

**Ground Floor Flat 20 Ferncroft Avenue London NW3 7PH**  
Design and Access Statement

20 December 2010

## **1.0 Introduction and Aims**

The following design and access statement has been issued by Inglis Badrashi Ltd, 11 Wells Mews, London, W1T 3HD (Tel 020 7580 8808). It has been prepared in support of a planning application for alterations to Ground Floor Flat, 20 Ferncroft Avenue, London NW3 7PH. The alterations comprise the construction of a rear extension at garden level and internal alterations.

This statement demonstrates that our proposal does not conflict with planning policies, and describes how the design will be a positive contribution to the area. The refurbishment and alterations will be of a very high quality, with careful attention to detail. Additionally, and in keeping with our 'environmentally responsible' ethos, external materials will all be natural and sustainable, where possible. The design of the development will also address the local context, constituting a positive contribution to the local area, by considering and reflecting existing architectural surroundings.

This statement, in support of our planning application, was prepared on the basis of the Commission for Architecture and Built Environment's (CABE) guidelines for the formal requirements of high quality design and access (CABE, 2006. Design and Access Statements).

## **2.0 The Existing Site**

### **2.01 Site Analysis**

#### **Assessment**

##### *The Surrounding Area*

The site is located in the Redington Frogna Conservation Area but is not listed. The site is located on the North side of Ferncroft Avenue. The area is characterised by large Victorian / Edwardian detached and semi-detached houses.

##### *The Site*

The site comprises a semi-detached three storey house, which has been subdivided into 3 flats.

##### *Planning Policies*

Camden's normal residential UDP policies and standards apply to the development.

#### **Involvement**

The scale of the application is such that wider consultation was not deemed necessary beyond consulting the councils design standards for this type of development.

## **3.0 The Design Proposal**

### **3.01 General Design Strategy**

##### *The Design Proposal*

The design proposal is to demolish the existing rear extension and build a new wider extension that links the flat to the garden and creates a family sized reception room, while maintaining 3 bedrooms..

##### *The Use*

The proposed development remains residential.

##### *The Amount*

The proposal increases the floor space of the existing building by a small amount, which is not significant in the context of the over all size of the building.

### *The Layout*

The layout enlarges the existing living room and re-orientates the kitchen to the main reception space. It provides direct access into the garden.

### *The Scale*

The proposed scheme has been designed to respect the original house and the amenity of adjoining neighbours.

### *Landscaping*

The area in front of the new extension would be re-landscaped to improve access and use of the garden.

### *The Appearance*

The extension will be built from materials similar to that used in the existing building.

## **4.0 Accessibility**

### *Access*

#### *Vehicular and transport links*

The existing situation will not be altered by the proposed development.

#### *Inclusive Access*

The existing situation will not be altered by the proposed development.

## **5.0 Conclusion**

The proposed rear extension has been designed to ensure it will have minimal impact on the appearance of the conservation area and on adjoining neighbours, while significantly improving the quality of accommodation of the flat.