

24 March 2012

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Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Dear Sirs,

FLAT 1, 25 FERNCROFT AVENUE, LONDON NW3 7PG – SIDE EXTENSION

PLANNING APPLICATION

DESIGN & ACCESS STATEMENT

1. This application seeks approval of amendments to the design for a side extension previously approved by the Council – ref. 2009/2993/P.
2. Flat 1 is a 3 Bedroom apartment converted as one of four within a large property. The building is constructed in red brick with decorative tile hanging to upper floors: the roof is plain clay tiles with bonnet hip tiles. There is a drop from the front to the rear garden.
3. The property is in the Redington/Frognaal Conservation Area. The houses on Ferncroft Avenue are in a variety of different styles and periods: many having rear and/or side extensions. This property has been extended on the opposite side.
4. The proposal is, as before, to form a single storey Study at the lower ground floor level on the side of the building.
5. Following consideration of the approved scheme, it was found that existing drainage in the area would not allow the new Study room to be founded at the level previously proposed. It was also decided by the owners that it was not necessary or particularly advantageous to connect the upper floor of the flat with the lower floor via a new staircase; and that the new Study would best be accessed through the existing Bedroom. It therefore became desirable to set the floor of the new room at the same level as the adjacent rooms – which had the additional benefits not only of avoiding disruption to the existing drainage, but also of setting the new patio at the same level as the existing patio area, removing the awkwardness of new steps and surface water drainage.
6. The new route up and over the roof of the new extension will provide access to the rear garden, improving on the current situation which requires one to exit the front security gate before entering the adjacent gate to find the steps down to the garden. Everyday access to the garden will continue to be through the rooms on the lower level.

7. The result of the proposed changes is to raise the roof of the extension slightly, necessitating some small adjustment to the boundary fencing. However, when viewed from the front, the new roof level is at the same level as the existing brick garden wall, and being set back some 16 metres from the front pavement, will hardly be visible.
8. The small amount of exposed walls of the extension front and back will be clad in red brick to match the bricks of the existing house.
9. The impact of the new proposal to the architectural integrity of the existing house, the setting of the Conservation Area including preservation of the gap between nos. 25 and 23 Ferncroft Avenue giving views through to the rear gardens, and the light and privacy of the neighbouring property, is considered to be minimal, and less than the previously approved design.

We trust that the information included with this application will allow it to be registered.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jon Allen', with a stylized flourish at the end.

Jon Allen Architect

cc. Hyungsok Ahn, Elaine Charlesworth