



Design and Access Statement

16th June 2009

Camden Council Culture and Environment Directorate
Planning Division
5th Floor, Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LISTED BUILDINGS AND CONSERVATION AREAS ACT 1990:
FLAT 1, FERNCROFT AVENUE, LONDON NW3 7PG**

Flat 1, 25 Ferncroft Avenue is a 3 bedroom apartment converted as one of 4 from a large property. The building is constructed in red brick with a tile hung façade to the upper levels. There is a drop from the front to the rear garden.

The property is in the Redington Frognal Conservation Area, the buildings in the street are a variety of different styles and periods. Many properties in the road have rear and/or side extensions. The property has been extended on the opposite side.

The proposed works are as follows:

1. This application is to form a single storey study space at the lower ground floor level, at the side of the building. The proposed study would be accessed from the existing ground floor bay window, via a staircase down to the new space. This staircase would be enclosed in a glazed structure, minimising the impact on the building above ground level. This staircase would also serve to connect the upper level living spaces directly with the garden. (At present the only access to the garden is through the lower level bedrooms, or out through the entrance gate, in through the garden gate and along the side of the building.) The level of the proposed study has been set to maintain access and views over the roof along the side of the building. Views to the rear garden are preserved due to the low level of the proposed extension.
2. Removal of a small diseased tree in the rear garden close to the boundary with No.23. This tree is a type of oak, but is not healthy. If left in place, it would certainly damage the boundary, but may also affect the foundations of both No. 23 and 25. If removed, the garden to No. 23 and the rear windows would receive more light.

Since the rear garden is southeast facing any impact on daylight/sunlight to adjoining properties are minimal. Further design measures have been applied to minimise the impact on the adjoining buildings:

- The level of the proposed study has been considered to maintain the height of the existing boundary - the height of the fence along the side of the extension will be no greater than at present, while maintaining privacy. The existing access and views to the rear garden would be maintained. The proposed access would be set at the level of the entrance gate at the front of the property, and provide a 1400mm high fence along the side of extension measured from the roof level.

- The only part of the proposed extension above ground level would be the glazed enclosure. This would be attached on the north west side of the house set back from the rear elevation, so would not affect the amount of light to neighbouring properties.

- The glazed enclosure would replace an existing bay window on the side of the property. The glazed enclosure would not enable residents to get any closer to the boundary, as the existing bay window floor area would become the top landing of the staircase – a more transient space than at present.

- Materials used have been carefully considered to compliment the textures and materials of the existing house; the boundary wall with N°23 is proposed in brick to match existing, with a new timber boundary to complement the existing. The glass to the stair enclosure is intended to be as discreet as possible – the brick of the existing wall behind would be left exposed so that the definition of outside/inside space is blurred. (as well as reducing light reflectance from the study below)

- Very high, heavily planted boundaries on the rear gardens mean that the proposed garden room will not be easily visible from the garden of No.23.

- The pitched roof of the proposed glass enclosure follows the pitch of the main roofs above, and minimises the height closer to the boundary.

Pre-planning advice has been sought, and incorporated in the proposals. We met with David Peres Da Costa at the council offices, (Duty Planning Service) The proposals have been developed in accordance with the principles discussed.

We hope you will agree that the revised proposals are carefully considered in relation to the existing house, neighbouring properties and the character of the Conservation Area. Care has been taken to ensure the visible part of the extension does not obscure views between the buildings from the front.

We trust that the information included will allow the application to be registered swiftly, however if you have any queries or require further information please do not hesitate to contact us,

Yours sincerely
for DDWH Architects

WARREN HOWLING
Director

Enc.
cc HA and EC

118-7.2-160609planning