

41 FERNCROFT AVENUE - PROPOSED REFURBISHMENT

THE SITE

The application site is an upper floor maisonette within a purpose built block of 4 flats built in the 1980's. The building is located on the south side of Ferncroft Avenue, with the proposed work to the rear elevation facing the garden.



PLANNING HISTORY

Planning was granted on 11/07/1986 for a Partial redevelopment to provide a building of four floors over basement to comprise four self-contained maisonettes Application Number 8601289. The application was implemented.

More recently planning was granted for the erection of a ground floor single storey extension along the Ferncroft Avenue elevation, associated with flat 2. Application number 2005/0985/P. The application was implemented.

THE PROPOSAL

Flat 4 is a maisonette occupying the three upper floors to the west of the building. The existing living room is on the second floor and is a large room only lit by a dormer window and double doors to a balcony on the north elevation. As a result the room is under lit, so much so that it is necessary to have lights on during the day.

The proposal is to increase light levels by introducing 2 conservation style velux windows either side of the existing dormer window. In addition to lower the cill of the dormer window to floor level and introduce an additional area of fixed glazing below the existing window..



View of the westerly garden elevation showing the location of the new conservation style windows and additional glazed panels below the dormer window.

DESIGN

The colour, style and materials of the lower section of window would match exactly the existing window above.

It should be noted that late addition conservation style velux window have been allowed to the adjacent house.

ACCESS

Access to the flat would not be affected.

The introduction of low level glass panels would aid the outlook of occupiers of the flat who are wheelchair users owing to the improved sight lines.



Example of conservation style velux windows to the adjacent building to the application site at 21 Kiddapore Gardens.

END