

Ferncroft Avenue

26A Ferncroft Avenue, London NW3 7PH

Design and Access Statement

07 July 2023

Rev C



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01. Introduction

Executive Summary

This document has been prepared by Bere Architects on behalf of our clients Jens and Barbara Cremer, and outlines the design development work carried out to date.

It lays out how the constraints and opportunities presented by the site have been identified and maximised to produce a high quality, site-specific design response, which will respect the character of the surrounding context whilst providing a high-quality deep retrofit resulting in a highly energy-efficient and ecological building.

This document should be read in conjunction with the drawings and consultant reports submitted alongside.

Outline Proposal

The objectives for the application site at 26A Ferncroft Avenue are:

- Partial demolition of low grade rear facade.
- Refurbishment and retrofit of existing building to provide highly energy efficient upgrade to Passive House standard.
- New rear extension to Passive House standard.
- Minor changes to previously altered front elevation to improve legibility of original features.
- Improved hard and soft landscaping to front and rear.
- Level access to front.



Fig. 1. Street view of no.26 to the left and no. 26A to the right

02. Site Location

Site Location

The site at 26A Ferncroft Avenue, London NW3 7PH is located in the Redington and Frognal Conservation Area in the London Borough of Camden.

The immediate context is predominantly residential but the local town centres with many shops and amenities around Finchley Road and Frognal, Hampstead and Hampstead West can be reached on foot within 15 to 20 minutes.

The area is fairly green, with many trees lining the streets. Most buildings are set back from the pavement providing small gardens, storage and parking areas to the front and additional greened amenity to the rear. The topography defines the area as much as the architecture, with steep slopes along roads and level changes from front to rear gardens.

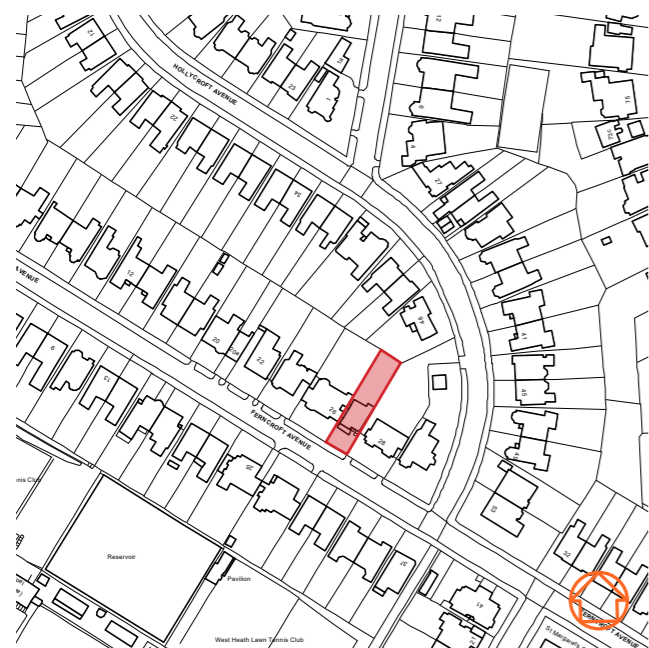


Fig. 2. OS Plan

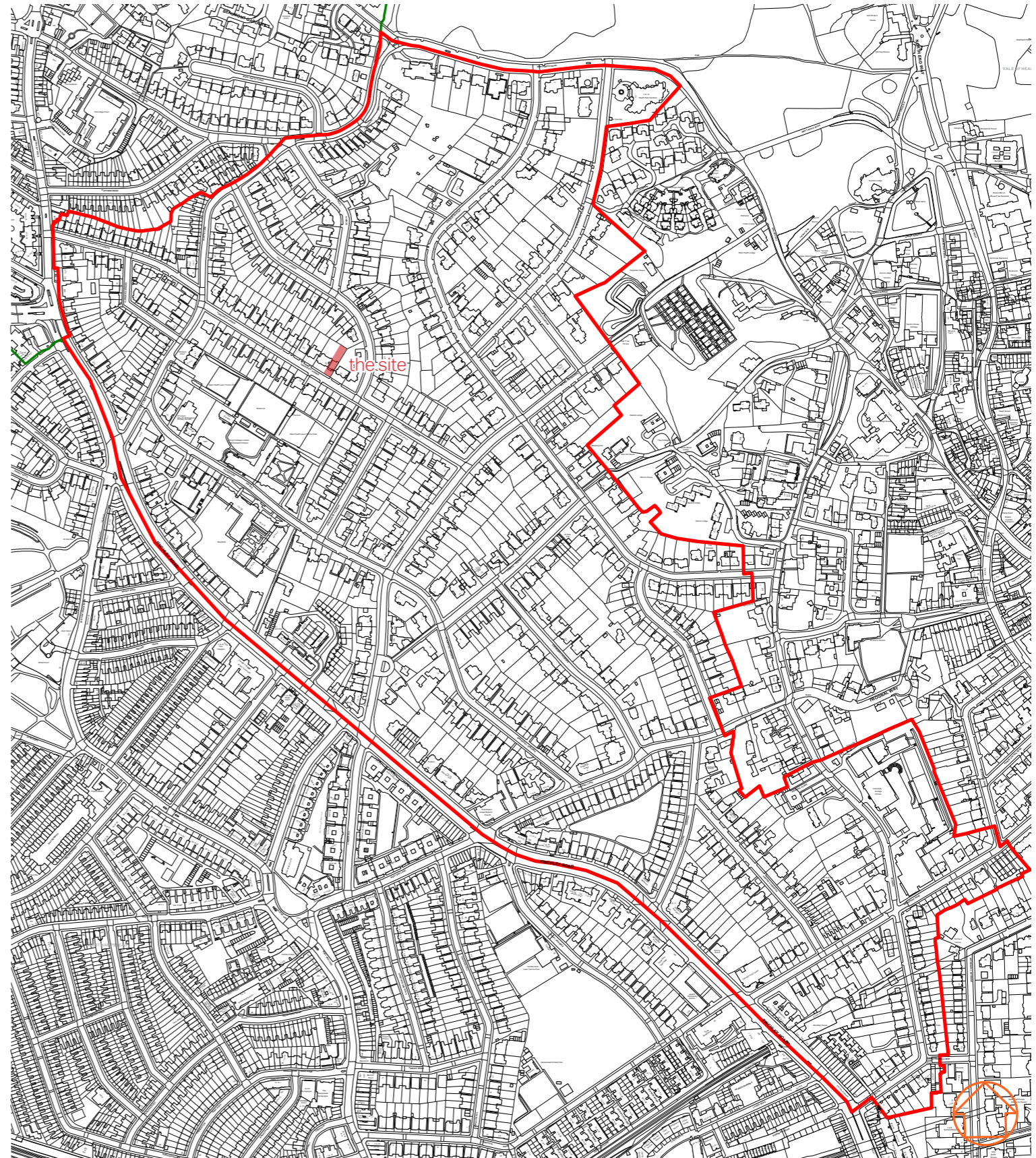


Fig. 3. Outline of Redington / Frognal Conservation Area

03. Area Characteristics

Immediate Context

Ferncroft Avenue slopes up from Heath Road towards Platt's Lane, and 26A is located towards the top of the hill.

Architecturally, buildings in the immediate vicinity are mainly large detached and semi-detached residential properties from the Victorian and Edwardian period. Most of them range from three to four storeys in height. The predominant material is red brick with elements of white render and ornamental features.



Fig. 4. Key Plan



Fig. 5. Boundary between no.26A and no.26



Fig. 6. Side passageway next to no.26



Fig. 7. Boundary between no.26A and no.28



Fig. 8. Front view of 26A Ferncroft Avenue and neighbouring buildings



Fig. 9. Front view of no.26 (left) to 28 Ferncroft Avenue (right)

Wider Neighbourhood

The site is located at the Northern edge of the London Borough of Camden within the Finchley Road and Frognal Conservation Area. It is a 10 min walk away from Hampstead Heath to the North-East and a 6 min walk to Finchley Road to the West.

There is a full range of local amenities nearby, namely in the Hampstead town centre which can be reached on foot within 15 min.

The neighbourhood of 26A Ferncroft Avenue is dominated by detached and semi-detached houses with large gardens, mostly from around the turn of the last two centuries.

There is also a precedent for single storey rear extensions of different designs and styles - some mimic the architecture of the main building and others juxtapose this with a more contemporary design. As the extensions are typically only a single storey, they are generally not visible from the street and can only be seen from rear windows of the upper storeys of adjacent buildings. This retains the character of the townscape whilst allowing owners to upgrade their properties to suit their tastes and needs.



Fig. 10. Satellite view of immediate context

Wider Neighbourhood



Fig. 11. Street view of no.28 and 26A



Fig. 12. View towards St Margaret's School



Fig. 13. View of Ferncroft Avenue from Platt's Lane



Fig. 14. View of Finchley Road



Fig. 15. Junction between Ferncroft Avenue (left) and Hollycroft Avenue (right)



Fig. 16. View of buildings opposite no26A

04. Site History

Site History

26A Ferncroft Avenue, alongside most buildings along Ferncroft Avenue was designed by renowned architect, designer, illustrator and author Charles Henry Bourne, and is one of 10 Grade II listed buildings on the street.

The Quennell and Hart houses along the road share a number of architectural features such as tiled hipped and gabled roofs with clay roof tiles and large overhanging eaves, tall chimney stacks and dormer windows.

Prior to the listing of both, 26 and 26A Ferncroft Avenue, extensive alterations have been carried out to the buildings. Please see Planning History section for further information and detailed timeline and alterations.



Fig. 17. Map ca 1870



Fig. 18. Map ca 1895



Fig. 19. Map ca 1936

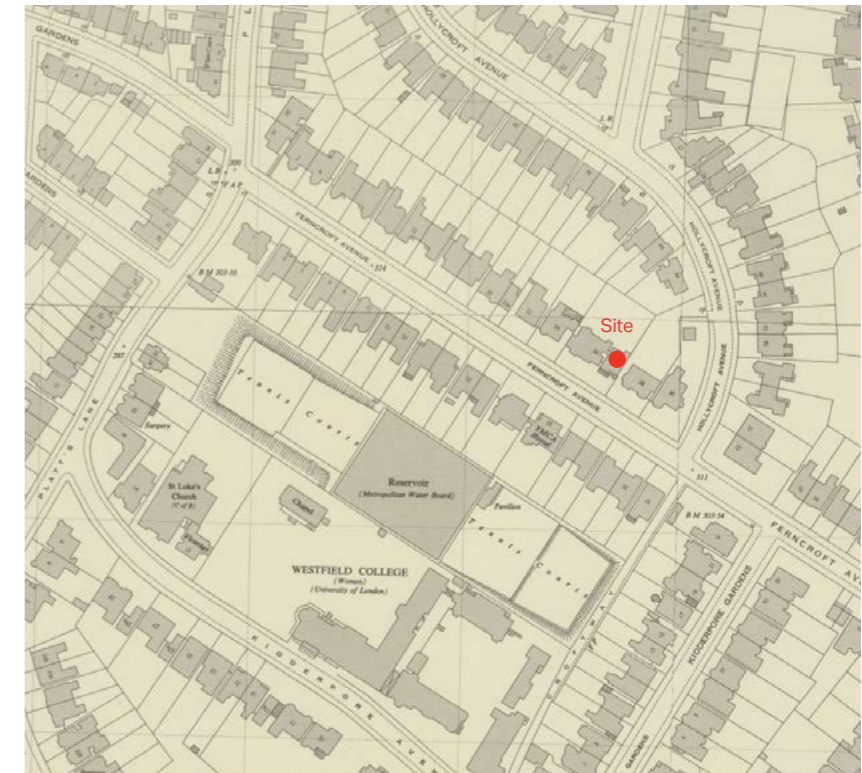


Fig. 20. Map ca 1950

Listed Building

"Grade II listed building. First listed on 11th January 1999. "Detached house and attached former coach/ motor house now converted to a dwelling. 1898, coach/ motor house possibly later. By CHB Quennell; built by GW Hart. No.26: red brick with tile-hung 1st floor."

Source: Historic England
<https://historicengland.org.uk/images-books/photos/item/IOE01/16282/02>

"Ferncroft Avenue maintains a high degree of vegetation which adds to its idyllic feel and unique character and identity. The most prominent buildings within the broader setting are that of 6 & 8 Ferncroft Avenue, a Grade II listed building (List No. 1078342) to the west of the proposed site and 12 & 14 Ferncroft Avenue, also Grade II listed (List No. 1078343). The proposed site shares its Grade II listing with 26 Ferncroft Avenue (List No. 1078344)."

Source: Heritage Statement, page 12

"Charles Henry Bourne Quennell (1872 – 1935) designed suburban houses across London's Boroughs...". He had " ...strong sentiments regarding the suburban streetscape, so it was no coincidence that Quennell designed buildings are found in London's leafy suburbs." His work "seems to come from a halcyon age, an era that exists before the subsequent upheavals of the 20th century, and the resulting downturn in the quality of suburban housing, that was to last for much of the rest of the century."

Source: Stephen Levrant Heritage Architecture
<https://www.heritagearchitecture.co.uk/blog/2020/chb-quennell>



Fig. 21. Front facade of 26A

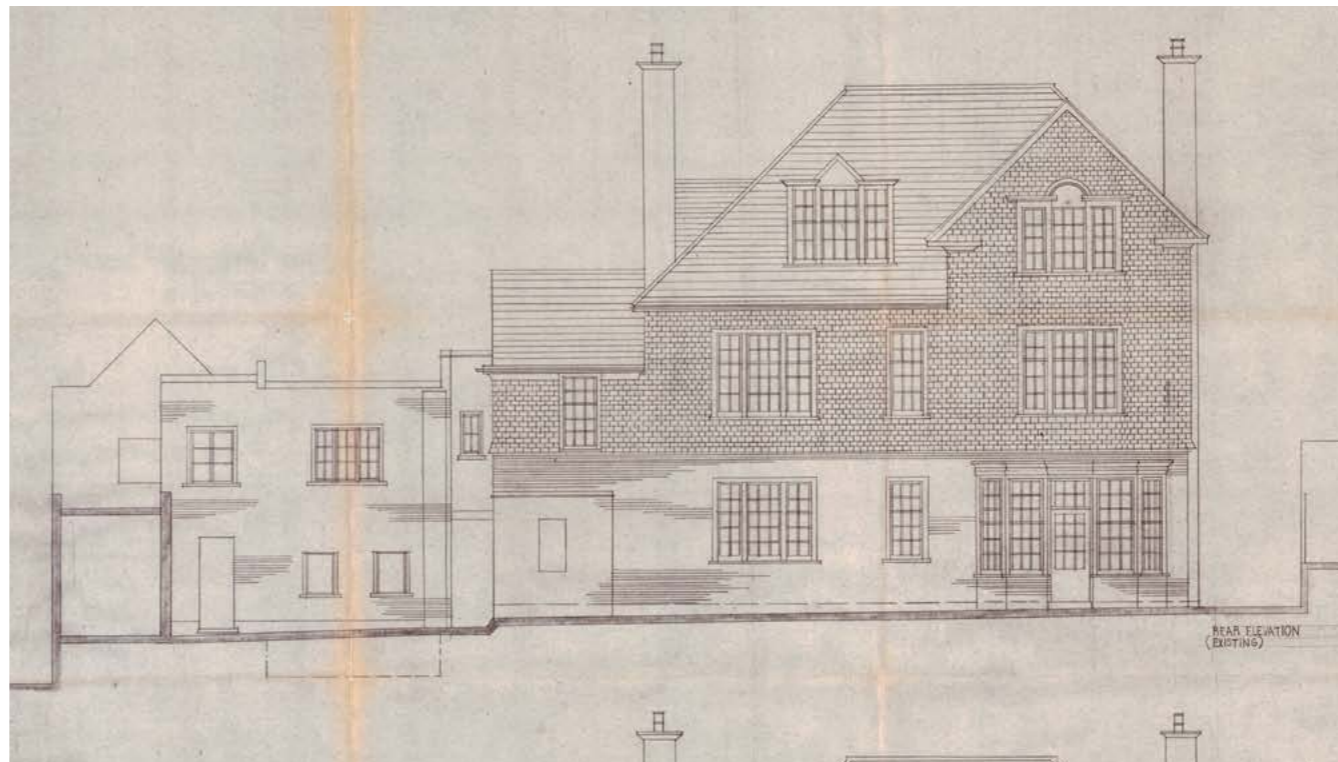


Fig. 22. Rear facade of 26 and 26A

05. Existing Site

Existing Building

26A Ferncroft Avenue is a Grade II listed building located in the Redington and Froggnal 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, likely a later addition to the original design.

It previously served as no 26's former coach / motor house and was possibly built after 1898. 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.

There are two ways to access the building, via the driveway which slopes up from the back of the pavement to the level of the entrance, and the stepped access path to the south, which is screened on both sides by hedges. Further level changes occur from the front to the rear of the site, with an approximate level difference of 2m from the entrance hallway to the top of the rear garden.

The facade is predominantly red brick, with white ornamental features, white painted sash windows and tiled hipped gable roofs with overhanging eaves. Substantial alterations to the front and rear have been made before the building was listed.

The main entrance is recessed and located towards the centre of the building. A secondary access to the first floor is provided on the south eastern corner via an external stair.

The building is laid out across two storeys, but there are several internal level changes throughout. At ground level are a small study, bathroom, living room, kitchen and play room. On the first floor are four bedrooms and two bathrooms. The gap between the buildings provides right of way to both parties' rear gardens.



Fig. 23. OS Location Plan



Fig. 24. Existing Site Plan

Existing Building - Photographs



Fig. 25. View from street towards site looking north-east



Fig. 26. External staircase to south east



Fig. 27. Entrance plaque



Fig. 28. Right of way passage to north-west boundary



Fig. 29. Secondary street access leading to external stair



Fig. 30. Front facade



Fig. 31. View from street towards site looking north

Existing Building - Photographs



Fig. 32. GF primary living room - view towards front window

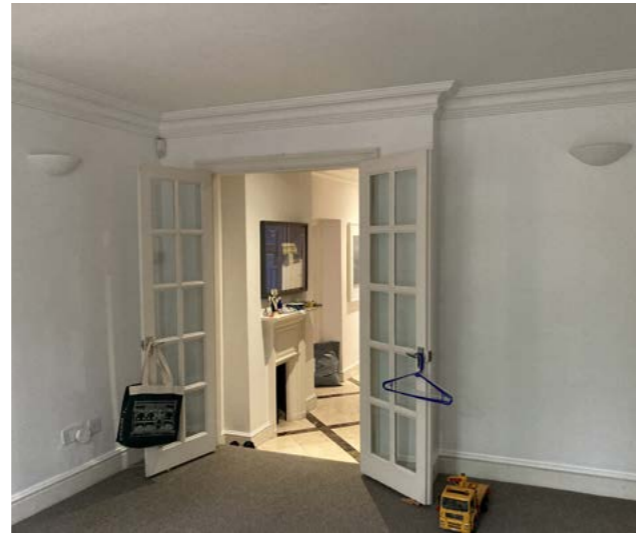


Fig. 35. GF secondary living room - view towards entrance door



Fig. 38. GF primary living room - view towards kitchen

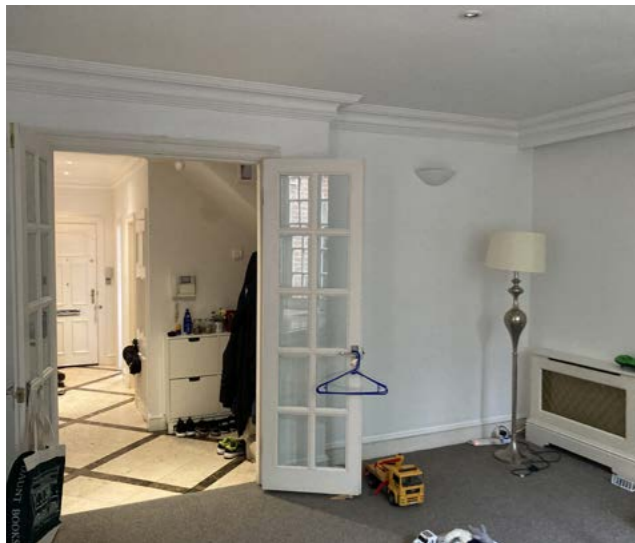


Fig. 33. GF secondary living room - view towards entrance door



Fig. 36. GF secondary living room - view towards rear garden



Fig. 34. GF secondary living room



Fig. 37. GF secondary living room - view towards kitchen



Fig. 39. GF kitchen - view towards primary living room

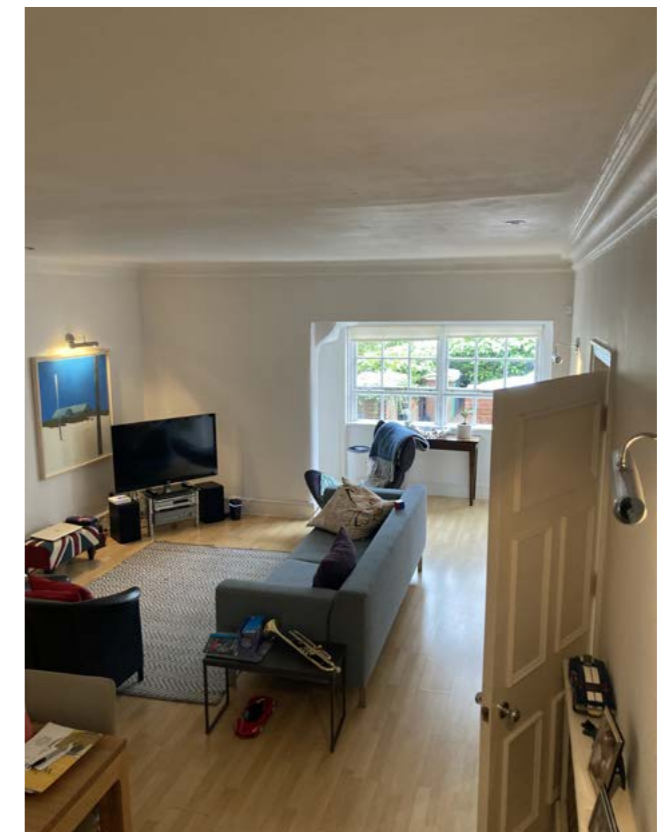


Fig. 40. GF kitchen - view towards primary living room

Existing Building - Photographs



Fig. 41. Window at top of staircase, facing no. 26 Ferncroft Ave



Fig. 44. Window in 1st floor study, facing no. 26 Ferncroft Ave



Fig. 42. 1st floor corridor level changes



Fig. 45. 1st floor study



Fig. 47. GF kitchen underneath flat roof with rooflights



Fig. 43. 1st floor primary bedroom



Fig. 46. 1st floor primary bedroom - view towards stair entrance



Fig. 48. 1st floor study



Fig. 49. Rooflight above kitchen window

Existing Building - Photographs



Fig. 50. 1st floor ceiling - water damage



Fig. 52. 1st floor secondary bathroom



Fig. 54. Attic - light visible from 1st floor below



Fig. 51. 1st floor bedroom



Fig. 53. 1st floor boiler room



Fig. 55. Attic and brick chimney

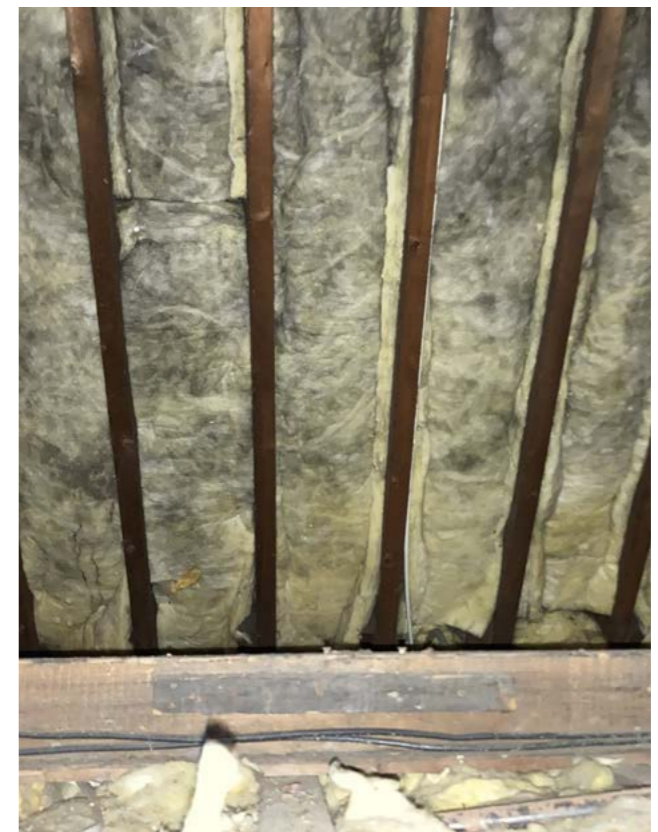


Fig. 56. Attic

Existing Building - Photographs



Fig. 57. Rear terrace looking south-east towards kitchen extension



Fig. 59. Rear terrace looking north-west towards no.26

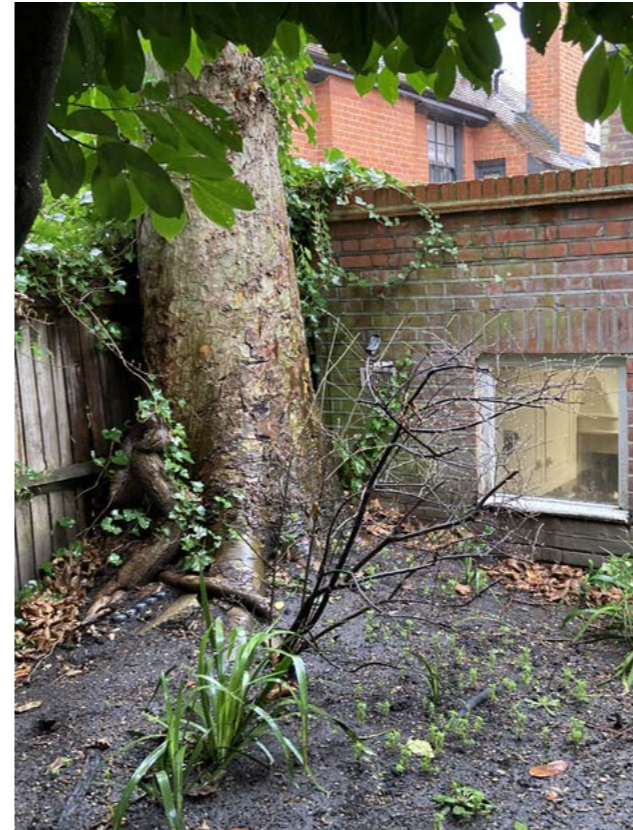


Fig. 61. Tree along boundary and kitchen extension



Fig. 63. View of rear garden from 1st floor window



Fig. 64. Rear garden



Fig. 58. View towards tree and kitchen extension



Fig. 60. Roof and rooflights to kitchen extension



Fig. 62. Right of way passage between no 26A and 26 and 1st floor link



Fig. 65. View from garden towards rear facade

Existing Plans

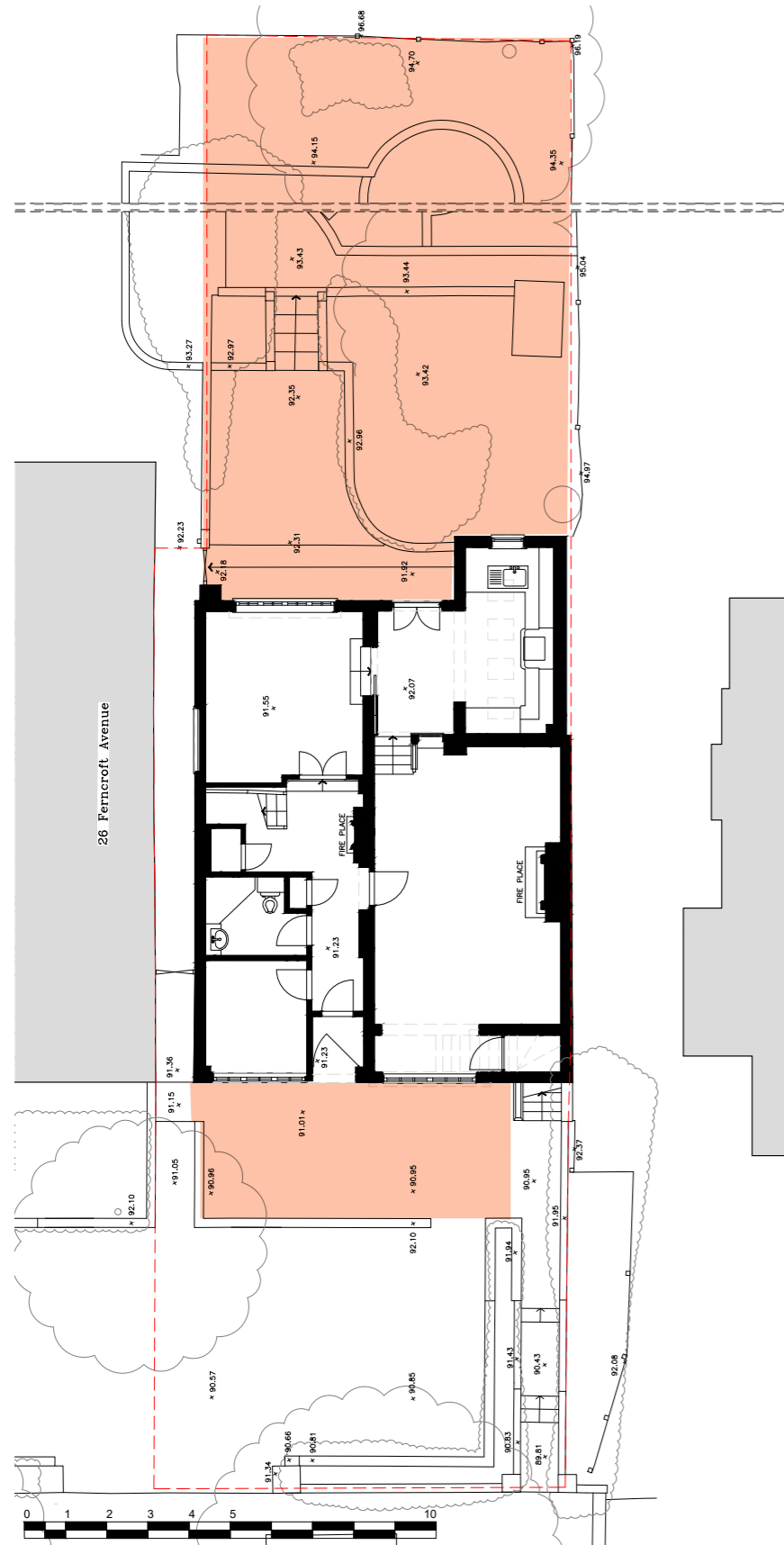


Fig. 66. Existing Ground Floor Plan

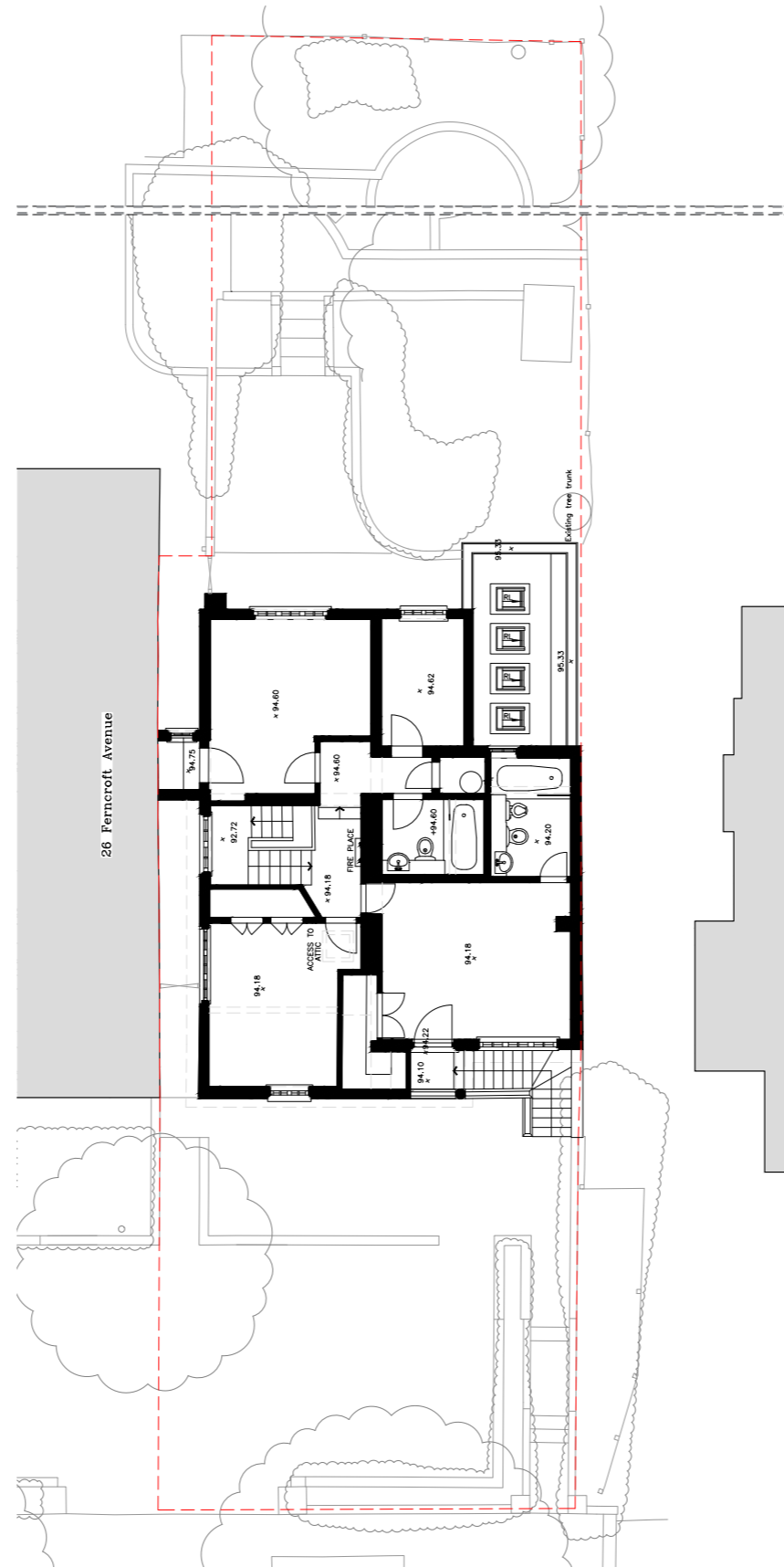


Fig. 67. Existing First Floor Plan

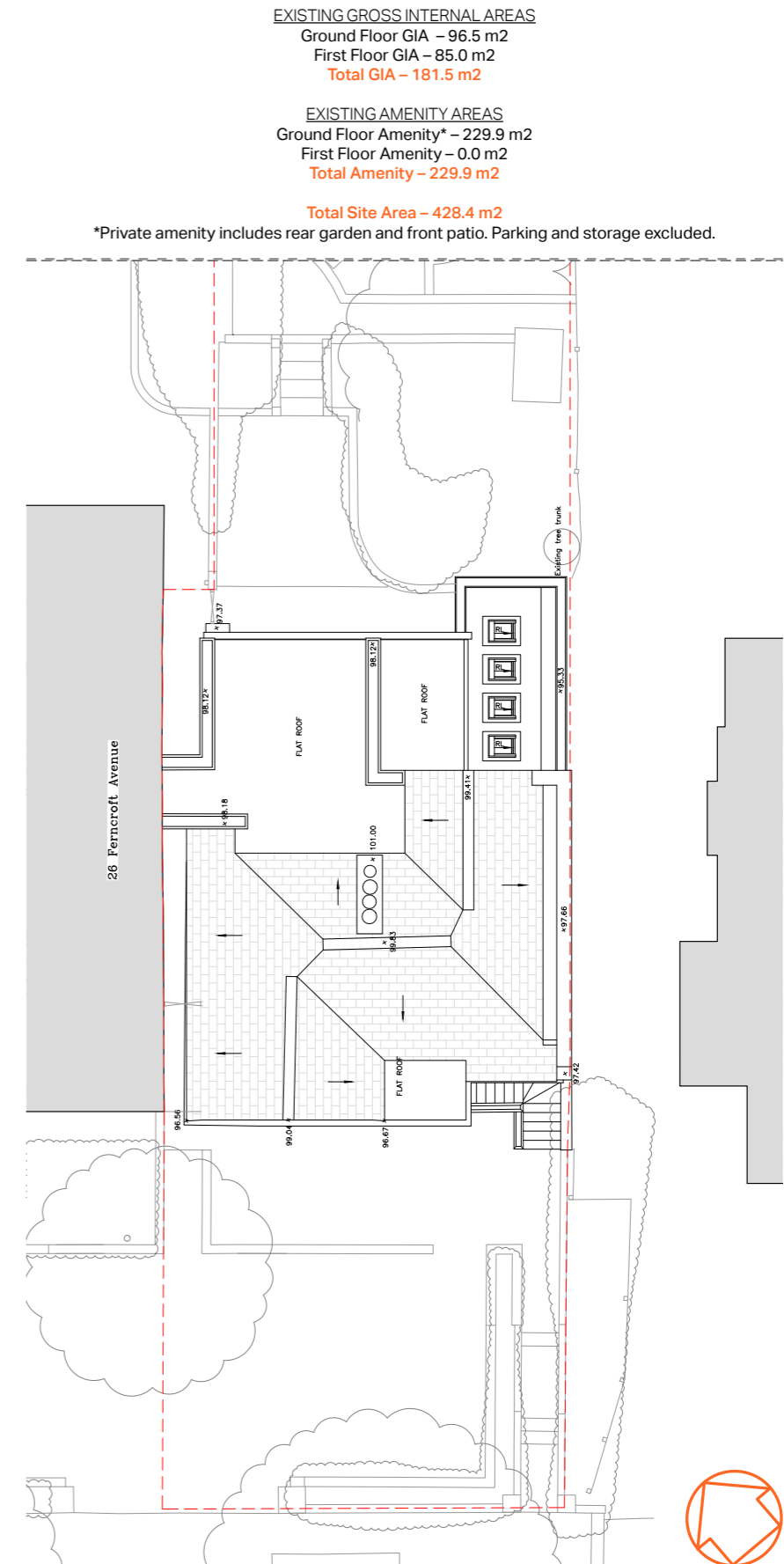


Fig. 68. Existing Roof Plan

EXISTING GROSS INTERNAL AREAS
 Ground Floor GIA – 96.5 m²
 First Floor GIA – 85.0 m²
Total GIA – 181.5 m²

EXISTING AMENITY AREAS
 Ground Floor Amenity* – 229.9 m²
 First Floor Amenity – 0.0 m²
Total Amenity – 229.9 m²

Total Site Area – 428.4 m²

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



Existing South-West Elevation

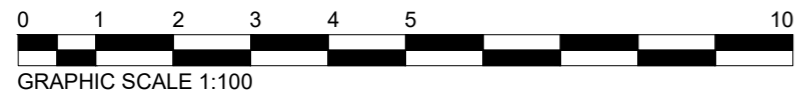
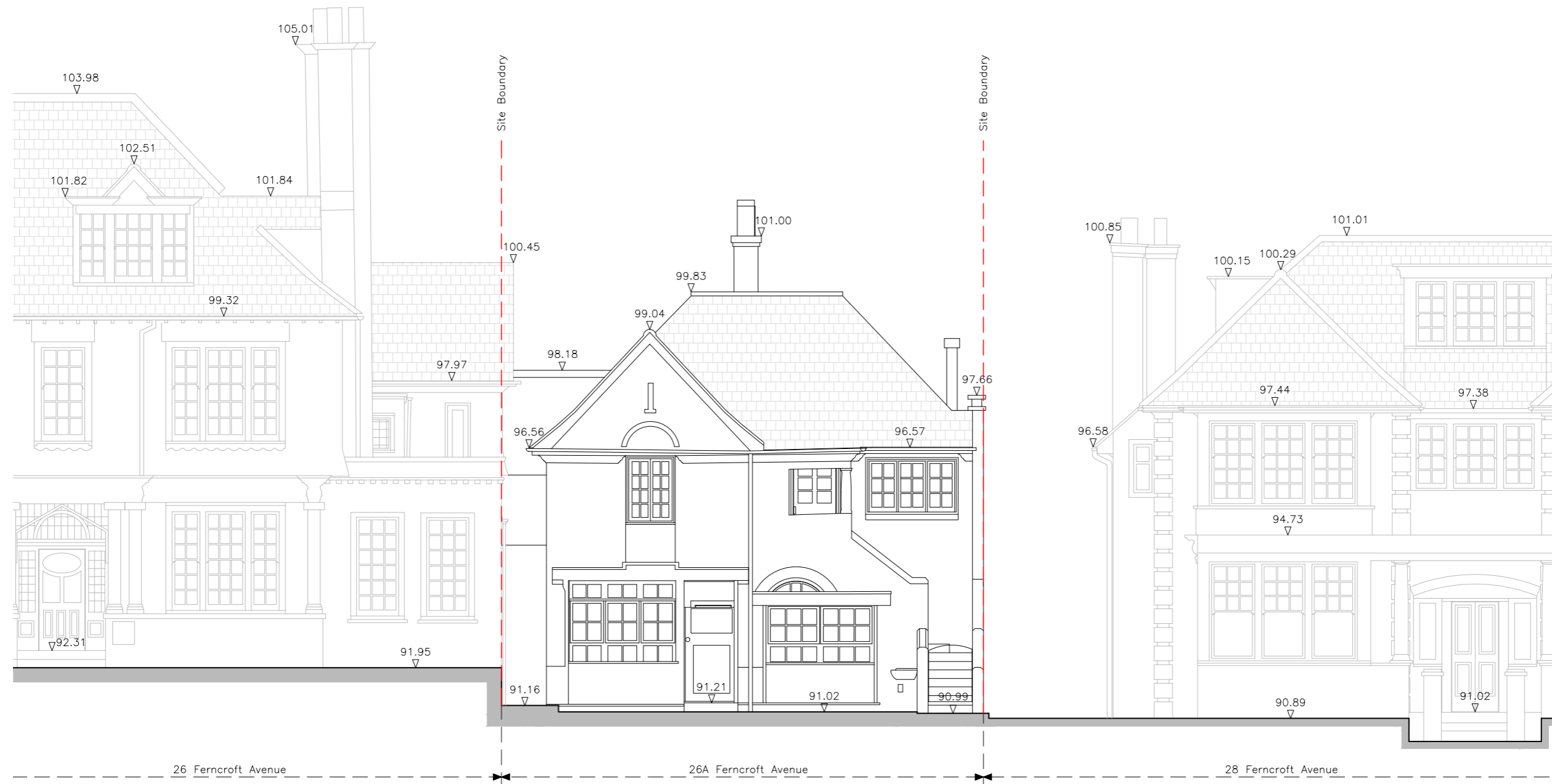


Fig. 69. Existing South-West Elevation 1:100 @ A3

Existing North-East Elevation

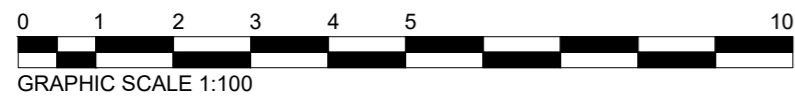
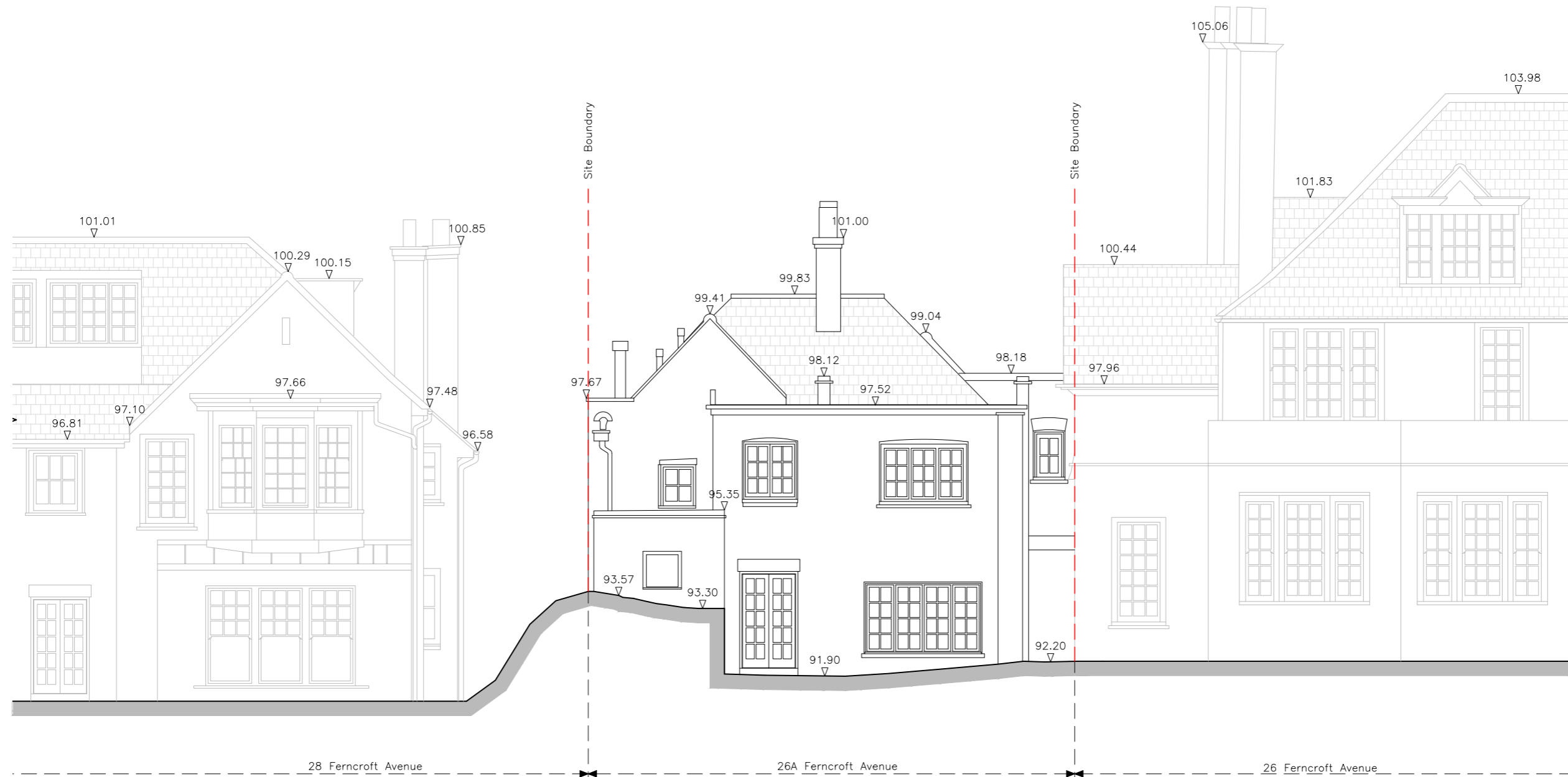
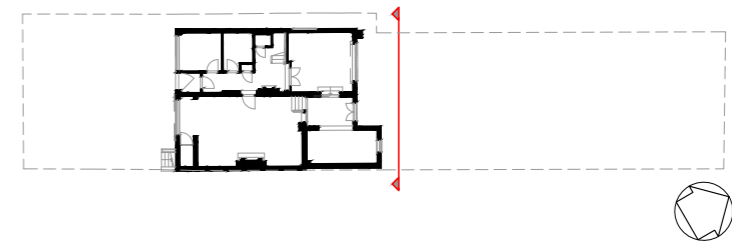


Fig. 70. Existing North-East Elevation 1:100 @ A3

Existing North-West Elevation

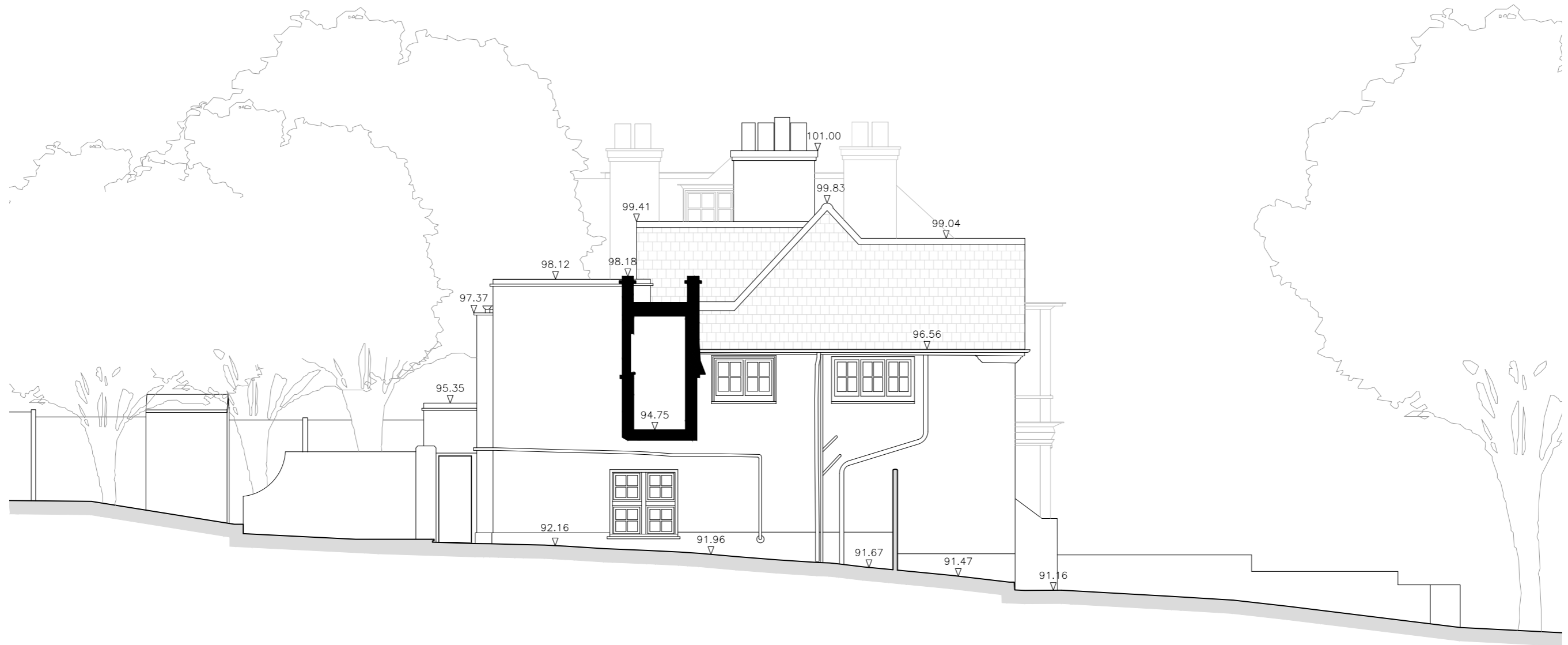
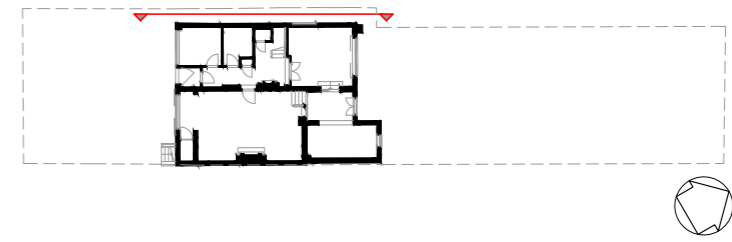


Fig. 71. Existing North-West Elevation 1:100 @ A3

Existing South-East Elevation

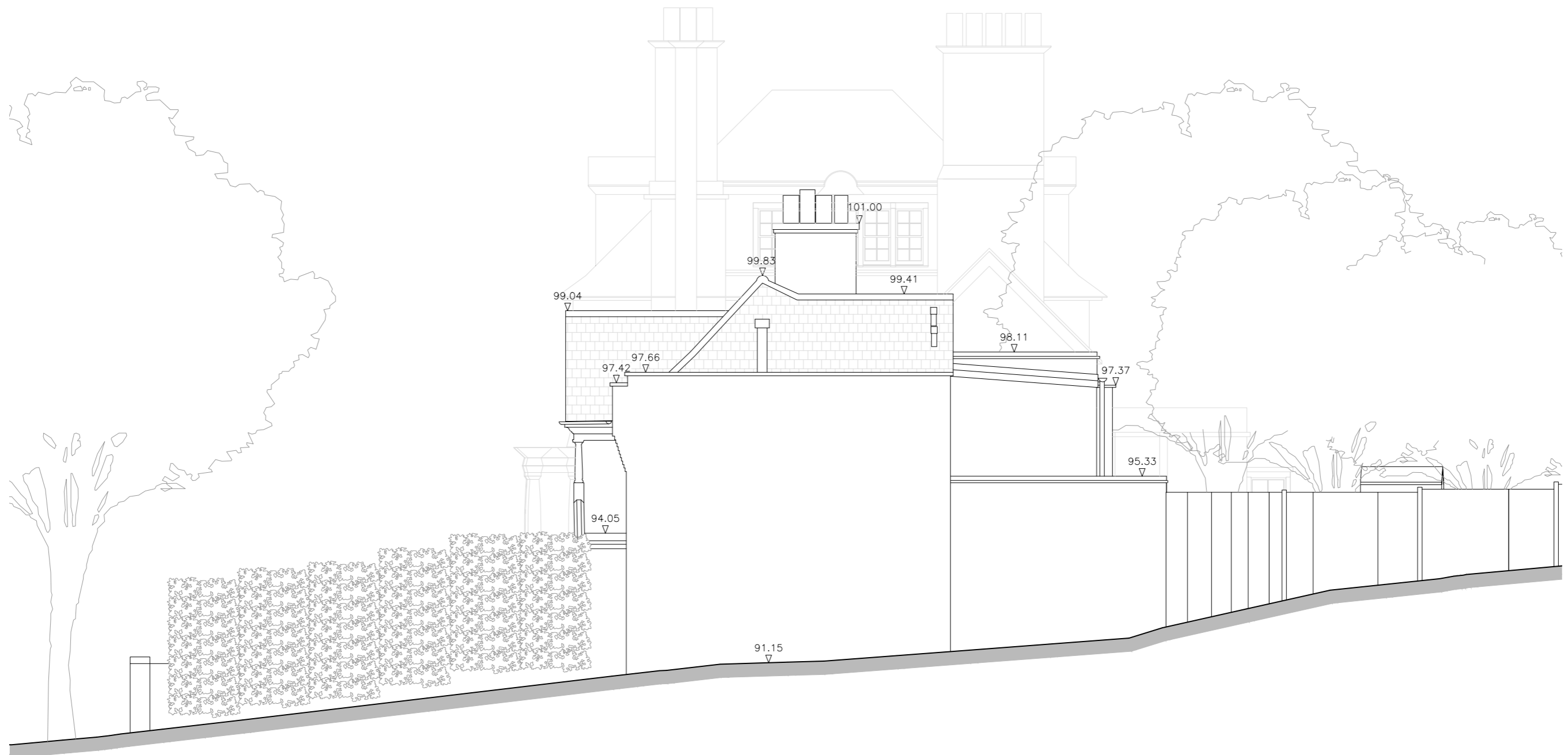
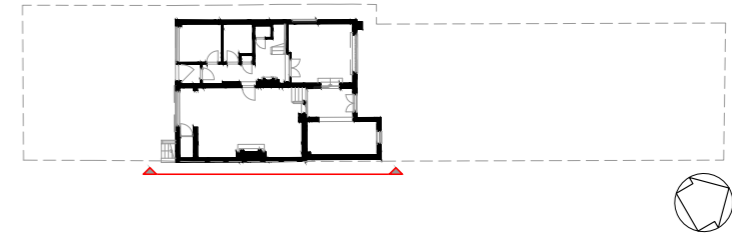


Fig. 72. Existing South-East Elevation 1:100 @ A3