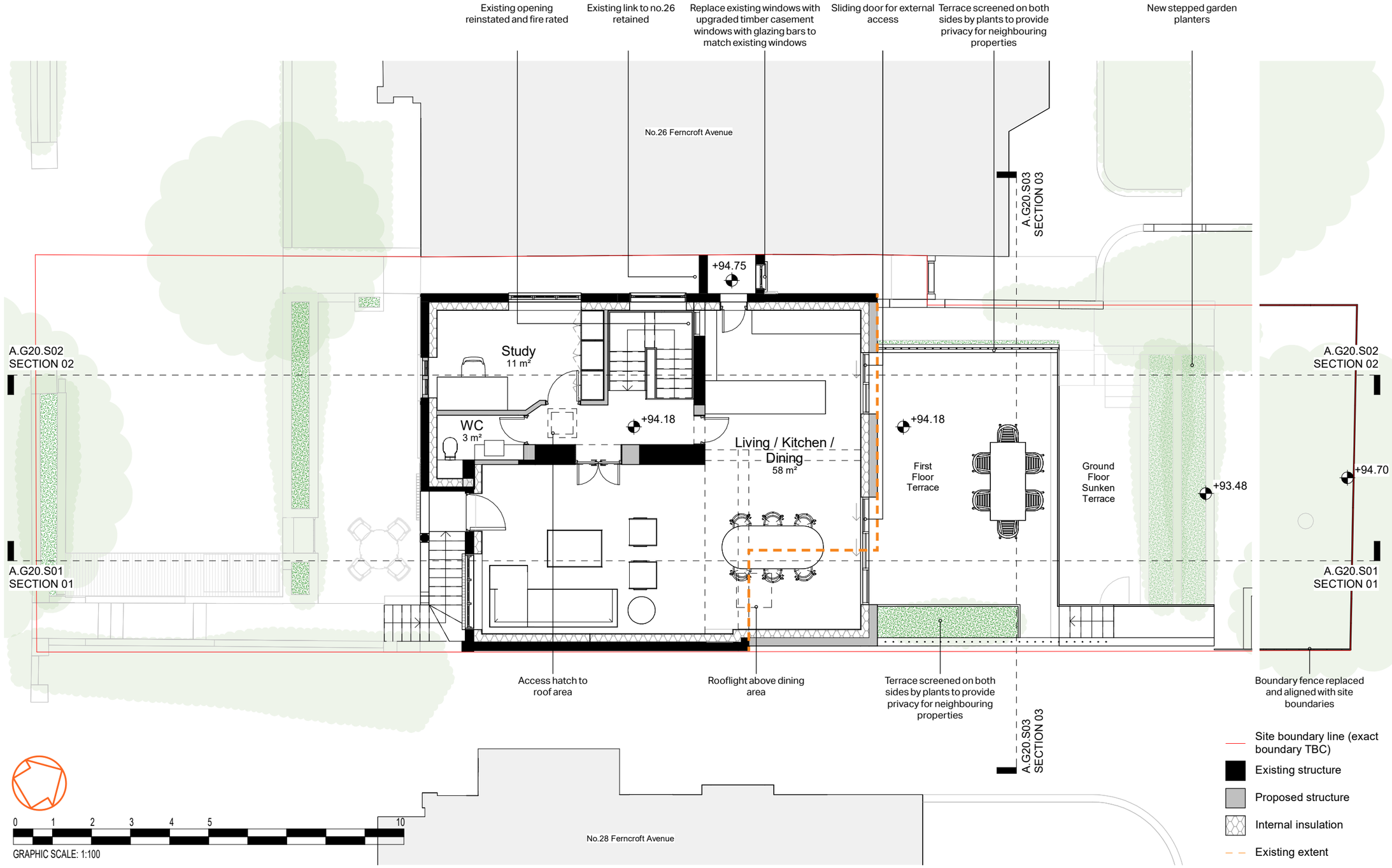

Fig. 108. Proposed First Floor Plan 1:100 @ A3

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Proposed Roof Plan

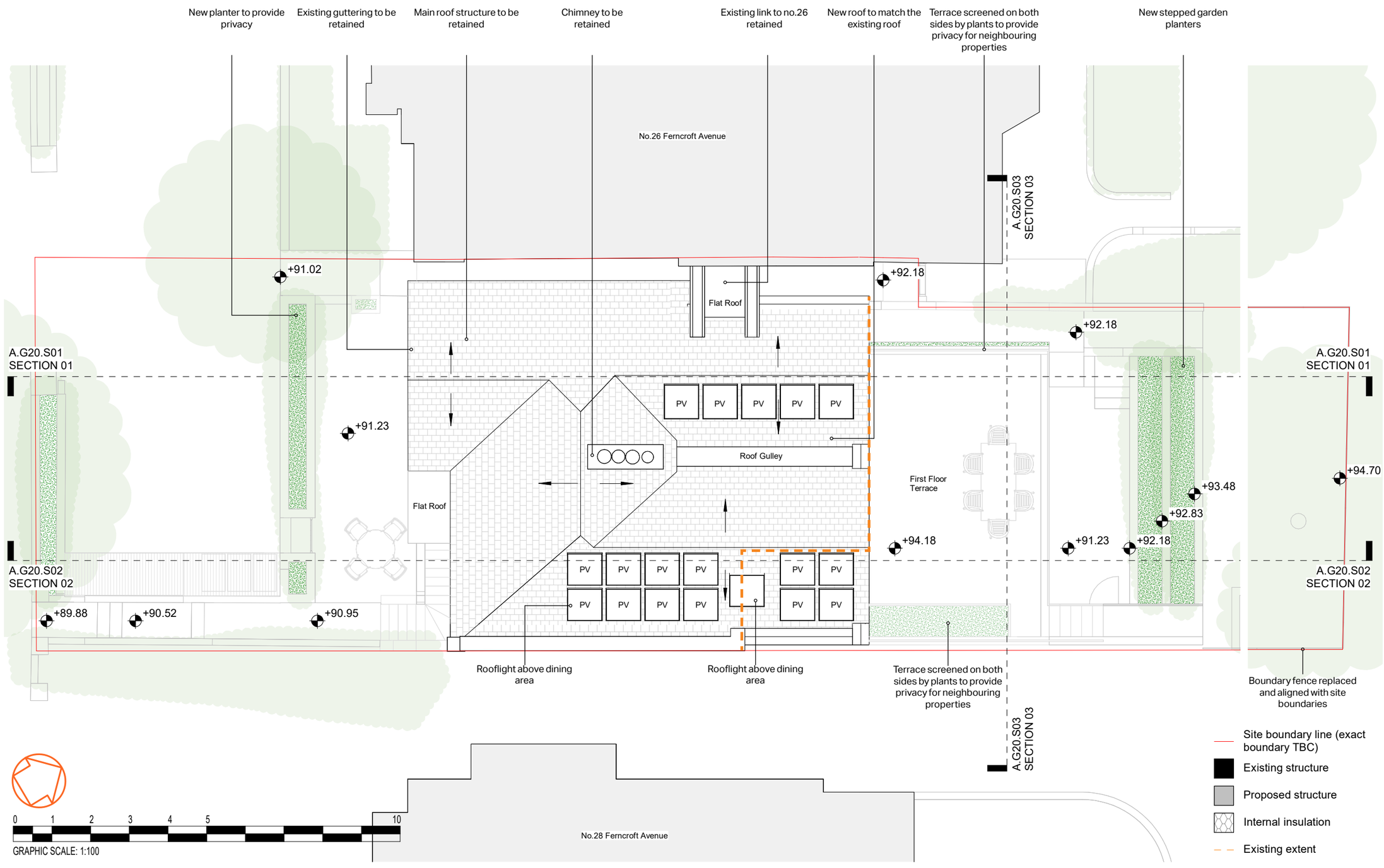

Fig. 109. Proposed Roof Plan 1:100 @ A3

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