

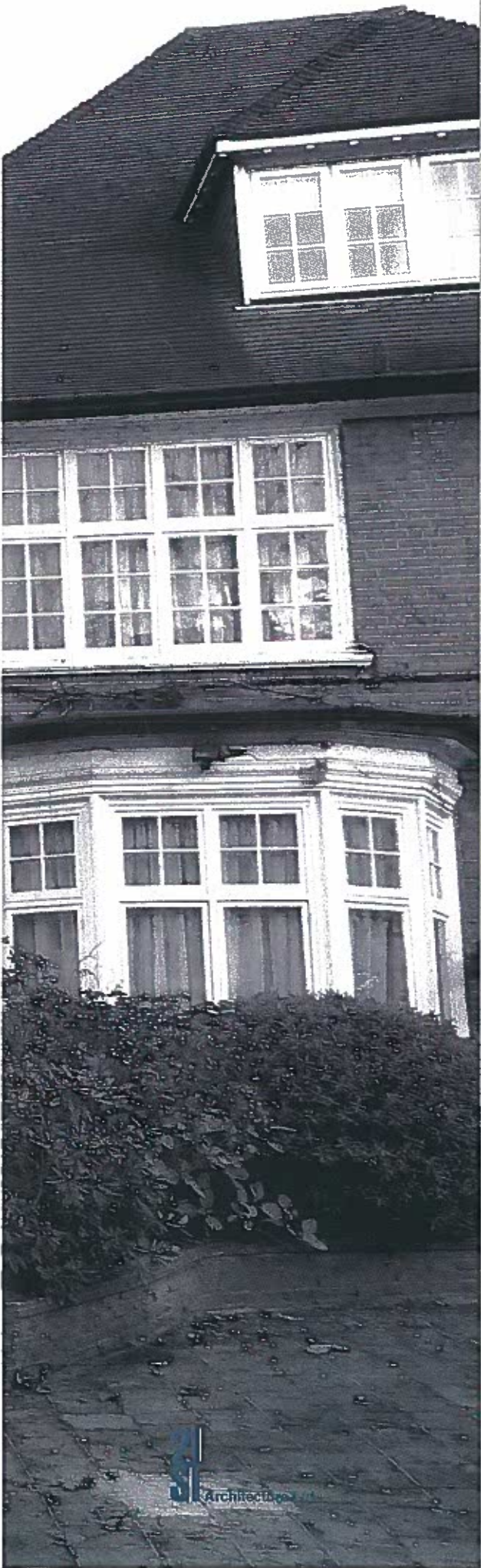
20/11/2014

22 FERNCROFT
A V E N U E
HAMPTON LONDON NW8 7RH
HOUSEHOLDER DESIGN
AND ACCESS
STATEMENT

21
st

Architecture Ltd





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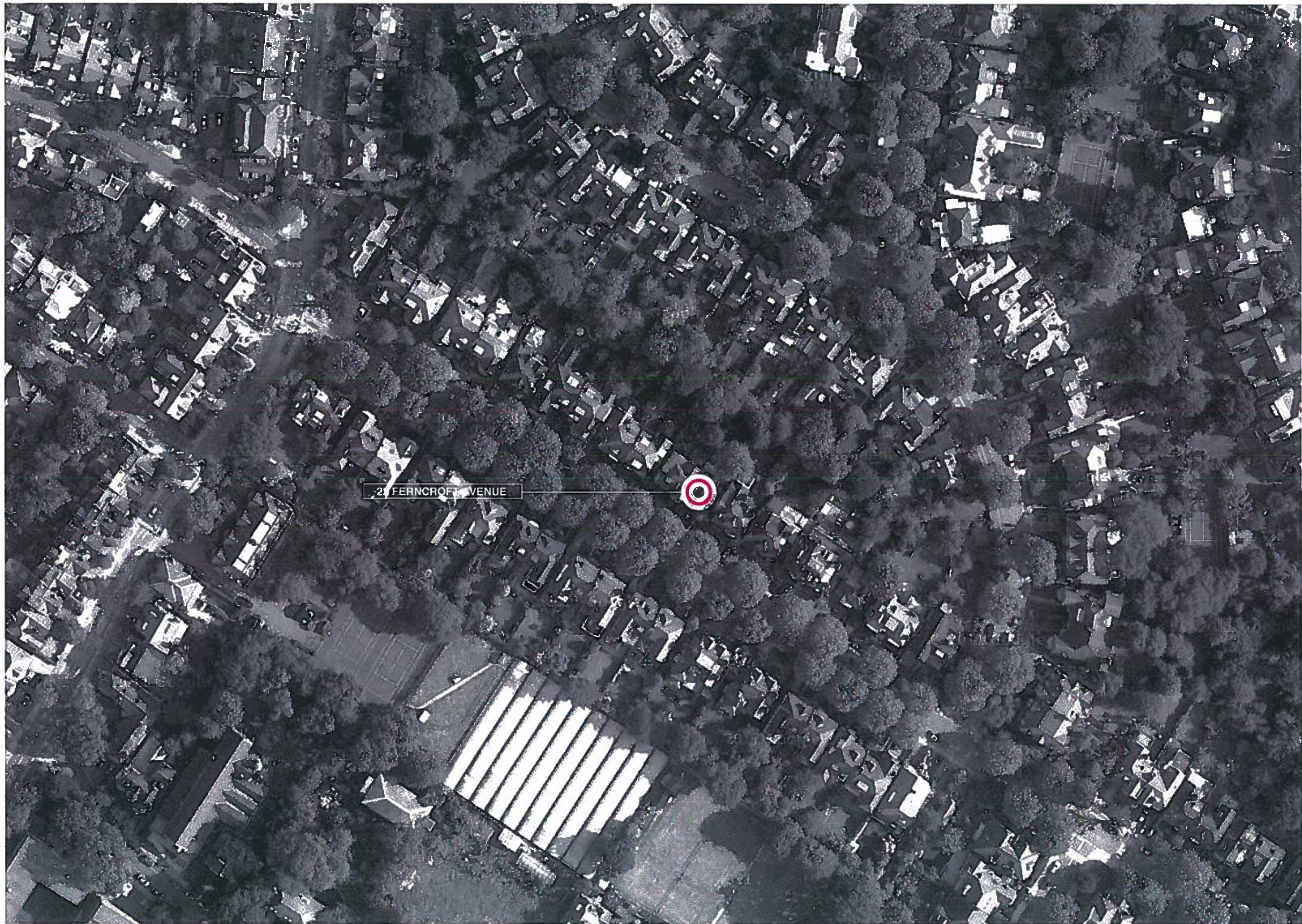
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01 INTRODUCTION

1.1 Executive Summary

22 Ferncroft Avenue is a single dwelling house in Hampstead located in a residential area characterised by large detached family houses.

21st Architecture have been appointed as the Architects for the design and planning submission for a single proposed new dormer window to the rear of the property.

1.2 Project Overview

A recent planning application has been granted approving construction of a new basement to 22 Ferncroft Avenue, as well as a new garage, small rear extension and part conversion of the existing third floor attic space to a habitable bedroom.

Numerous precedents exist in the surrounding area for similar dormers at third floor level and the design is in keeping with the existing building and surrounding area.

This Design and Access Statement has been prepared having regard to Government guidance entitled 'Guidance on Information Requirements and Validation' (2010) Town and Country Planning (Development Management Procedure) (England) Order 2010 and also guidance published by the Commission for Architecture and the Built Environment (C.A.B.E.) entitled 'Design and Access Statements - How to Write, Read and Use Them' (2006).

All figures and illustrations within this document are provided for illustrative purposes only, unless otherwise noted.

1.3 Project Team



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02 SITE & CONTEXT

2.1 SITE LOCATION

22 Ferncroft Avenue is located on the slopes of West Hampsted. West Hampsted is an area in north-west London in the borough of Camden, situated between Childs Hill to the north, Frognal and Hampstead to the north-east, Swiss Cottage to the east, South Hampstead to the south, Kilburn to the south-west and Cricklewood to the north-west. It is known for its intellectual, liberal, artistic, musical and literary associations and for Hampstead Heath, a large, hilly expanse of parkland. It has some of the most sought after housing in the London.



02 SITE & CONTEXT

2.2 SITE DESCRIPTION

22 Ferncroft Avenue is a 5 storey residential property located within the Redington/Frognaal Conservation area. Built at the turn of the 19th century, the building is a large family house.

The property benefits from a large mature garden to the rear of the property including a disused air raid shelter. The site is approximately 690 sqm.

The property sits on a slope with a height change of approximately 3.5m from the front to the rear of the site



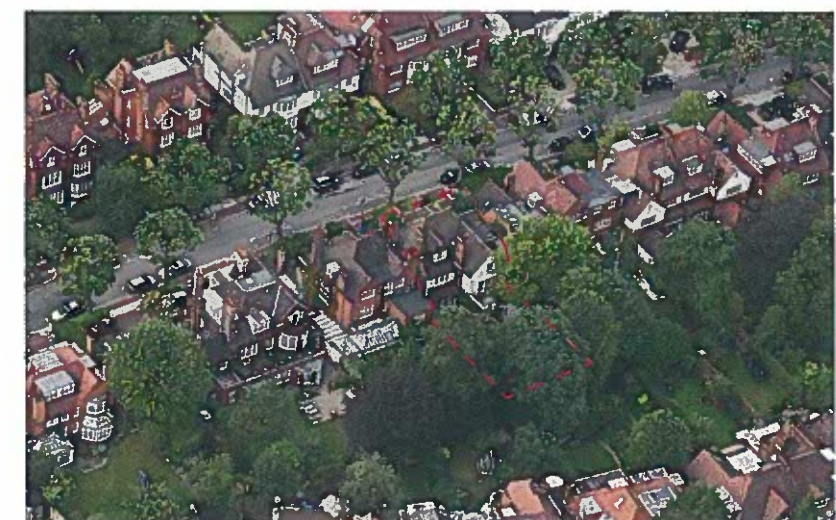
AERIAL VIEW NORTH



AERIAL VIEW SOUTH



AERIAL VIEW EAST

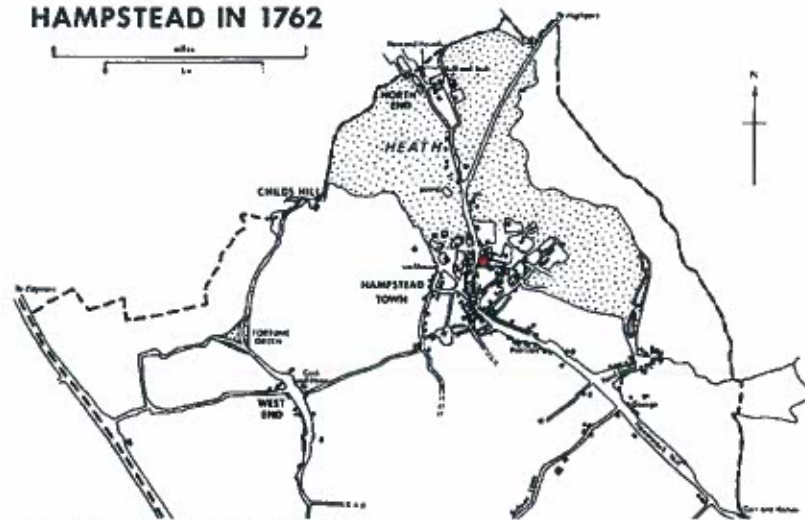


AERIAL VIEW WEST

02 SITE & CONTEXT

2.3 HISTORICAL CONTEXT

HAMPSTEAD IN 1762



1762 MAP - APPROX. SITE IN RED

Until the late 19th century, the locale was a small village called West End. Modern West Hampstead emerged with the arrival of the railways, and the transformation of the area from farm land to housing estates. In 1879, the Metropolitan Railway adopted the name West Hampstead for its station on West End Lane, the main road through the area. Its motivation seemed to be to avoid confusion with the main retail area in central London, which was also known as the West End.

Originally owned within the Maryon Wilson Estate, they resisted developing the land to the west of Hampstead Village, but by the 1870's, there were significant financial incentives for landholders to sell or develop their land. Due to this pressure, it appears they sold off areas of land for approximately 6 houses at a time although they included strict covenants to control the appearance, materials and size.



Example of architectural style in locality



1888 MAP - APPROX. SITE IN RED

This led to slow development of the area with predominantly Victorian and Edwardian housing, although with some varied buildings ranging from a restrained Arts and Crafts style to a more formal Neo-Georgian.

02 SITE & CONTEXT

2.4 REDINGTON FROGNAL CONSERVATION AREA

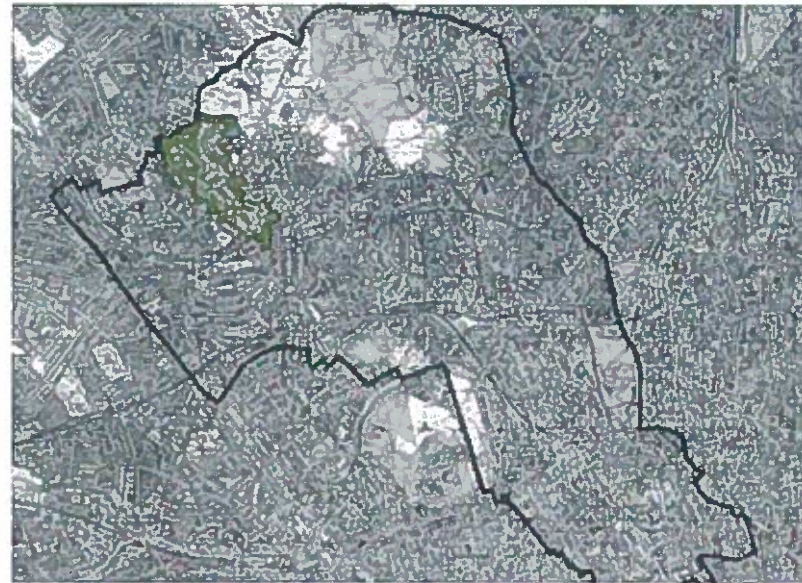
The site is located in the Redington Frognal Conservation Area which, up until the 1870's, was undeveloped fields separating Hampstead Village in the East to the West End.

The Redington Frognal Conservation Area is situated on the slopes to the West of Hampstead. In a report to the London Borough of Camden, Planning and Communications Committee it was described as "an exceptional example of consistently distinguished Victorian and Edwardian architecture"

The contours and slopes of the hills on which the Conservation Area lie are of great significance to the area's character providing views and vistas that give emphasis to many of the buildings. The streets and avenues in the area benefit from dense vegetation and mature trees.

The character of the conservation area is typically defined by large red brick detached and semi-detached houses and mature vegetation. The area can be in-fact divided into eight sub areas.

The site, 22 Ferncroft Avenue, falls into the sub area defined as 'The Crofts' which encompasses Ferncroft, Hollycroft and Rosecroft Avenues. Completed by 1910, this area represents the second phase of the development of the Northern Part of the Conservation area. With a limited number of exceptions, the area has a consistent quality and character.



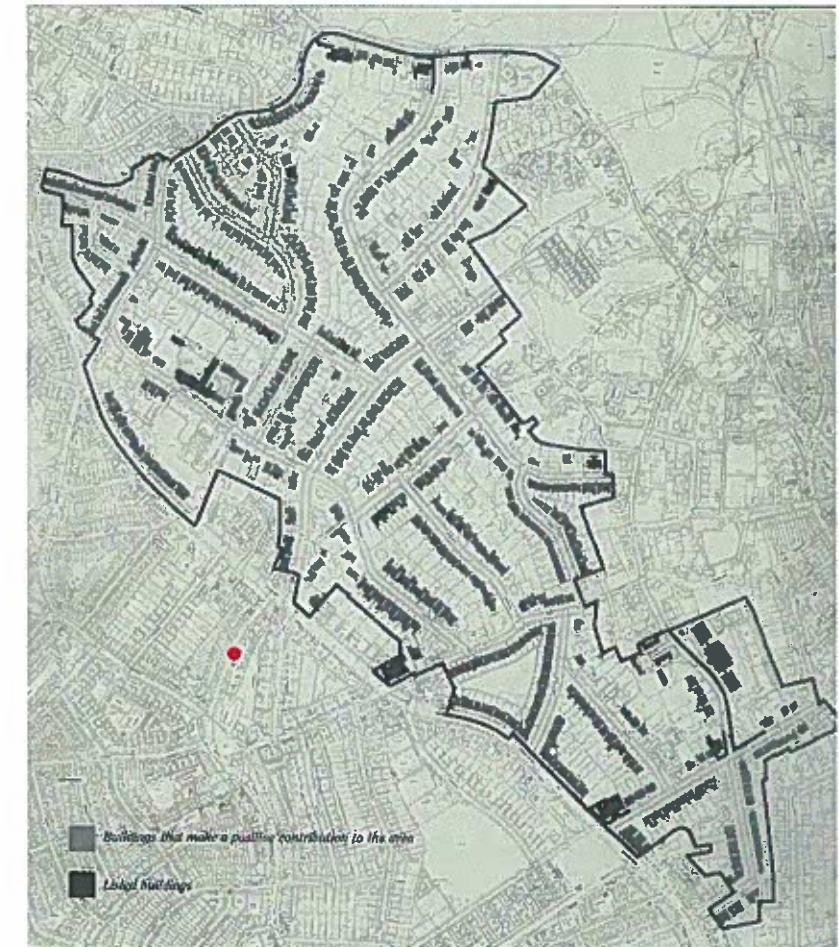
Borough of Camden with Redington Frognal Conservation Area highlighted

FERNCROFT AVENUE

The buildings on Ferncroft Avenue are overshadowed by the regularly spaced London Plane trees that dominate views along the avenue.

Ferncroft Avenue was almost entirely designed and built by the Quennell/Hart partnership. 10 of these houses on Ferncroft Avenue are listed.

Quennell mixed and matched sets of elements and materials to give a street of a mixture of detached and semi-detached houses of varied individual appearance but which results in an overall coherence of character. The buildings on this avenue are predominantly red brick semi-detached houses occasional interspersing with houses with rendered upper floors or tile hanging. 22 Ferncroft Avenue is a fine example of one of the few variation demonstrating the rendered first floor.



Redington Frognal Conservation Area with site highlighted in red

02 SITE & CONTEXT

2.5 CONSULTATION WITH PLANNERS

21st Architecture has not, in this instance, consulted the Planning Department as they feel the application is of an uncontentious level and would not have impact on the area and adjacent neighbouring properties. However, the other applications and permissions in the area have been studied.

2.6 LOCAL PLANNING HISTORY

The following are the Householder Applications for local developments have been submitted to the council in the past few decades:

Application Ref:	Address	Status
2014/1296/P	26 Ferncroft Avenue	Granted
2013/6039/P	8 Ferncroft Avenue	Granted
2012/4810/P	34 Ferncroft Avenue	Granted
2012/4812/P	32 Ferncroft Avenue	Granted
2012/2753/P	34 Ferncroft Avenue	Granted
2012/4875/P	18 Ferncroft Avenue	Granted
2012/3800/P	3 Ferncroft Avenue	Granted
2012/2946/P	32 Ferncroft Avenue	Granted
2012/2753/P	34 Ferncroft Avenue	Granted
2011/3930/P	16 Ferncroft Avenue	Granted
2011/2616/P	16 Ferncroft Avenue	Granted
2011/1020/P	18 Ferncroft Avenue	Granted
2010/4912/P	38 Ferncroft Avenue	Granted
2010/4600/P	36 Ferncroft Avenue	Granted
2010/3463/P	38 Ferncroft Avenue	Granted
2010/2829/P	38 Ferncroft Avenue	Granted

2.7 SITE PLANNING HISTORY

Specifically to the application site, 22 Ferncroft Avenue, the following Full Planning Applications were submitted to the council;

16726 - 19/06/1964

Conversion of 22, Ferncroft Avenue, into one six room maisonette on ground and first floors, one two room flat on first floor and one three room flat on second floor.
GRANTED

2013/0122/P - 10/01/2013

Conversion of 2 flats into a single family dwelling house (Class C3).
GRANTED

2014/0241/P - 22/01/2014

Extension of existing basement (with front and rear lightwells) to match proposed extended footprint of the ground floor above. Rear extension at ground floor level, two rooflights and garage to side elevation.
GRANTED

1998 to 2013

Various TPO Applications for removal, replacement and reducing of trees on site. No objections.

2.8 RELEVANT PLANNING POLICIES

The following policies are relevant:

- Mayor of London SPG
- Camden Planning Guidance (CPG1) - Design (rev 2013)
- Redington/Frogna Conservation Area Statement
- Local Development Framework Core Strategy and Development polices.
- CS14 Promoting high qualities and conserving our heritage
- DP22 Promoting sustainable design and construction.
- DP24 Securing high quality design.
- DP25 Conserving Camden's heritage.
- DP26 Managing the impact of development on occupiers and neighbours.

02 SITE & CONTEXT

2.9 SITE PHOTOGRAPHS - FRONT

Adjacent are a selection of photographs illustrates the existing site and the surrounding buildings for context.

Refer to the site plan below for the position of the photographs in relation to the site.

Note: the effected development area cannot be seen from the street.



01 - STREET VIEW SOUTH EAST



02 - STREET VIEW NORTH WEST



03 - STREET VIEW NORTH EAST

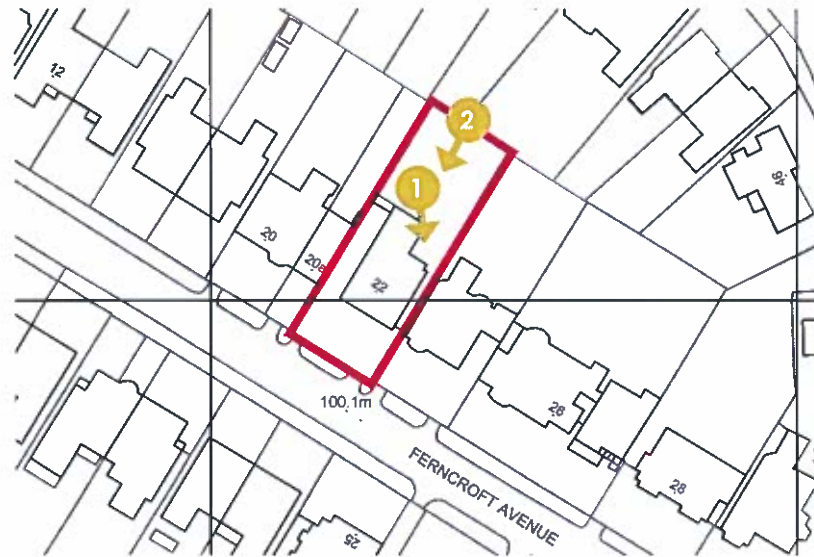


04 - STREET VIEW NORTH



02 SITE & CONTEXT

2.10 SITE PHOTOGRAPHS - REAR



01 - EXISTING DORMER, SECOND FLOOR



02 - REAR VIEW & CONTEXT

02 SITE & CONTEXT



03 - REAR VIEW & CONTEXT



04 - REAR VIEW & CONTEXT

03 APPROVED SCHEME

The current approved scheme 2014/0241/P includes conversion of the existing third floor attic space to part habitable bedroom with two conservation rooflights. It is felt by the owner that rooflights are not in keeping with the grain of the original house or the surrounding area, nor do they serve the room space head height in an efficient way.



REAR EYE LEVEL VIEW - APPROVED SCHEME



ISOMETRIC - REAR APPROVED SCHEME

04 PROPOSED DORMER

The new dormer is proposed to overcome these challenges, being designed to the same style as the existing dormer and using matching external materials. There will be no increase in overlooking capabilities to neighbouring properties, who in turn maintain overlooking capabilities to the rear garden of 22 Ferncroft Avenue. Large trees provide privacy from adjacent gardens beyond (see photo section 5, Precedents).

It is also felt that the proposal of sash window is more in keeping with the property and surrounding buildings.

The window will be of hardwood timber construction, painted white and designed to match existing. It will have slimline double glazing to match the approved windows of the property and other adjacent properties along Ferncroft Avenue also using the same glazing.



ISOMETRIC - REAR APPROVED SCHEME WITH PROPOSED DORMER

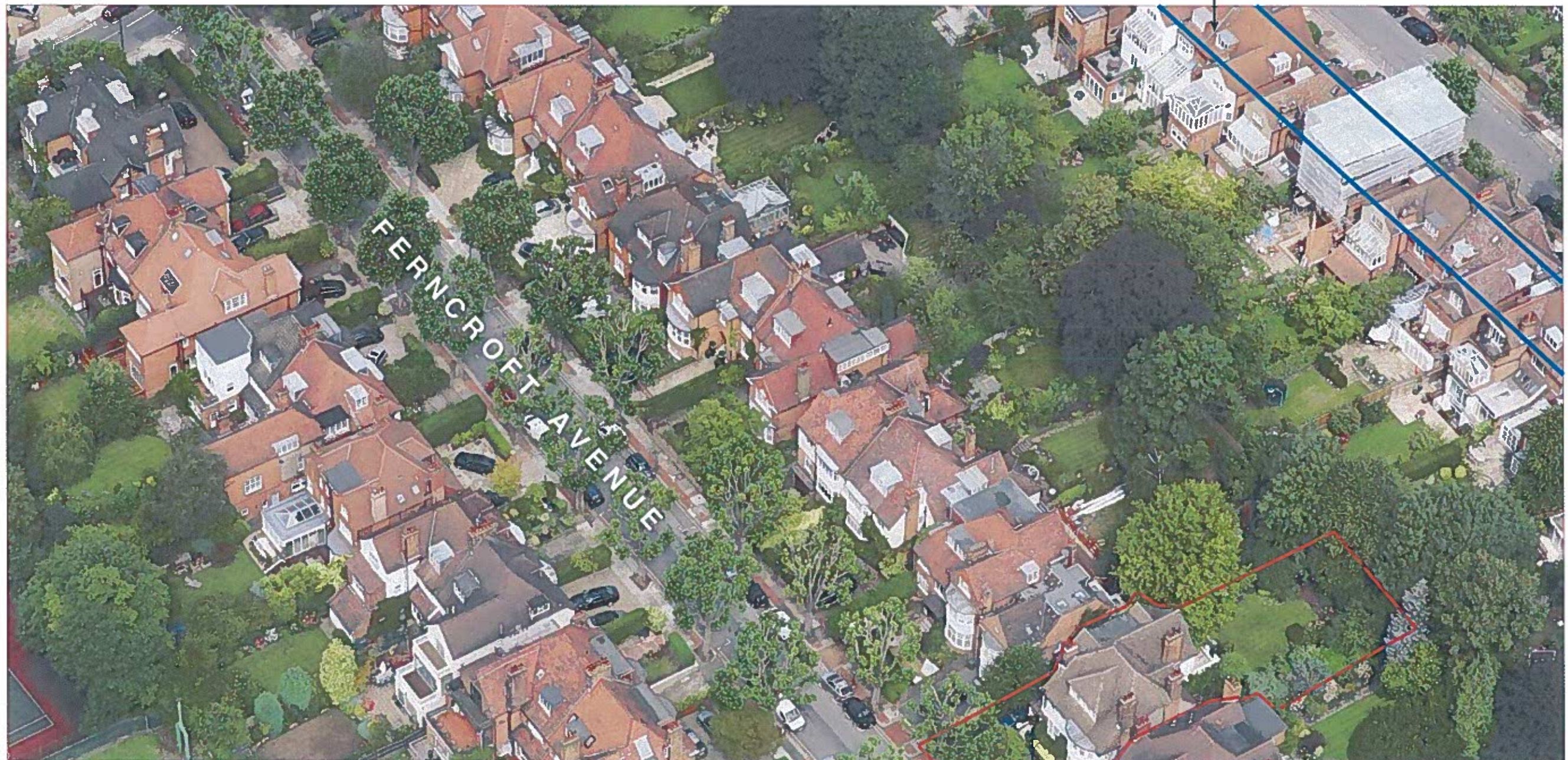


REAR EYE LEVEL VIEW - APPROVED SCHEME WITH DORMER

05 LOCAL PRECEDENTS

5.1 EXISTING THIRD FLOOR DORMERS

ZONE OF PREDOMINANTLY THIRD FLOOR DORMERS
BETWEEN BLUE LINES



ARIEL VIEW FACING NORTH

22 FERNCROFT AVENUE

05 LOCAL PRECEDENTS

5.2 NUMBERS OF DORMERS TO ADJACENT PROPERTIES

NOTE HIGH LEVEL TREES TO REAR OF PROPERTY PROVIDING PRIVACY FROM OVERLOOKING



ARIEL VIEW FACING WEST

3 INDICATES NUMBER OF UPPER LEVEL DORMERS ON ADJACENT PROPERTY

06 ADDITIONAL INFORMATION

5.1 DESIGN

The proposed dormer has been designed to match the existing house, and therefore blend in to the neighbouring environment seamlessly.

By using matching materials to existing, and matching the existing dormer design of pitched roof and gable, it is felt that the proposed dormer design achieves a higher standard of design and fulfillment of relevant planning policies.

The proposed dormer creates no more or less overlooking to neighboring gardens as to what has previously been approved, which in turn creates no further overlooking as to what exists and is shared vice versa between properties at present. All rear dormers are not visible at all from the public highway.

5.2 MATERIALS

Externally the proposed dormer will replicate the existing dormer at second floor. Tiles removed from the existing roof will be reused as much as possible, mixed with new tiles to match existing on the proposed dormer's pitched roof, side walls and gable.

Flashing will be Code 4 Lead Flashing to match existing.

There is no proposed guttering as water run off will fall onto the existing roof and be accommodated by existing drainage.

Windows will be a high quality hardwood timber sash to match existing and painted white also to match existing.

Glazing will be slimline double glazed panels with black spacers to match approved new window glazing throughout.

5.2 MATERIALS CONT'

Construction materials will be selected with reference to the BRE 'Green Guide To Housing Specification'. Materials containing CFC's / HFC's will be avoided wherever possible. Materials will be selected for their low toxicity, recycled content and recycleability or for their low embodied energy content and Carbon Dioxide. Off-site construction methods will be considered to reduce on- site construction time and minimise wastage, for example the windows .

5.3 ACCESS

The proposed dormer will assist in providing a higher standard of access and spatial quality to the converted loft of the approved scheme.

It will provide a more viable alternate means of escape onto the roof in the unlikely event of an emergency large enough to warrant such action.

At high level, any forced entry to the inside through the proposed window is deemed unlikely and the design is considered secure.

Access for the dormer construction and modifications to the existing roof will predominantly be from the inside out, following construction of the approved internal staircase to third floor. Safe and secure scaffolding may need to be erected to complete external finishes, this will not effect any neighboring property in any way.

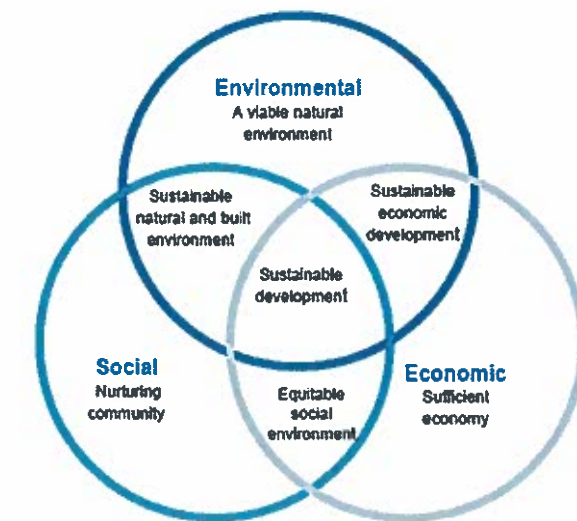
5.4 ENERGY & SUSTAINABILITY

Energy Consumption is reduced by the addition of fully insulated dormer walls with pitched roof, superseeding angled glazed rooflights in the roof area (where more energy is absorbed than walls).

All surfaces will be to eh U-Values of current building regulations and glazing will be double glazed with low emissive glass.

Opening sash windows will provide more opening surface than the rooflights, opening top and bottom for better ventilation in the summer months as energy naturally rises through the building, helping to avoid solar gain.

The new dormer elements will be designed and fitted to ensure that a good air tightness is achieved. This will be achieved through careful detailing of wall, roof and window junctions.



5.5 DAYLIGHT / SUNLIGHT

The proposed development will not affect any of the neighbouring buildings to any noticeable level either in terms of sunlight or daylight

5.6 CONSTRUCTION

The main contractor will be required to adopt a Considerate Contractor Scheme and will be monitored to minimise dust pollution during construction. They will be under contract to adhere to local noise pollution and working time restrictions. Best site working practices will be expected to be adhered to at all times.

Dust produced from construction will be controlled by the location of most cutting taking place internally where dust can be vacuum collected. Any work outside will be controlled with the use of water spray with run off collected independently of mains water drainage and removed safely and appropriately offsite by the contractor.

Material delivery and storage for the new dormer will be minimal and not affect neighbouring properties.

Considerate specification of construction materials by the architects will help to minimise building waste on-site. In partnership with the Contractor, recycling of building waste will be undertaken.





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