

03/01/2014

22 FERNCROFT
A V E N U E
HAMPSTEAD - LONDON - NW3 7PH

DESIGN AND
ACCESS STATEMENT

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Architecture Ltd



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Mon-Fri
12.30-2.30pm

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22 FERNCROFT AVENUE

01 INTRODUCTION

1.1 Executive Summary

22 Ferncroft Avenue is a single dwelling house in Hampstead located in a residential area characterised by large detached family houses.

21st Architecture have been appointed as the Architects for the development by the owners.

This application proposes a modest extension to the rear, an enlarged basement with new light wells to the front and rear and new dormer window to the attic room.

1.2 Project Overview

A recent planning application has been granted changing the current dwelling from multiple occupancy to a single family house. The proposed scheme outlined within this document is to extend the house to meet the growing family needs of the new owners, while having due regard to the local planning constraints.

This Design and Access Statement has been prepared having regard to Government guidance entitled 'Guidance on Information Requirements and Validation' (2010) Town and Country Planning (Development Management Procedure) (England) Order 2010 and also guidance published by the Commission for Architecture and the Built Environment (C.A.B.E.) entitled 'Design and Access Statements - How to Write, Read and Use Them' (2006).

All figures and illustrations within this document are provided for illustrative purposes only, unless otherwise noted.

1.3 Project Team



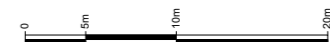
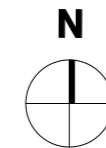
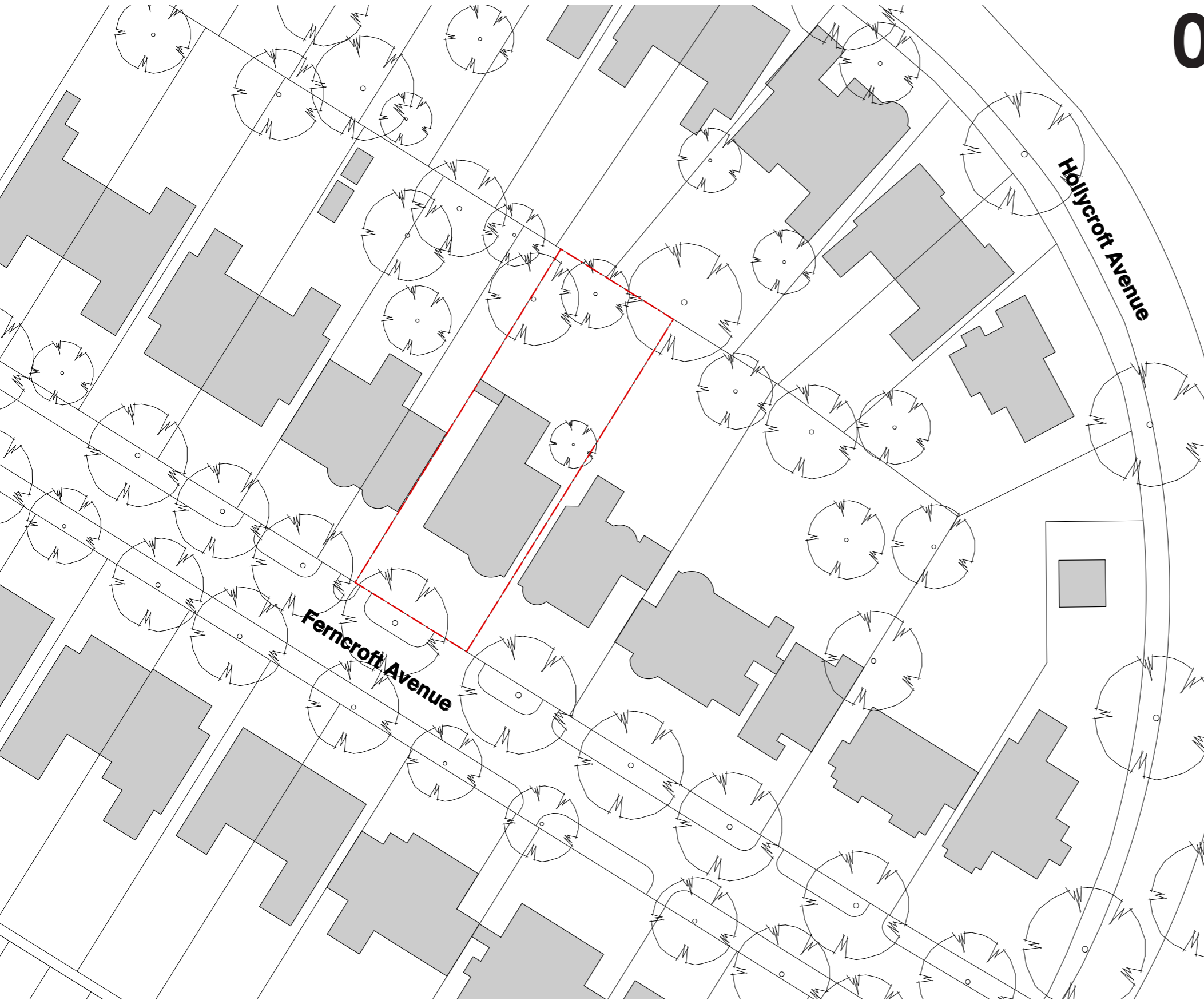
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02 SITE & CONTEXT

2.1 SITE LOCATION

22 Ferncroft Avenue is located on the slopes of West Hampsted. West Hampstead is an area in north-west London in the borough of Camden, situated between Childs Hill to the north, Frognal and Hampstead to the north-east, Swiss Cottage to the east, South Hampstead to the south, Kilburn to the south-west and Cricklewood to the north-west. It is known for its intellectual, liberal, artistic, musical and literary associations and for Hampstead Heath, a large, hilly expanse of parkland. It has some of the most sought after housing in the London.



2.2 SITE DESCRIPTION

22 Ferncroft Avenue is a 3 storey residential property located within the Redington/Frognaal Conservation area. Built at the turn of the 19th century, the building is a large family house.

The property benefits from a large mature garden to the rear of the property including a disused air raid shelter. The site is approximately 690 sqm.

The property sits on a slope with a height change of approximately 3.5m from the front to the rear of the site



AERIAL VIEW NORTH.



AERIAL VIEW SOUTH.



AERIAL VIEW EAST.



AERIAL VIEW WEST.

2.3 HISTORICAL CONTEXT

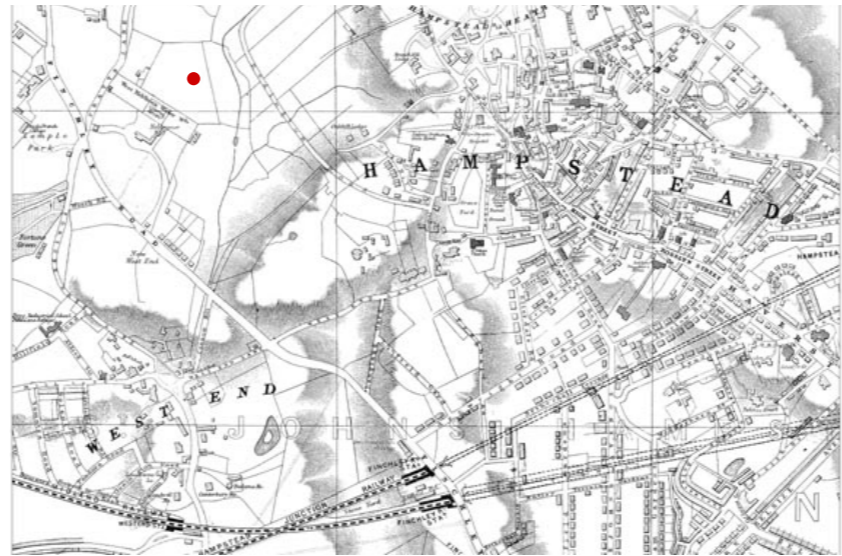
Until the late 19th century, the locale was a small village called West End. Modern West Hampstead emerged with the arrival of the railways, and the transformation of the area from farm land to housing estates. In 1879, the Metropolitan Railway adopted the name West Hampstead for its station on West End Lane, the main road through the area. Its motivation seemed to be to avoid confusion with the main retail area in central London, which was also known as the West End.

Originally owned within the Maryon Wilson Estate, they resisted developing the land to the west of Hampstead Village, but by the 1870's, there were significant financial incentives for landholders to sell or develop their land. Due to this pressure, it appears they sold off areas of land for approximately 6 houses at a time although they included strict covenants to control the appearance, materials and size.

This led to slow development of the area with predominantly Victorian and Edwardian housing, although with some varied buildings ranging from a restrained Arts and Crafts style to a more formal Neo-Georgian.



1762 MAP - APPROX. SITE IN RED



1888 MAP - APPROX. SITE IN RED

02 SITE & CONTEXT

2.4 REDINGTON FROGNAL CONSERVATION AREA

The site is located in the Redington Frognal Conservation Area which, up until the 1870's, was undeveloped fields separating Hampstead Village in the East to the West End.

The Redington Frognal Conservation Area is situated on the slopes to the West of Hampstead. In a report to the London Borough of Camden, Planning and Communications Committee it was described as "an exceptional example of consistently distinguished Victorian and Edwardian architecture"

The contours and slopes of the hills on which the Conservation Area lie are of great significance to the area's character providing views and vistas that give emphasis to many of the buildings. The streets and avenues in the area benefit from dense vegetation and mature trees.

The character of the conservation area is typically defined by large red brick detached and semi-detached houses and mature vegetation. The area can be in-fact divided into eight sub areas.

The site, 22 Ferncroft Avenue, falls into the sub area defined as 'The Crofts' which encompasses Ferncroft, Hollycroft and Rosecroft Avenues. Completed by 1910, this area represents the second phase of the development of the Northern Part of the Conservation area. With a limited number of exceptions, the area has a consistent quality and character.



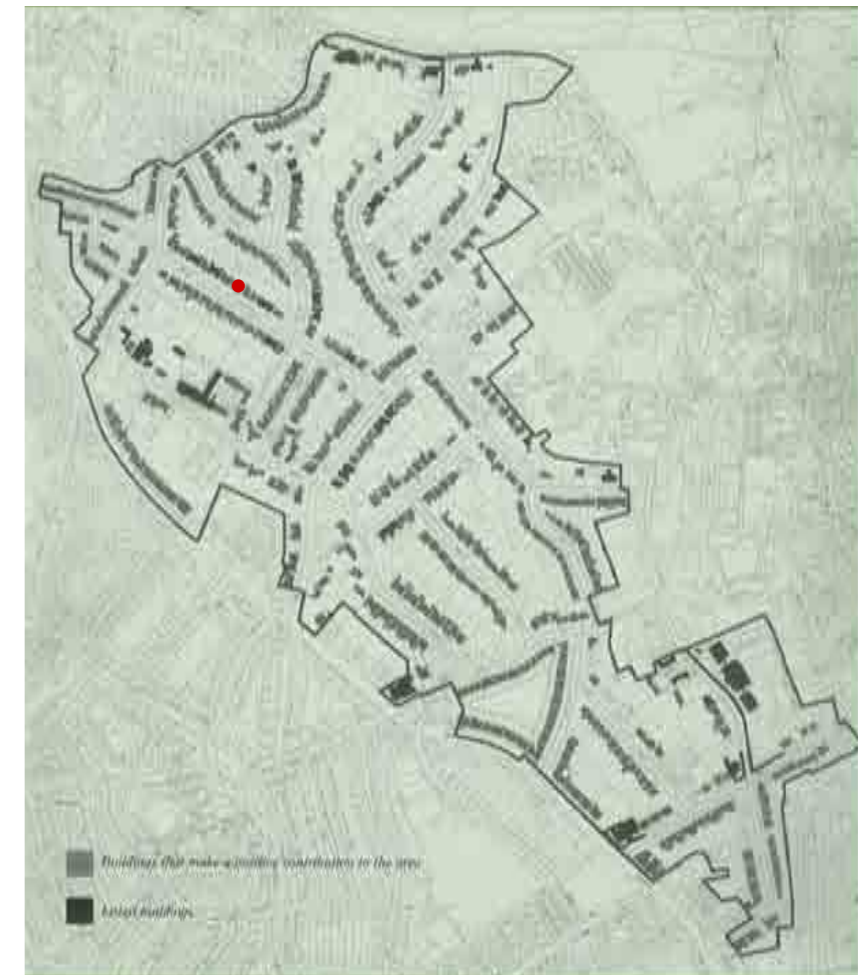
Borough of Camden with Redington Frognal Conservation Area highlighted

FERNCROFT AVENUE

The buildings on Ferncroft Avenue are overshadowed by the regularly spaced London Plane trees that dominate views along the avenue.

Ferncroft Avenue was almost entirely designed and built by the Quennell/Hart partnership. 10 of these houses on Ferncroft Avenue are listed.

Quennell mixed and matched sets of elements and materials to give a street of a mixture of detached and semi-detached houses of varied individual appearance but which results in an overall coherence of character. The buildings on this avenue are predominantly red brick semi-detached houses occasional interspersing with houses with rendered upper floors or tile hanging. 22 Ferncroft Avenue is a fine example of one of the few variation demonstrating the rendered first floor.



Redington Frognal Conservation Area with site highlighted in red

2.5 CONSULTATION WITH PLANNERS

21st Architecture has not, in this instance, consulted the Planning Department as they feel the application is of a reasonably uncontentious level and would not have impact on the area and adjacent neighbouring properties. However, the other applications and permissions in the area have been studied.

2.6 PLANNING HISTORY

The following are the Full Planning Applications for local developments have been submitted to the council in the past few decades:

Application Ref:	Address	Status
2013/0579/P	3 Ferncroft Avenue	Granted
2012/4785/P	18 Ferncroft Avenue	Granted
2012/2946/P	32 Ferncroft Avenue	Granted
2012/2753/P	34 Ferncroft Avenue	Granted
2010/6788/P	29 Ferncroft Avenue	Granted
2010/4912/P	38 Ferncroft Avenue	Granted
2010/4600/P	36 Ferncroft Avenue	Granted

The Camden Development Policy DP27 states that in relation to basements and light-wells an assessment is required of the scheme's impact on drainage, flooding, groundwater conditions and structural stability (refer to the appendices).

Specifically to the application site, 22 Ferncroft Avenue, the following Full Planning Applications were submitted to the council;

16726 - 19/06/1964

Conversion of 22, Ferncroft Avenue, into one six room maisonette on ground and first floors, one two room flat on first floor and one three room flat on second floor.

GRANTED

2013/0122/P - 10/01/2013

Conversion of 2 flats into a single family dwelling house (Class C3).

GRANTED

Application submitted Dec 2013

TPO Application for removal of Plane tree at rear of property due to structural engineers concerns

2.7 RELEVANT PLANNING POLICIES

The following policies are relevant:

- Mayor of London SPG
- Camden Planning Guidance (CPG1) - Design (rev 2013)
- Camden Planning Guidance (CPG1) - Basements (rev 2013)
- Redington/Frognaal Conservation Area Statement
- Local Development Framework Core Strategy and Development polices.
- CS5 Managing the impact of growth and development.
- CS13 Tracking climate change and promoting higher environmental standards
- CS14 Promoting high qualities and conserving our heritage

- DP20 Movement of goods and materials
- DP22 Promoting sustainable design and construction.
- DP23 Water.
- DP24 Securing high quality design.
- DP25 Conserving Camden's heritage.
- DP26 Managing the impact of development on occupiers and neighbours.
- DP27 Basements and light wells.
- DP28 Noise and Vibration.

02 SITE & CONTEXT

2.8 SITE PHOTOGRAPHS

Adjacent are a selection of photographs illustrates the existing site and the surrounding buildings for context.

Refer to the site plan below for the position of the photographs in relation to the site.



01 - STREET VIEW SOUTH EAST



02 - STREET VIEW NORTH WEST



03 - STREET VIEW NORTH EAST



04 - STREET VIEW NORTH





01 - STREET VIEW



02 - STREET VIEW

2.8 EXISTING BUILDING PHOTOGRAPHS



03 - SIDE GATE



04 - FRONT DOOR



05 - FRONT GARDEN



1 - REAR GARDEN VIEW



2 - REAR GARDEN VIEW



3 - REAR GARDEN VIEW



4 - REAR ELEVATION VIEW



REAR ELEVATION VIEW

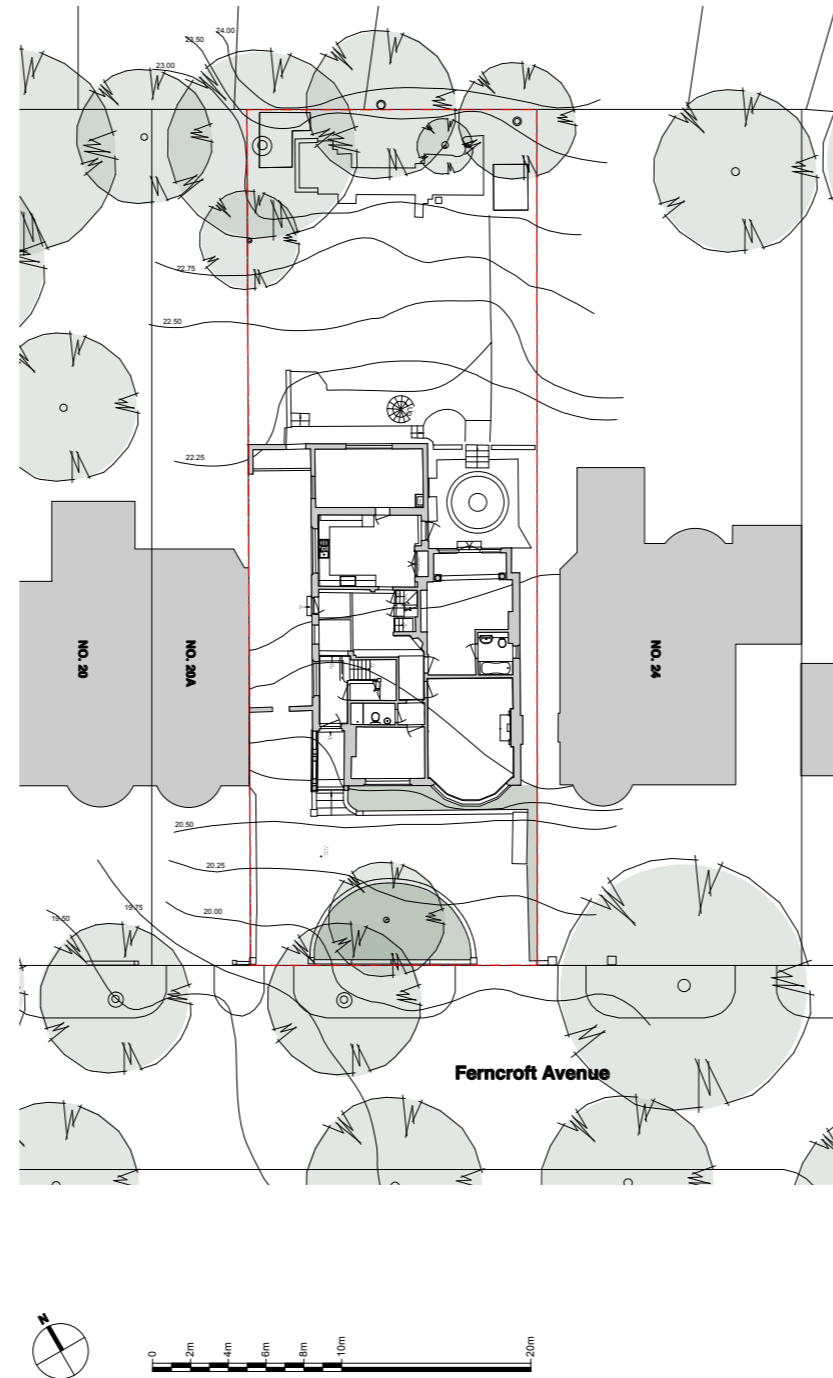
SITE & CONTEXT

2.9 EXISTING BUILDING

The existing building is a five storeys detached house completed around 1910. Originally a single family residence, it was split into a two-bedroom apartment to the ground floor with a 5 bedroom house above in 1964. In 2013, planning permission was granted to return the house to a single residence, this has not been enacted yet.

The existing dwelling consists of 5 bedrooms situated over the ground and second floor.

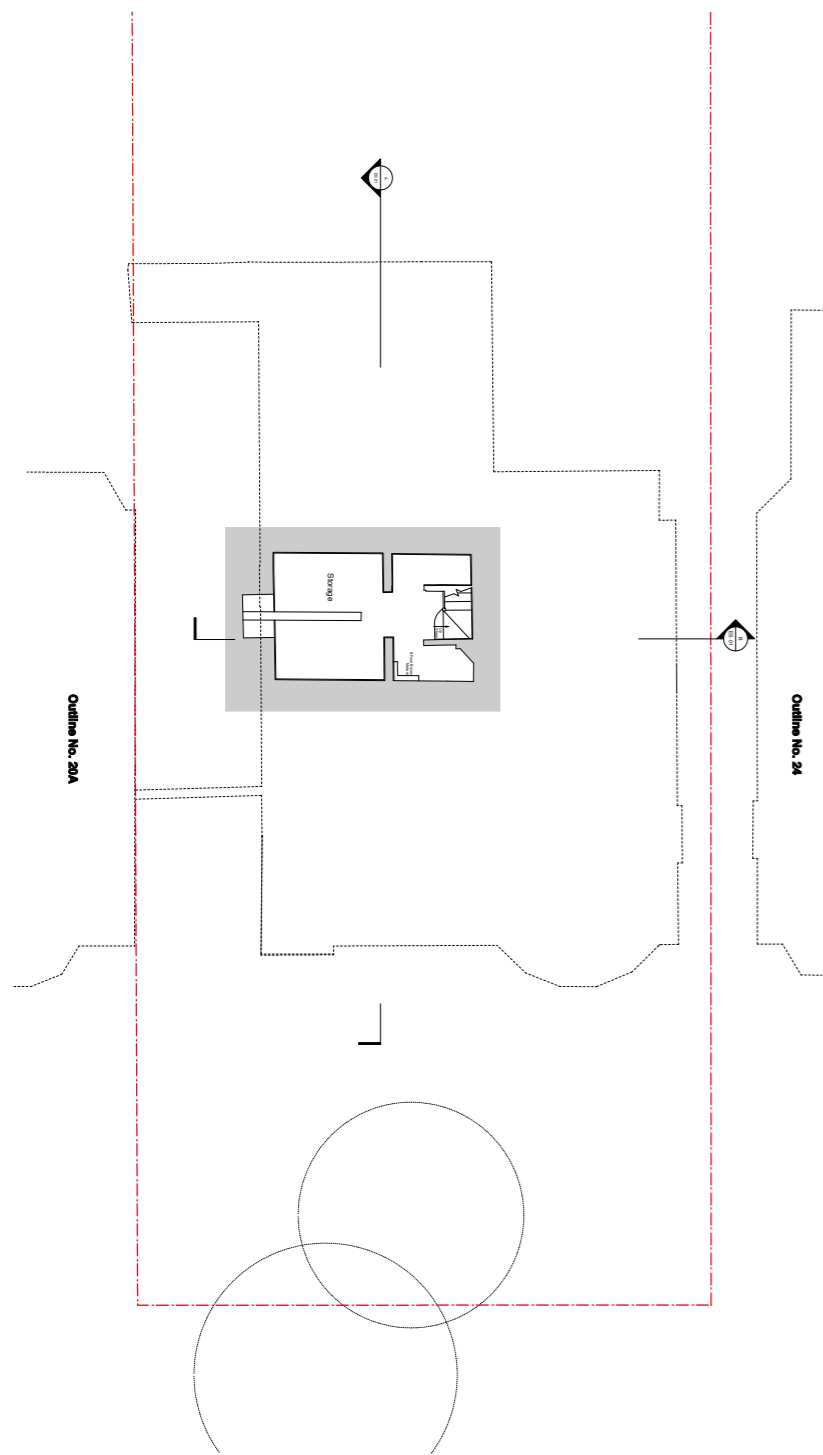
From Ferncroft Road, the site slopes up to the North West with a change of level of approximately 3.5 meters. There is currently a London plane tree to the Northern corner of the building in close proximity to the property (subject to TPO application). There is also a semi-underground concrete air raid shelter to the Northern corner of site boundary.



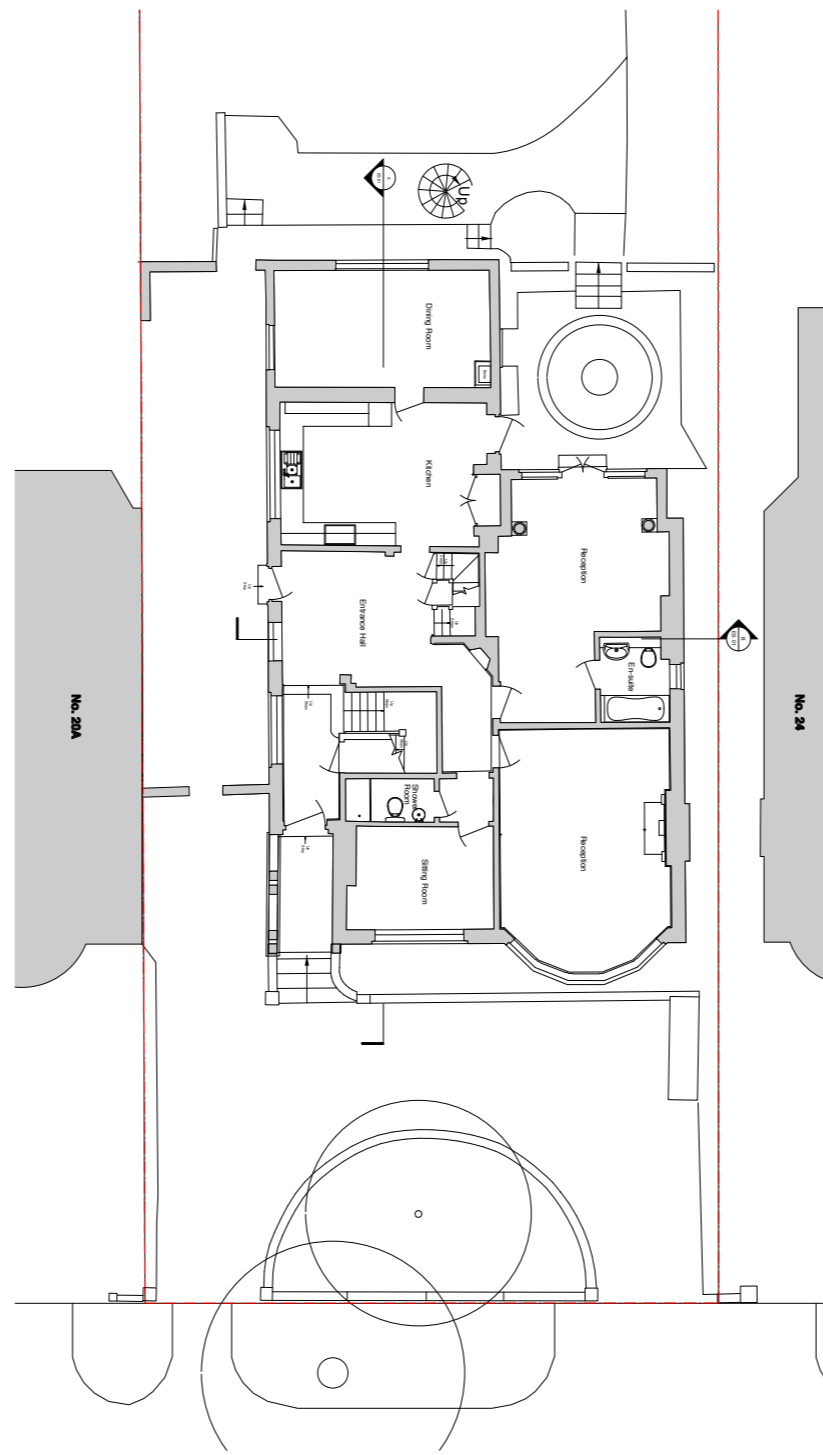
View from Ferncroft Avenue



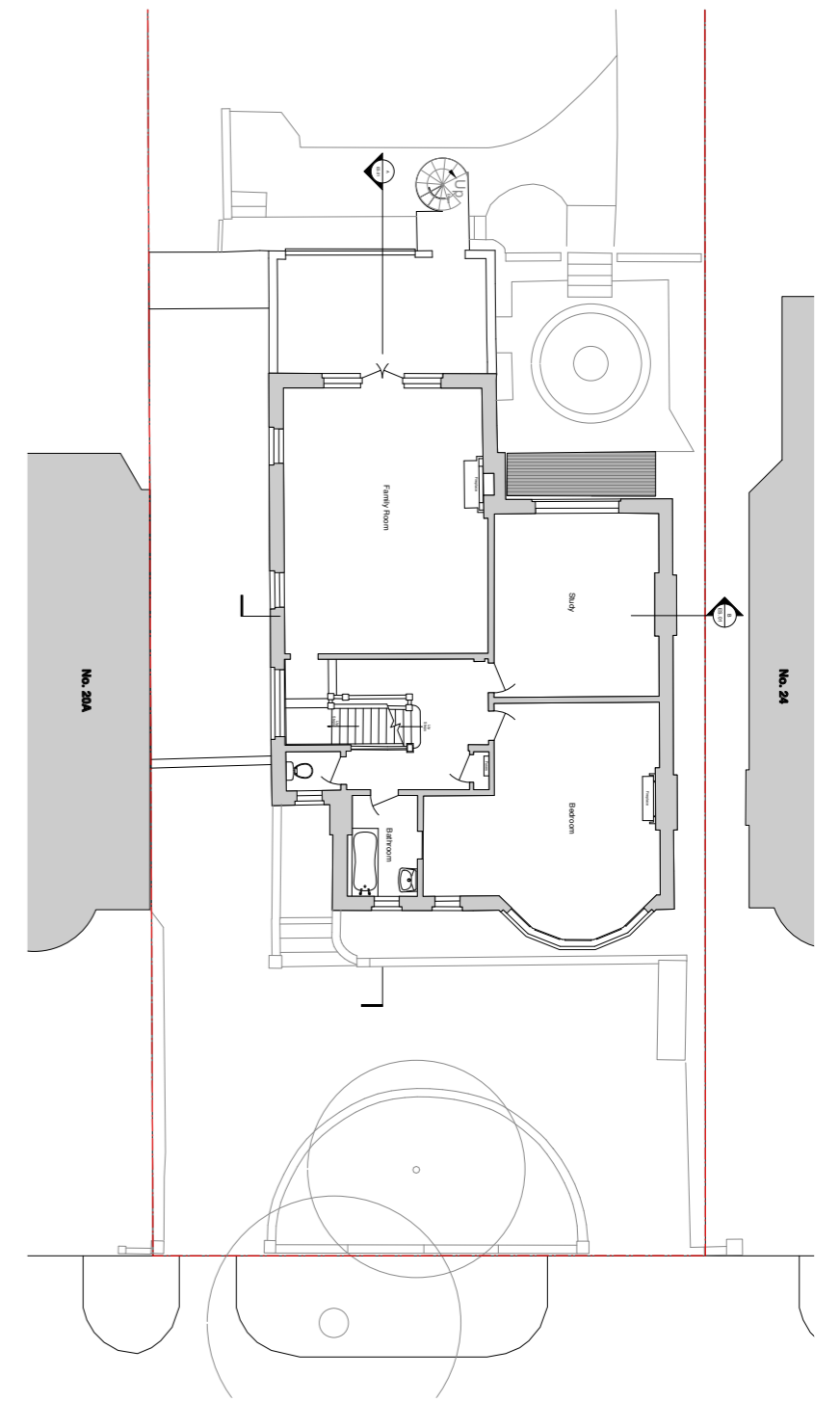
View from rear garden



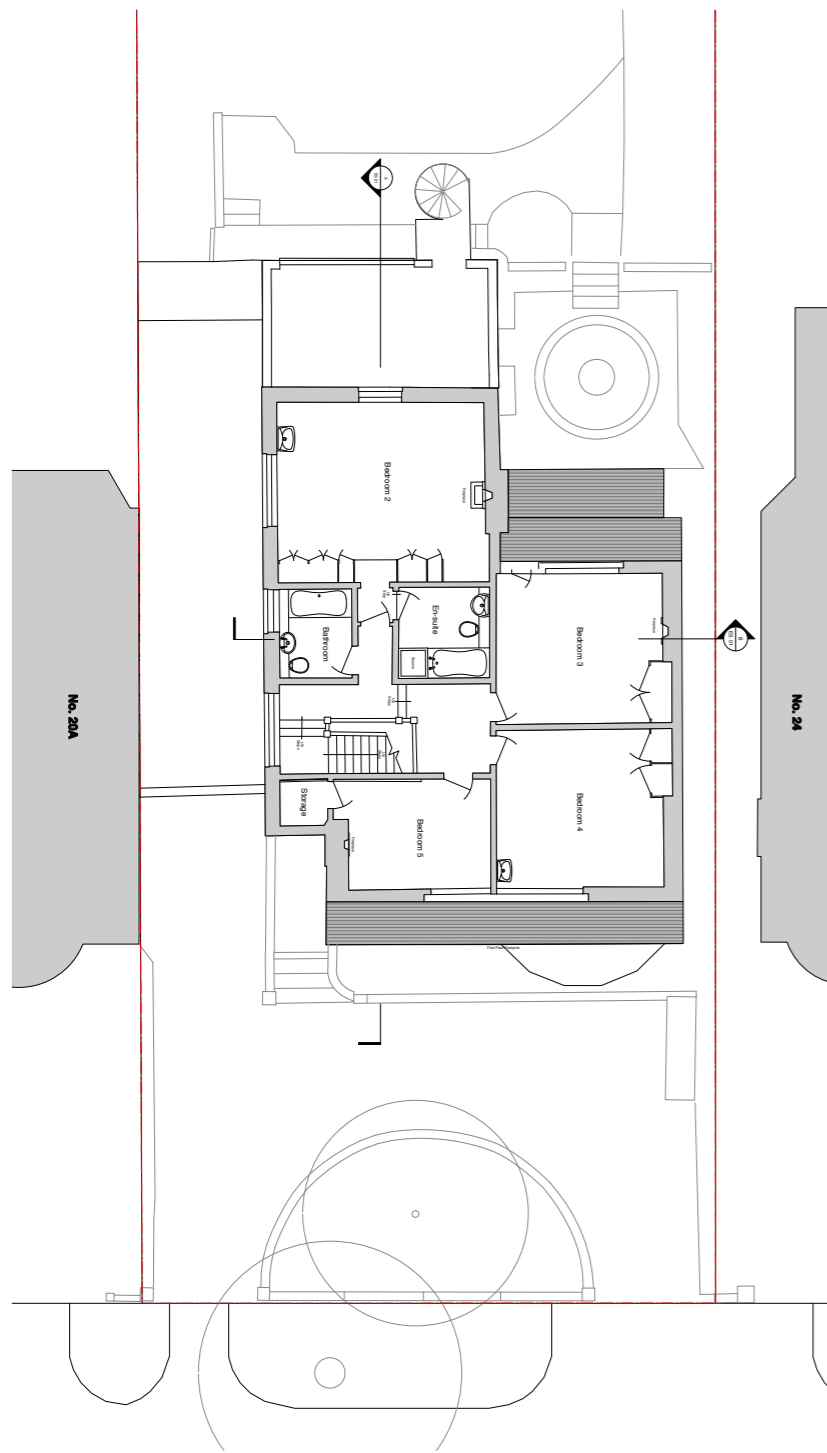
Lower ground floor plan



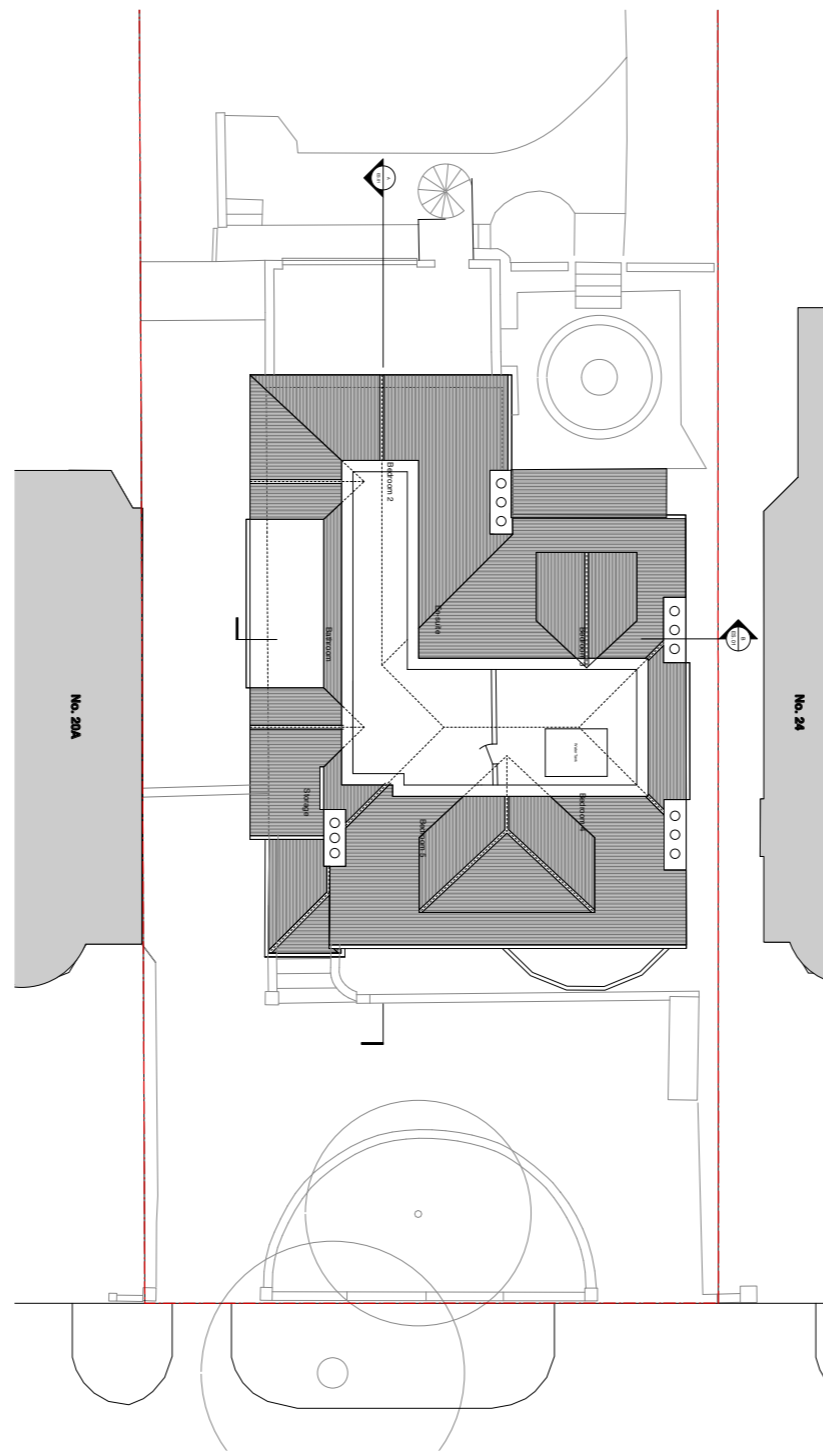
Ground floor plan



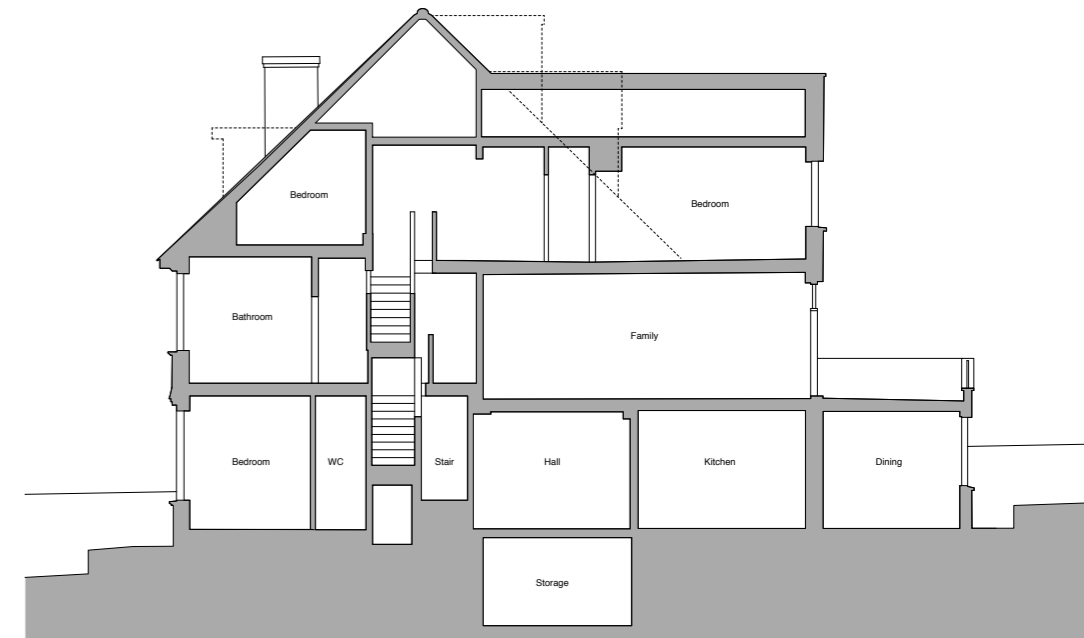
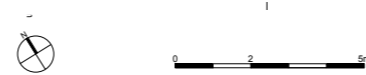
First floor plan



Second floor plan



Attic plan



Existing long section



Existing cross section



Existing front elevation



Existing side elevation



Existing rear elevation



Existing side elevation



ISOMETRIC VIEW NORTH - EXISTING



ISOMETRIC VIEW NORTH - PROPOSED

03 PROPOSED SCHEME

3.1 DESIGN PRINCIPLES

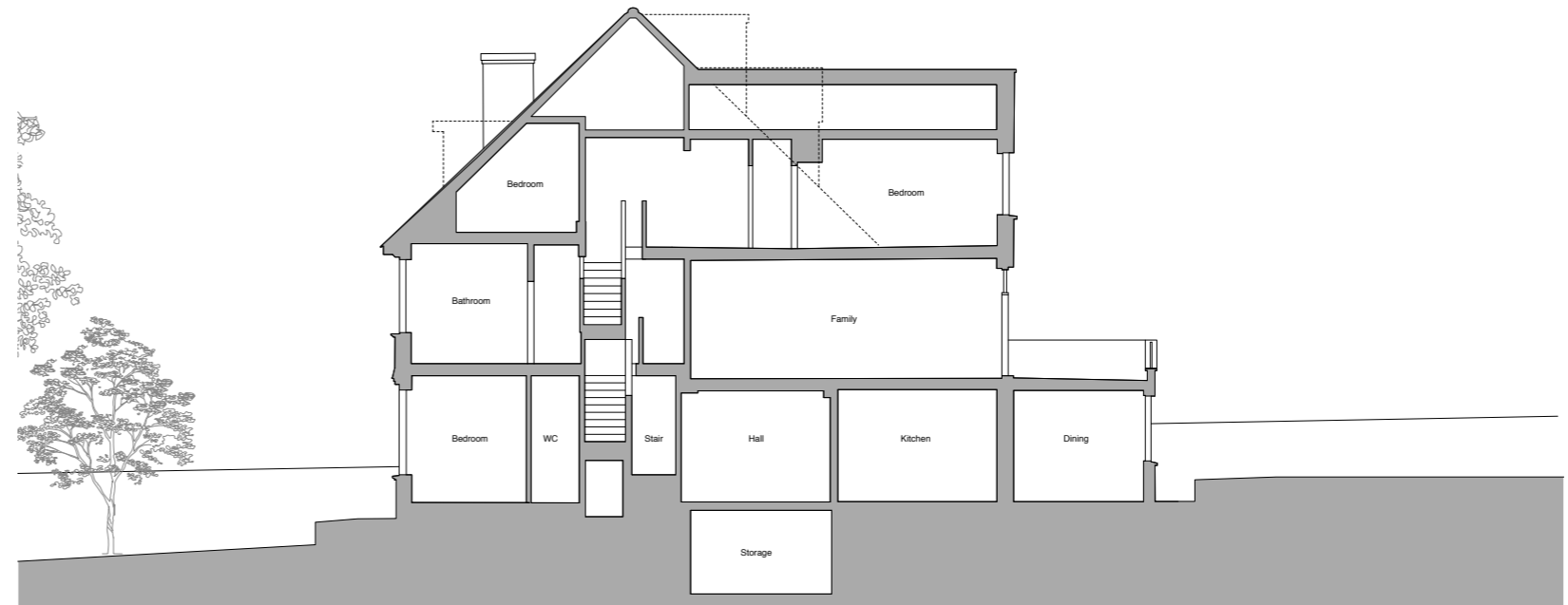
The existing property is currently a single large family house. The proposal will retain the residential use.

The existing building consists of 5 bedrooms situated over the ground and second floor. The proposal is for 6 bedrooms located on the first, second and third floors and including a staff accommodation bedroom on the lower ground.

The proposed works comprise of:

- 1) Lower ground floor enlargement and light wells
- 2) To the rear of the property the flat roof terrace on the first floor will be demolished and replaced by a new pitched roof to match the proportion of the existing building. This will provide a double height kitchen dining room.
- 3) Rear ground floor extension.
- 4) Construction of a new garage,
- 5) Conversion of attic with new dormer window to the rear elevation.
- 6) Internally reconfiguring the floor plans.

The following section of the document detail the proposals.



EXISTING SECTION



PROPOSED SECTION