3.2 DESIGN DETAILS

Front

The building is set back off Ferncroft Avenue with a front garden including mature flower beds and a boundary wall that screens the alterations from the street.

From the street, the extent of the works visible will be the light well to the front of the building and the new garage to the North West corner of the property. The light wells have been designed to be discreet with minimal visual impact from the street. The extent of the new light well takes considerably less than the maximum 50% of the front garden area as mentioned in the Camden Planning guidance.

The new elevation to the front lower ground floor is to match the fenestration of the ground and first floor.

The wall to the side of the property will be demolished with a new garage being constructed. The garage will be rendered to match the existing building and set back further from the front of the building to provide secure parking and access to the side entrance of the dwelling. The garage has been set located to the rear of the property to ensure there is no infringement on the windows of 20 Ferncroft Avenue.

Existing view of 20 Ferncroft

Proposed 3D front view

03 PROPOSED SCHEME

Existing 3D front view

Existing view from street

Basement / Lower Ground

It is proposed to enlarge the existing basement by excavating beneath the entire footprint of the property including the addition of a light well to the front and to the rear of the property.

The basement proposal should be read in conjunction with the Basement Impact Report (refer to appendix).

Natural light is to brought into the bedroom and living room by the incorporation of a small discreet light well in the front elevation carefully designed with a clear glass cover raised on stainless steel supports to minimise the visual impact from the front. Planning permission for a similar proposal has been granted on a neighbouring property (32 Ferncroft Ave ref:2012/2956/P).

The Redington / Frognal conservation area guidelines state that for Basements (RF2):

“Extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting”

The area guidelines also state that the majority of planning applications within the area are for alterations or extensions to existing buildings. Many of which involve addition or alteration to basements.

Surrounding properties along Ferncroft Avenue demonstrate numerous precedents with regard to extending basements and incorporating light wells. The adjacent images illustrate light wells at 36 and 38 Ferncroft Avenue as noted within section 2.6 of this report.

VIEW OF 36 & 38 FERNCROFT AVENUE FROM STREET

36 FERNCROFT AVENUE - LIGHTWELL DETAIL IMAGES

ISOMETRIC VIEW WEST - EXISTING

ISOMETRIC VIEW WEST - PROPOSED

03 PROPOSED SCHEME

3.2 DESIGN DETAILS

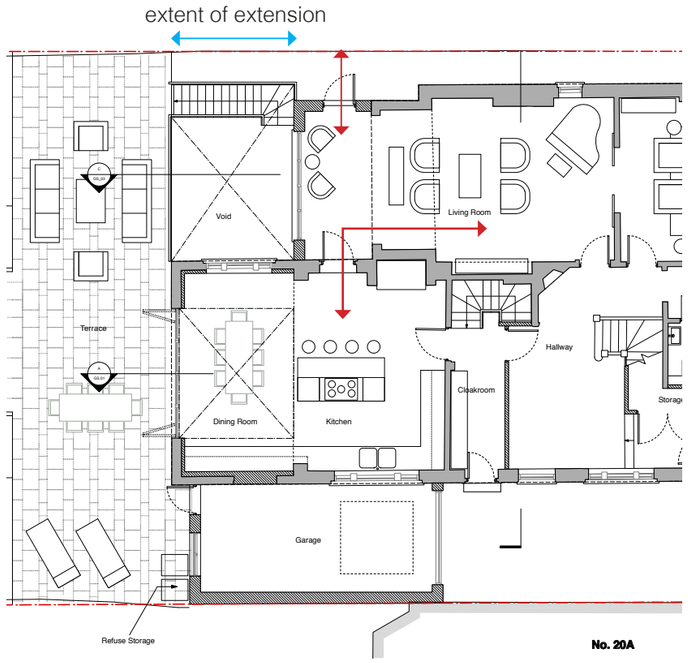
Basement Rear Treatment

To the rear of the building a larger light well is proposed, incorporating an external patio and access stairs to the rear garden allowing light to penetrate deep into the plan of the building.

This allows natural light into the lower accommodation. The proposal involves the demolition of the small single storey element. The proposed extension will be slightly larger providing level access to the garden as well as creating a connection between the lounge and the kitchen.

On the lower section, the wall will be constructed of red brick to match the existing building with a large double glazed window and glass doors.

Access routes



Existing 3D rear view

Roof to match existing

Glass Balustrade

Lower section of brick to be reinstated

Window fenestration to match existing

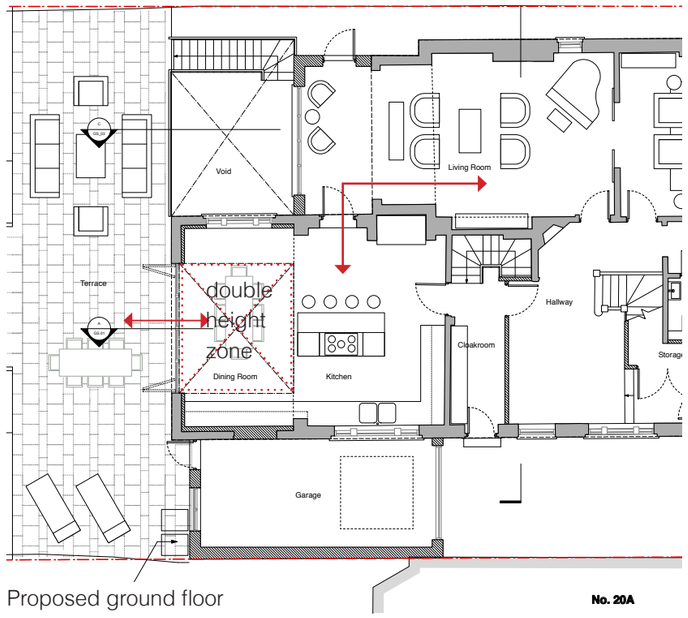
New doors and windows

Ground Floor Extension

To the rear of the property is a single storey element finished in white render with a terrace on its roof. The terrace is accessed through the lounge on the first floor or from the garden via a spiral staircase.

The proposed re-design of this element retains the same building footprint, adding a pitched roof to the rear facade. This allows natural light deep into the plan of the building and creates an interaction between the ground and first floor via the large double height void.

The building will be constructed in brick on the lower sections to match the existing style with render above. To the rear, a large double glazed wall is proposed incorporating sliding doors to allow access to the garden.



Proposed ground floor

Proposed 3D rear view

Existing 3D rear view

Double glazed windows with sliding doors

Upper section to be rendered to match existing building

Lower section of brick to be reinstated

Tile roof to match pitch, proportion and materiality of existing

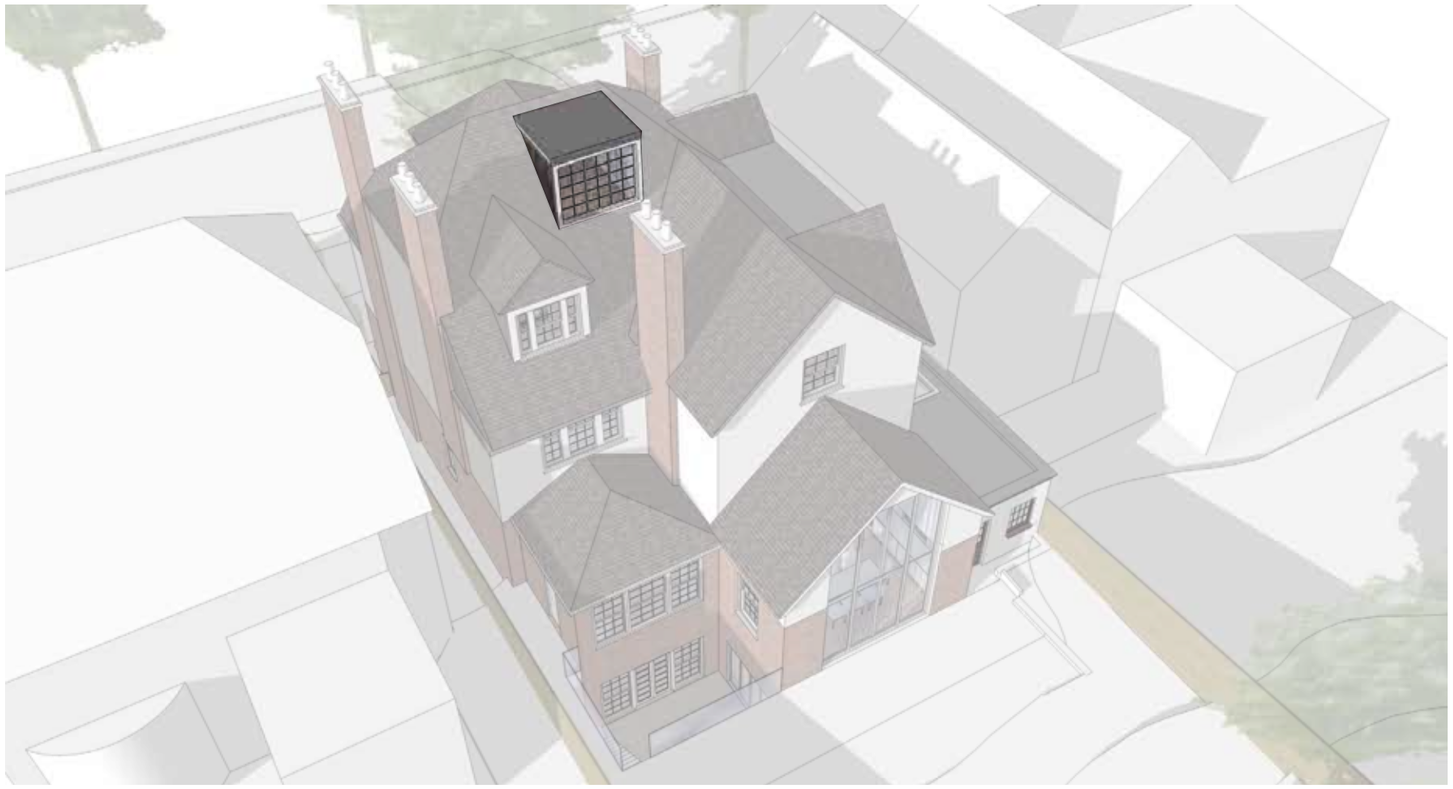
03 PROPOSED SCHEME

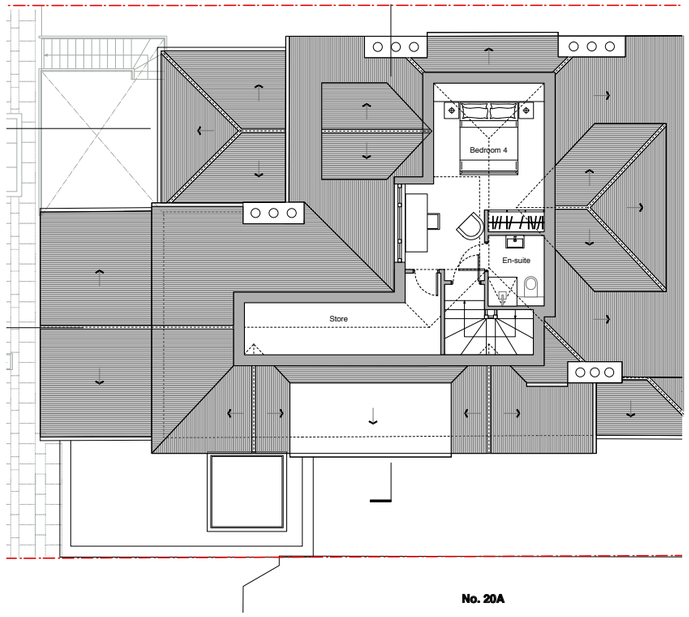
3.2 DESIGN DETAILS

Attic Conversion

The extent of the attic conversion has been designed to have a minimal impact on the existing building. The dormer window can only be viewed from the rear of the site and, although being a flat roof, is in a similar proportion to the existing dormer to the rear.

Flat roof dormer windows are common to the area as per the adjacent image of the front elevation to No. 24. This style of dormer is also located to the front elevation on No.'s 18, 16, 14, 12, 8, 6, 4 and 2 Ferncroft Avenue.





No. 20A

Existing 3D rear view

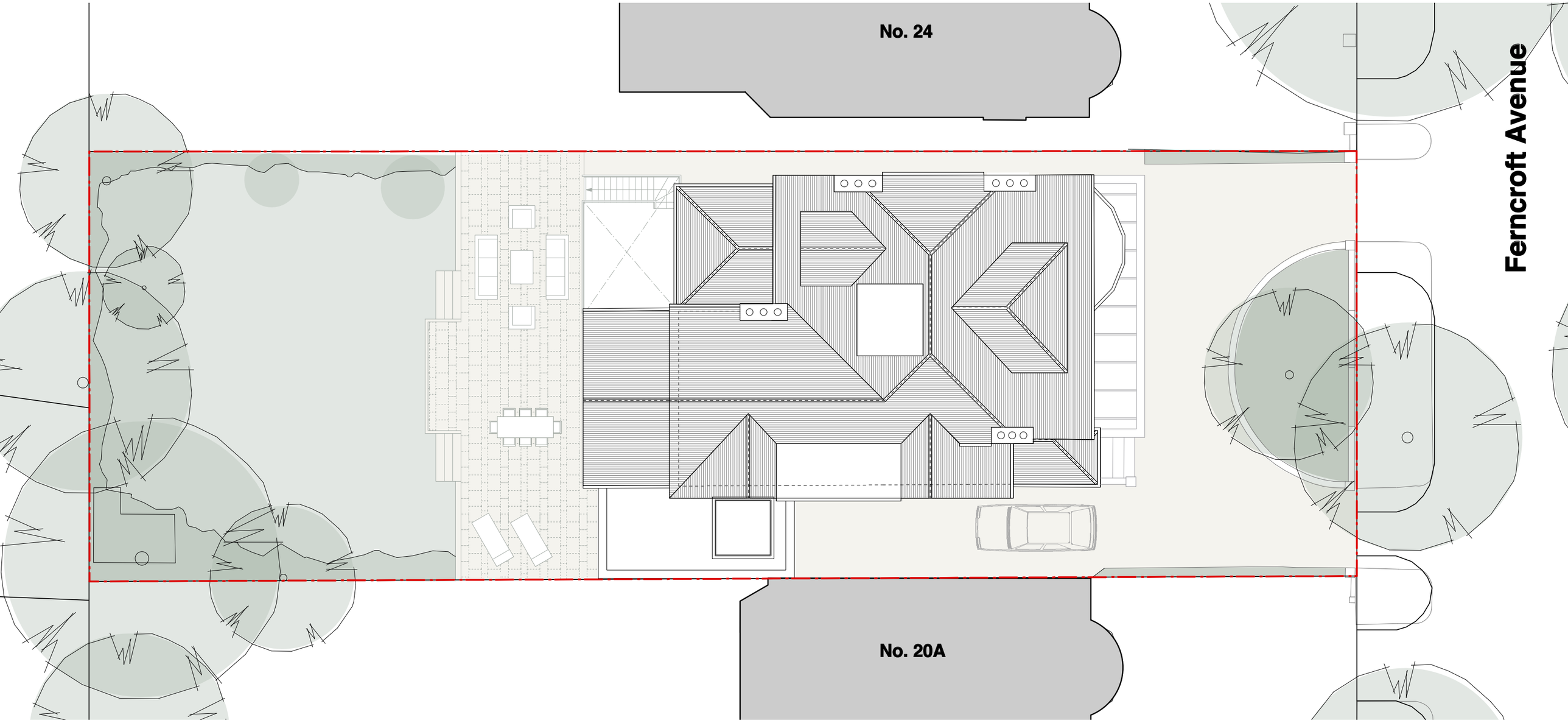
Flat roof dormer window to No. 24

PROPOSED VIEW FROM REAR GARDEN

EXISTING VIEW FROM REAR GARDEN

04 DETAIL DESIGN

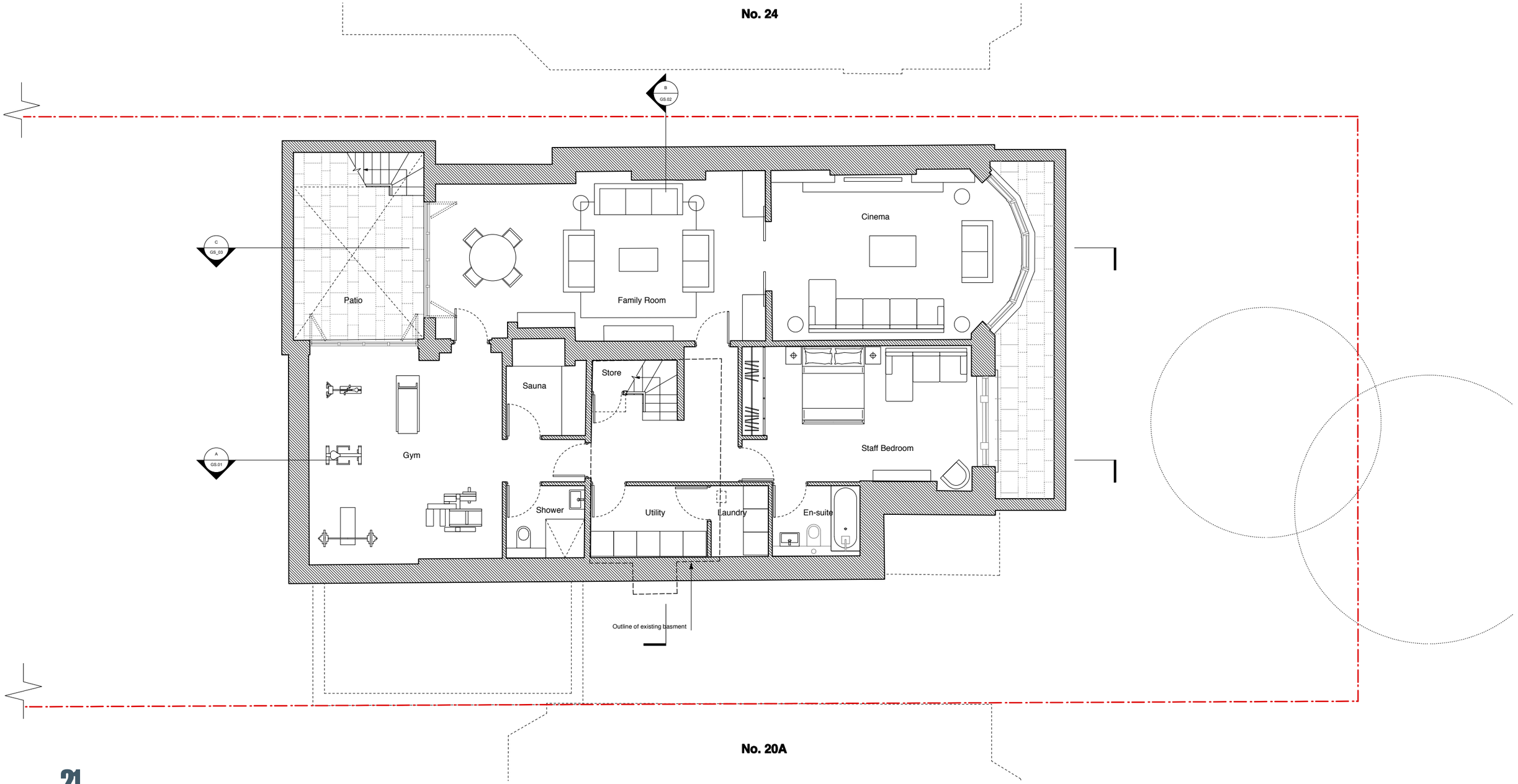
4.1 PROPOSED SITE PLAN



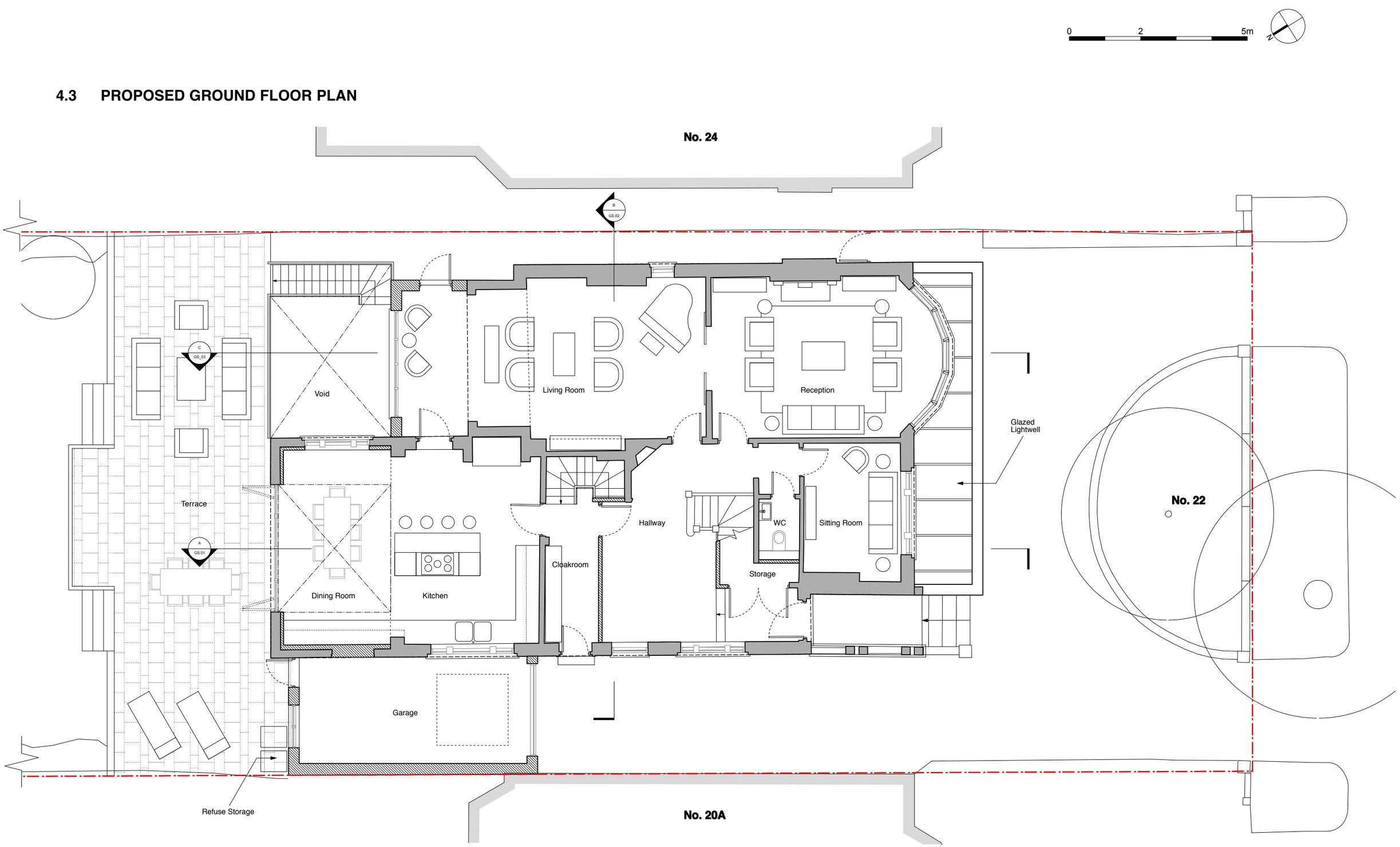
0 2 5m

N

4.3 PROPOSED LOWER GROUND PLAN



4.3 PROPOSED GROUND FLOOR PLAN



04 DETAIL DESIGN

0 2 5m

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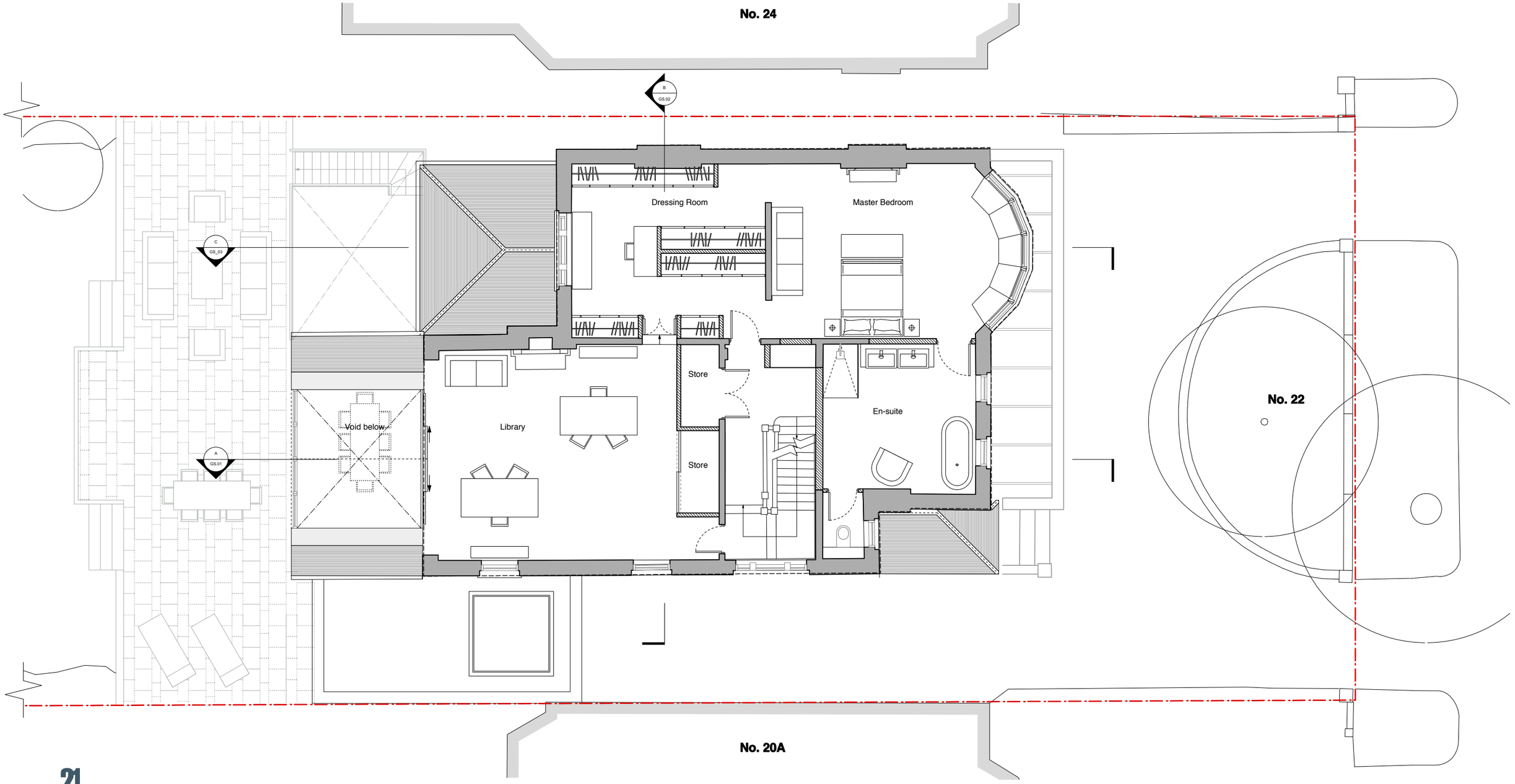
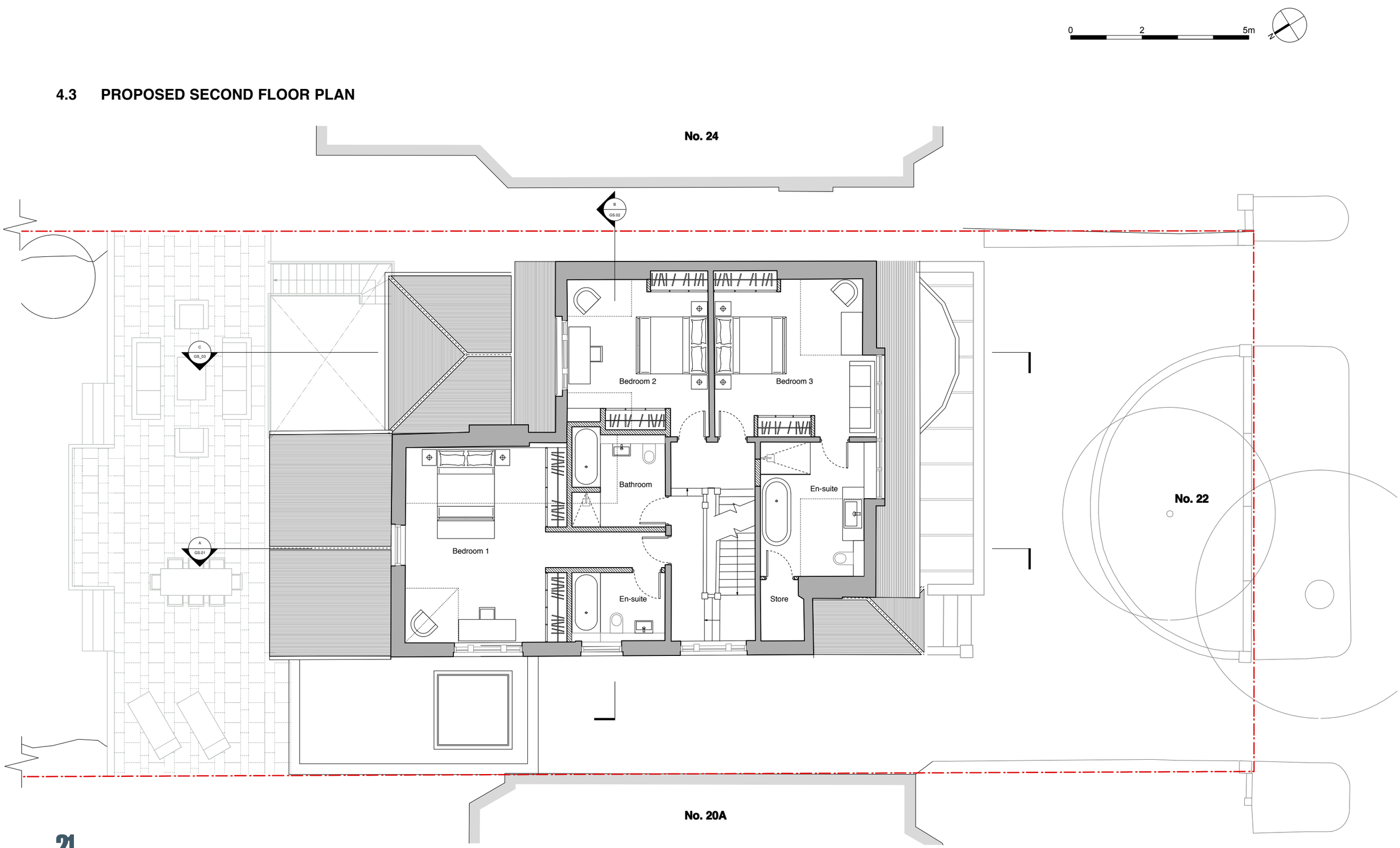
4.3 PROPOSED FIRST FLOOR PLAN



4.3 PROPOSED SECOND FLOOR PLAN

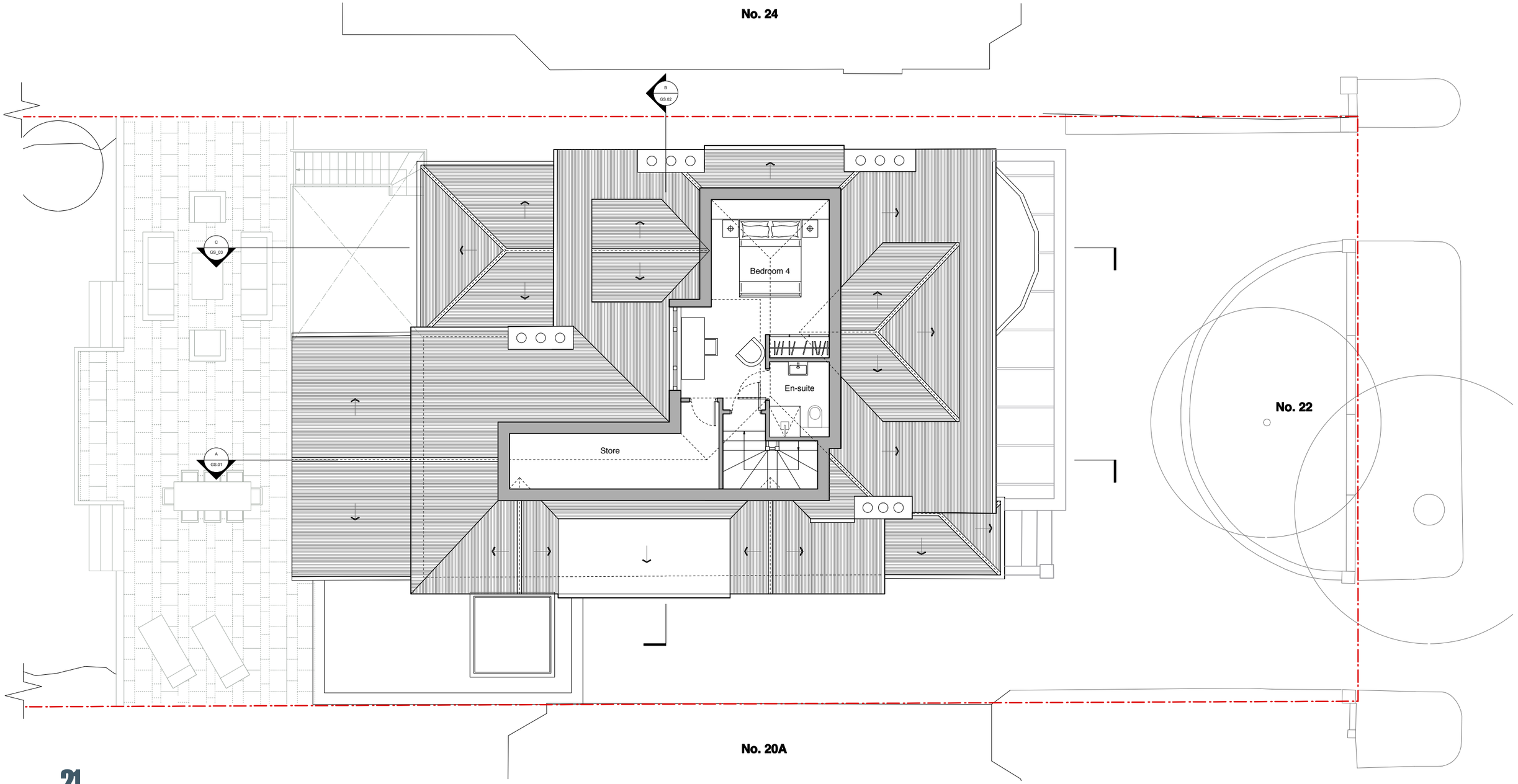


04 DETAIL DESIGN

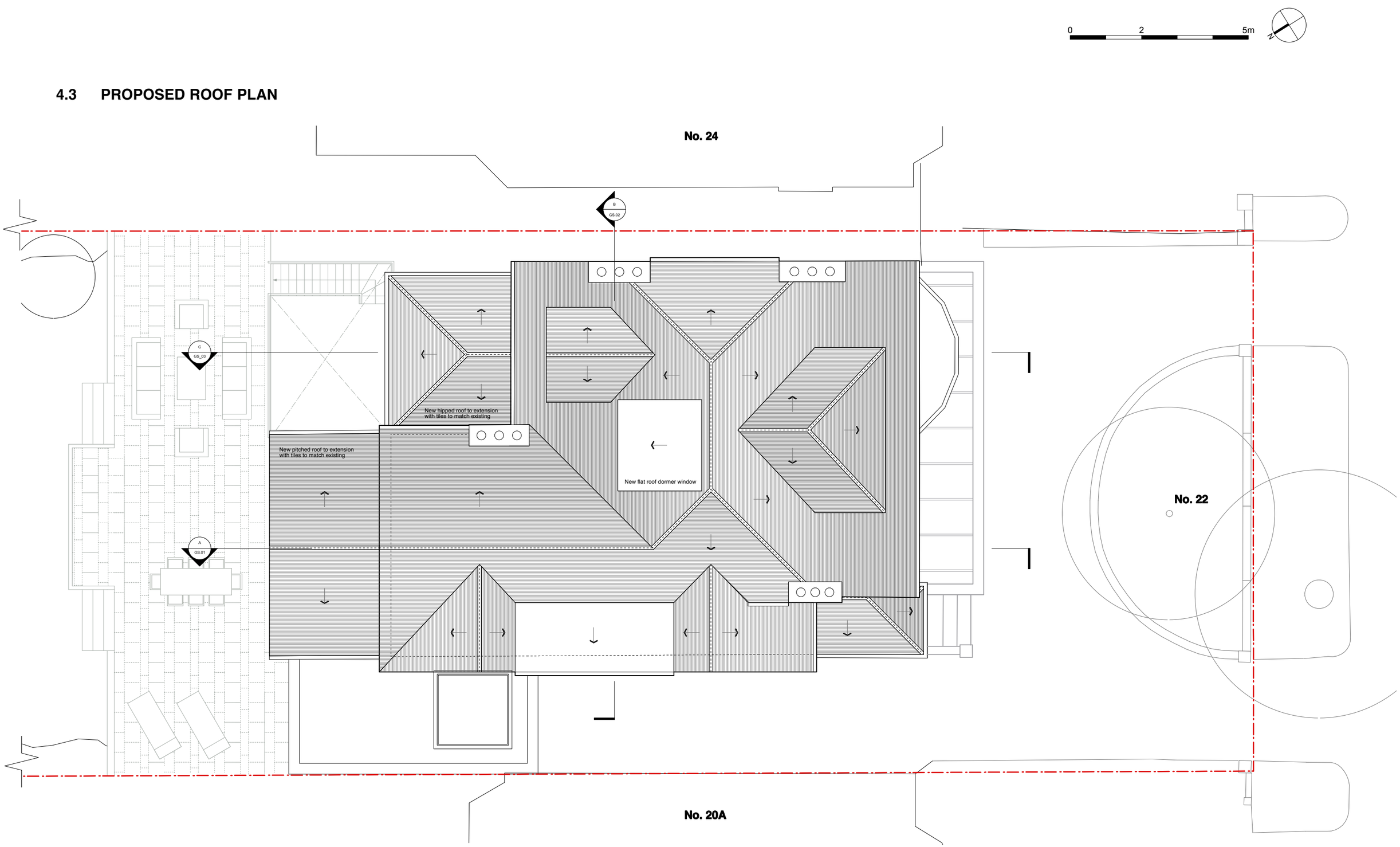
0 2 5m

N

4.3 PROPOSED THIRD FLOOR PLAN



4.3 PROPOSED ROOF PLAN



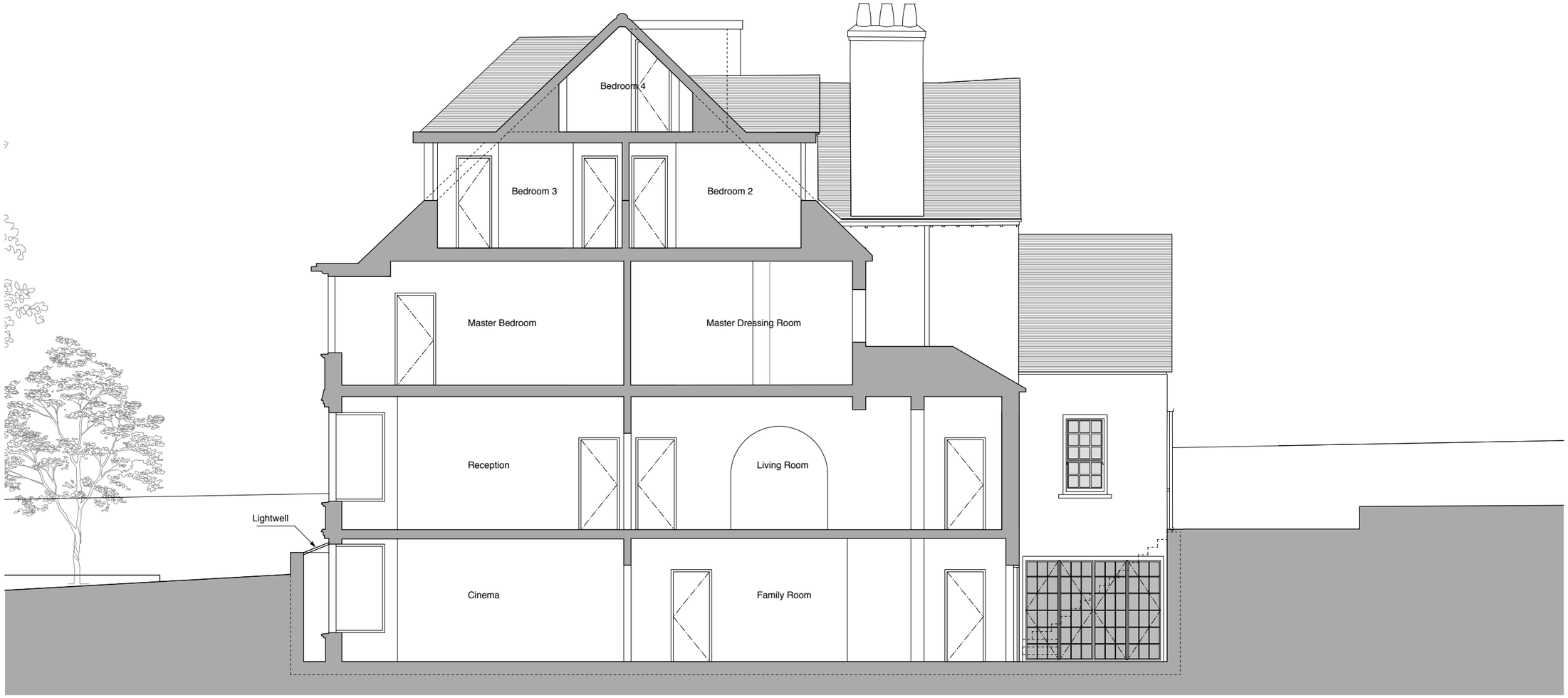
04 DETAIL DESIGN

4.4 PROPOSED SECTIONS - A

4.4 PROPOSED SECTIONS - B

04 DETAIL DESIGN

4.4 PROPOSED SECTIONS - C



4.5 PROPOSED ELEVATIONS

PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

04 DETAIL DESIGN

4.5 PROPOSED ELEVATIONS

PROPOSED SIDE ELEVATION

4.5 PROPOSED ELEVATIONS

PROPOSED SIDE ELEVATION

04 DETAIL DESIGN

4.6 AREA SCHEDULE

GIA		
	Existing (sqm)	**Proposed (sqm)**
Lower Ground	16.5	155
Ground	150.1	159.1
First Floor	124.9	124.9
Second Floor	107.2	107.2
Third Floor	11.9	15.0
TOTAL	**410.6**	**561.2**

The proposal is an increase of 150.6 sqm

05 ADDITIONAL INFORMATION

5.1 ENERGY STRATEGY

The energy strategy is based upon passive and integrated methods of design that will not only overcome the restrictions caused by the situation of the site, but will provide comfortable, low-energy demand home to run.

In paragraph 30 of the Draft Planning Policy Statement 1; Planning and Climate Changes; Supplement to PPS1, it states that Planning Authorities should be concerned with the environmental performances of new development, and because of this, with the impact of individual buildings on, and their resilience to, climate change. Planning Authorities should therefore engage constructively and imaginatively with owners to encourage the delivery of sustainable buildings. They should be supportive of innovation.

Paragraph 35 of the Planning Policy Statement 1 states "in consideration of the environmental performance of the proposed works, the planning Authorities should take into account a number of elements including:

- Landform, Layout, Building and landscape orientation to minimise energy consumption, Natural ventilation, maximising cooling and avoiding solar gain in summer.

- Expect to gain a significant proportion of energy supply on site and renewably

- Securing sustainable urban drainage.

- Require sustainable waste management."

5.2 SUSTAINABILITY STRATEGY

Insulation

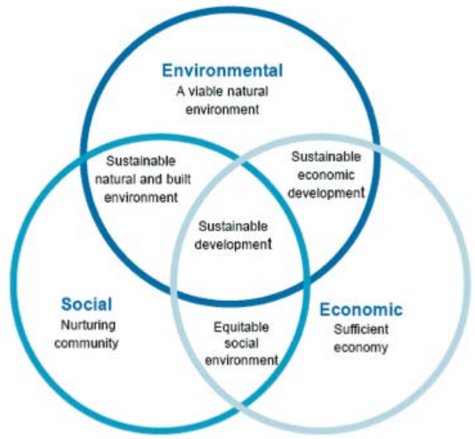
The proposed basement will have a new 100mm rigid insulation over the new concrete slab. All the new walls and roofs will have cavity insulation to comply with current regulations.

Glazing

The U-value of the proposed glazing will be specified to comply with current Building Regulations and reduce heat gain. To the rear of the building new windows have been proposed to allow natural light and passive solar gain into the building. This reduces the electrical consumption during the day. The glass will be specified to have a low solar heat gain and low emissivity energy efficient properties.

Air Tightness

The new building elements will be designed to ensure that a good air tightness is achieved. This will be achieved through careful detailing of wall and roof junctions, doors and windows incorporating the correct use of draught excluder.



5.3 FURTHER INFORMATION

The following 'Sustainability Criteria Checklist' identifies the key issues that will also be considered and addressed during the design of this building :

Design

The proposed development has been designed to have minimal impact on the existing building fabric that will preserve the street scape. Appropriate materials have been selected throughout and where possible, existing materials will be retained through demolition and reused.

Daylight/Sunlight

The proposed development will not affect any of the neighbouring buildings to any noticeable level either in terms of sunlight or daylight

Materials Specification

Construction materials will be selected with reference to the BRE 'Green Guide To Housing Specification'. Materials containing CFC's / HFC's will be avoided wherever possible. Materials will be selected for their low toxicity, recycled content and recycleability or for their low embodied energy content and Carbon Dioxide. Off-site construction methods will be considered to reduce on- site construction time and minimise wastage, for example cladding systems and bathrooms.

Construction

The main contractor will be required to adopt a Considerate Contractor Scheme and will be monitored to minimise dust pollution during construction. They will be under contract to adhere to local noise pollution and working time restrictions. Best site working practices will be expected to be adhered to at all times.

Waste Minimisation

Considerate specification of construction materials by the architects will help to minimise building waste on-site. In partnership with the Contractor, recycling of building waste will be undertaken.

Water Management

The introduction of water saving devices such as the use of reduced flow appliances for sanitary fittings will be included and will contribute to an overall reduction in water usage.

External and Internal Access

The stepped access to the building via the front door is to be retained, however it is proposed that there will be level access from the side door adjacent to the garage.

The internal staircases, and landings are to remain as existing. Level access to the rear garden is proposed

Lifetime Home Standards.

The house is not a new build but being altered and therefore it is necessary to implement the Lifetime Home standard policies in this case. However, a checklist assessment has been carried out and the building will meet the criterias.

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