

belsize
architects

48 Parkhill Road London NW3 2YP
T 020 7482 4420 F 020 7482 4186
mail@belsizearchitects.com
www.belsizearchitects.com

DESIGN AND ACCESS STATEMENT 18 FERNCROFT AVENUE, LONDON NW3



1.Introduction and Overview – The Proposed Development

This planning application relates to:

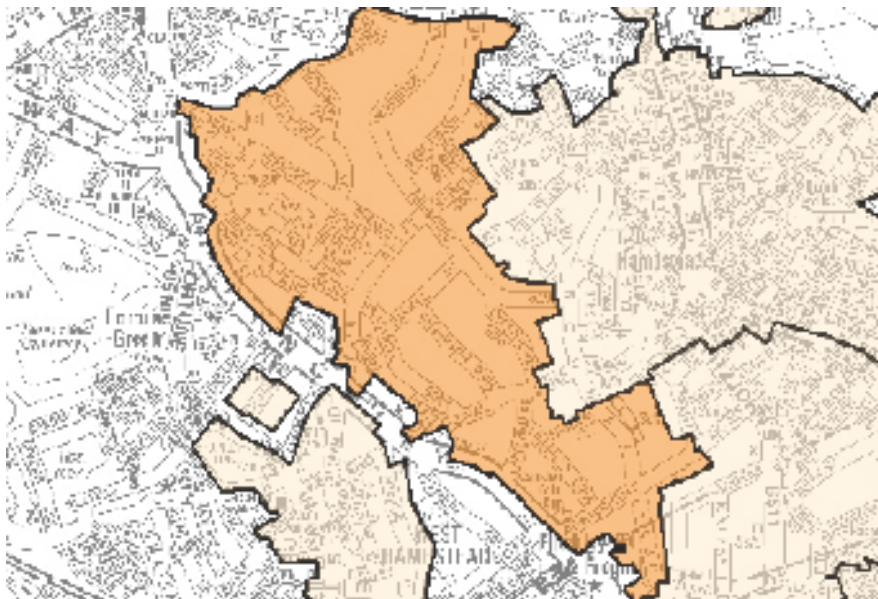
The application for planning consent is for amendments to the planning application 2011/1020/P approved on the 26th April 2011 which was for the erection of a new ground floor rear extension with terrace at first floor level following the demolition of the existing extension, the excavation to provide a rear basement and the re-modeling of the front and rear gardens.

The amendments involve the enlargement of the basement area under the existing house, the creation of a front and rear light well to provide natural light and ventilation to the basement and the addition of external staircases to both front and rear light wells.

The rest of the design remains unchanged and as approved on the 26th April 2011.

Externally the new application is not very different to the previous one except for the creation of the light wells to the front and the rear.

2. Historical Context



The site is located in the Reddington Frogna Conservation Area.. The site is located on the North side of Ferncroft Avenue. The area is characterized by large Victorian / Edwardian detached and semi-detached houses.

The area was developed by developers over a few decades starting from approx 1895 .The name given to the area was The West Hampstead Estate.

The street is a leafy suburban street with some semi detached and some detached buildings. Majority of the buildings facing the street are formed of combination of red brick and rendered walls with steep pitched roofs. In some cases the houses have a U shape and some more of a rectangular shape. Though there is certain harmony within the street, a

closer look shows that the street was developed by different people at different times. The houses have different design and not identical.

3. Physical Context: Conservation Area Designation and Character

The property is located within Reddington/Frognal Conservation Area. The design of the rear ground floor extension remains unchanged and as approved on the 26th April (2011/1020/P).

The enlargement of the basement under the existing house would not have any impact on the character of the area while allowing the client to gain more living space.

4- Involvement: Consultation with planners and community

Because this application is for amendments to the approved application 2011/1020/P, Belsize Architects has not, in this instance, consulted the Planning Department, as they feel the application is not contentious and would not have impact on the area and adjacent neighboring properties. However, the other applications and permissions in the area have been studied. Two planning permissions were particularly noted as the permission was granted to Houses no. 36 and 38 for basements and front light wells.

5. Planning History

The following are the Full Planning Applications, which had been submitted to the council in the past few decades.

2011/1020/P 26-04-2011

On the 26th April 2011, the planning application 2011/1020/P submitted by Belsize Architects for the erection of a new ground floor rear extension with terrace at first floor level following the demolition of the existing extension and the excavation to provide a rear basement was granted by the Council.

P9600938, 28-03-1996,

The Partial demolition and rebuilding of the front garden wall to widen the existing opening from Ferncroft Avenue to the front of the property. As shown on Drawing Numbers: 1, 2 and location plan.

Refused

9260115, 20-08-1992

Removal of part of boundary wall to provide hard standing and cross over for car parking space in forecourt. (Plans Submitted)

Withdrawn

9260109 , 19-08-1992

Provision of dormer window in place of existing roof light and partial demolition of side elevation. (Plans Submitted): Withdrawn

9201031, 20-08-1992

Removal of part of boundary wall to provide hard standing and cross over for car parking space in forecourt. (Plans Submitted): Withdrawn

9201024, 19-08-1992

Erection of a dormer window to side elevation at second floor level replacing existing roof light. as shown on drawing no SK/01/A.

Grant Full or Outline Perm. with Condit.

8804117, 24-06-1988

Excavation of the basement and front garden area to form a double garage and other rooms .The formation of a vehicular means of access and the construction of an entrance porch as shown on drawing nos.HW8791 HW/8791/1 and HW/8791/2. Appeal received against refusal of permission

Refuse Full or Outline Permission

7- Physical characteristics of the Design

FRONT: The proposed alterations to the front of the property from the approved application 2011/1020/P are the addition of a light well to bring natural light and ventilation to the basement and an external staircase to access the light well from the driveway through a timber gate. The new light well and the staircase will be separated from the driveway and the street by a high level planter (height of the planter as approved in the application 2011/102/P) therefore the proposed alteration will not be visible from street level.



REAR: The design of the rear extension remains as approved in the application 2011/1020/P. The only visual alteration is the addition of a light well instead of a structural glass floor approved in the previous application. The reason is to bring natural ventilation to the basement.

8- Layout: Orientation of the building

The layout and orientation remains unchanged.

9- Amount: Scale and volume

The scale of the single-storey extension remains subordinate to the larger scale of the main house.

10- Understanding of the context

The location is a sensitive one as it is part of a conservation area. Some of the buildings on Ferncroft Avenue are of historical importance to the local community as well to the city of London as a whole. The proximity of Hampstead Heath, one of the largest green and attractive open spaces in London, makes the area critically important.

The study of the site was instrumental to the development of the idea of the design. It was that the extension should remain subordinate to the house.



11- Appearance

Remain unchanged and as approved on the 26th April (2011/1020/P)

12- Landscaping

Remain unchanged and as approved on the 26th April (2011/1020/P)

13- Access

Access from the road

Ferncroft Avenue is accessed by public transport via underground. There are three tube station that reasonably close to the house (about 15 minutes walk) . They are Hampstead, Finchley Road and Golders Green. There are various buses which also serve Finchley Road which is fairly close to the property.

Internal Access

Remain unchanged and as approved on the 26th April (2011/1020/P)

External Access

One of the amendments to the approved application (2011/1020/P) is to add an external staircase at the front of the property to access the front light well from the driveway. This will give a direct an independent access to the basement from the front of the property

14- Sustainability issues

Remain unchanged and as approved on the 26th April (2011/1020/P)

15- Lifetime Home Standards

Remain unchanged and as approved on the 26th April (2011/1020/P)

END.