

32 Ferncroft Avenue, London NW3 7PE

Planning Design & Access Statement by Mobile Studio Architects
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1. Summary

This Design & Access Statement is for a proposed rear infill extension together with increasing internal area and height of existing basement and other minor alterations to the single family house at 32 Ferncroft Ave, London, NW3 7PE.

This proposal is a re-application of the proposed development previously approved planning applications 2012/2946/P of 18th June 2012, and 2012/4812/P of the 25th September 2012, with slight amendments.



Front view of 32 Ferncroft Ave, London, NW3 7PE.

2. Site Context

The property lies within The Redington and Frognal Conservation Area and Ferncroft Avenue and is more specifically within Sub Area 2. Ferncroft Ave is comprised of semi-detached houses of varied appearance constructed with a select pallet of materials consisting of red brick, hanging tiles and rendered brick. This mix and match approach with these materials plays a significant role in the cohesiveness and character of the streetscape. In addition, the regularly spaced mature London plane trees give an ordered and harmonious view along the street.

The fronts of the houses along Ferncroft Ave are predominantly set in pairs, with traditional timber framed sash and casement windows. The rears of the houses have been modified significantly over time, with a distinct mix of styles and sizes of extensions. Within the immediate surrounds they are predominantly modern style glass extensions.



Location Plan of Property 32 Ferncroft Avenue, London NW3 7PE
Scale 1:1250

3. History

Originally the property was built as a single family house and has remained as intended. Generally the original room configurations and interior details have been preserved.

There have been several applications made on the property between 1972 and 2012:

Application Number:	14699
Development Description:	Alterations and extensions to accommodate a new side staircase
Date Registered:	29-09-1972
Decision:	Conditional - no evidence to suggest that this project was ever undertaken
Development Description:	
Application Number:	20626
	The enclosure of an existing external staircase at the side of the building.
Date Registered:	10-04-1975
Decision:	Conditional - no evidence to suggest that this project was ever undertaken

Application Number:	21057
Development Description:	Erection of a front garden car pool.
Date Registered:	26-06-1975
Decision:	Refusal

Application Number:	29766
Development Description:	The erection of a glazed enclosure to the external side staircase.
Date Registered:	02-01-1980
Decision:	Conditional - no evidence to suggest that this project was ever undertaken

Application Number:	PWX0202429
Development Description:	Certificate of Lawfulness for Proposed development for erection of replacement single storey rear extension at ground floor level.
Date Registered:	15-05-2002
Decision:	Granted Cert. of Lawful Proposed Use

Application Number:	2012/2946/P
Development Description:	Erection of a two storey rear extension at basement and ground floor levels in connection with an excavation to enlarge existing basement level to include a lightwell to the front, side (north) and rear elevation, erection of single storey extension to existing rear extension, installation of new roof light and alteration to windows on side elevation of single family dwelling (Class C3).
Date Registered:	18-06-2012
Decision:	Granted

Application Number:	2012/4812/P
Development Description:	Erection of extension at rear first floor level to extend rear roof slope and installation of dormer window on this lower roof slope all in connection with existing dwellinghouse (Class C3).
Date Registered:	25-09-2012
Decision:	Granted

This design and access statement outlines the current proposal, which is essentially a combination and re-application of these two most recent granted applications, with minor amendments.

4. Reasoning for Proposal

This application is to increase the floor area at ground and lower ground level by extending the existing ground floor extension and enlarging the basement area to match the increased footprint of the ground Level. The proposal provides a more generous kitchen layout.

The property has large rooms of good proportion and have interior features and details that will be retained. Original shutters, door architraves, picture rails, cornice details and skirting will be retained.

The proposal also includes the moving of the rear exterior bedroom wall on the first floor out along the party wall to match the location of the wall below. This will bring the wall and window location in line with the neighboring properties wall. (Planning approved, permission granted Ref No. 2012/4812/P)

The existing lower ground floor is only a portion of the footprint of the main house. This proposal is to increase the extent of the basement to cover the entire footprint of the proposed ground floor above. Currently the floor to ceiling height in the lower ground floor varies from 1.7m to 2.6m in others. The proposed ceiling height would be a consistent 2.8m for the entire lower level. (Planning approved Permission Granted Ref. No. 2012/2946/P but reduced in size).

The previously approved application (Ref. No. 2012/2946/P) was submitted with an engineer's report (dated 8th May 2012). Since this proposal is similar and less extensive, a new engineer's report has not been submitted. A new report can be prepared upon request (as per pre-planning conversation dated 27th April 2015).

The proposal also includes a lightwell to the front of the property, to create a new bedroom with increased access to natural light and ventilation (to match neighbour, No. 34 Ferncroft Ave).



Rear elevation. Wall (highlighted in yellow) to be moved outwards to align with neighbours wall creating a dormer window at intersection with roof

5. Design

The design of the rear extension has been done with consideration to the guidance notes in the Conservation Area Statement (see notes below). In regards to scale, design and use of materials, the proposal is sensitive to the surrounding context and will integrate well with the immediate surroundings.

The rear view of the group of houses along Ferncroft Ave is frequently broken with different sized extensions and there is no constant theme to the rear appearance, thus the extension as proposed will not adversely affect this view.

The proposed extension will provide an increase of family space. It will house a larger kitchen and a new bedrooms below. The placement of a generous light well will be located between the kitchen and the adjoining properties fence. Because of this the spaces on the lower level will be flooded with natural light. Proposed skylights in the kitchen and lower level living area will add to this influx of light and will provide views out to the sky giving a feeling of space and lightness rather than solid heavy construction (Camden Planning Guidance 19.13).

The proposed extension will be subordinate to the existing house. The subtle extension of the ground floor is not visible from the street and is therefore not contrary to guidance note 19.17. The expansion of the lower ground floor will not be viewed from the street. This proposed lightwell will be identical to that of the adjacent property and will not be significantly visible from the street.

The design of the extension is of high design quality and will not harm the architectural integrity of the existing house. The Guidance Note 19.12 states: *A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook, daylight and sunlight.* The proposed extension has been designed in a sensitive manner as it fully complies with the BRE guidelines regarding Site Layout Planning for Daylight and Sunlight to adjoining properties. From the adjoining property (34 Ferncroft) the extension will only be partially visible from their garden.



Modern Extension at adjacent property (34 Ferncroft Ave)

According to Guidance Note 19.13, *"Rear extensions should be designed to be subordinate to the building being extended, in terms of location, form, scale, proportions and dimensions; respect to the original design and proportions of the building, including its architectural period and style; respect existing architectural features, such as projecting bays or decorative balconies; respect the historic pattern and established grain of the surrounding area, including the ratio of built to unbuilt space; make sure it does not cause the loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, light pollution/spillage privacy/overlooking, and sense of enclosure and allow for the retention of a reasonable sized garden."*

With the design of this proposal, the architectural quality of the existing building will remain undisturbed, and the extension will be done in a sensitive and high quality manner which will integrate into the context of the neighbourhood. It will not affect the adjacent properties in regards to loss of amenities, access to daylight, sunlight or outlook.

In according to the Guidance Note 19.14 which states: *Materials should be chosen that are sympathetic to the existing building wherever possible.* The new windows/rooflights which are located on the existing building will be timber and painted to match the existing when appropriate. The materiality of the new window frames on the proposed extension will be minimal metal frame, finished in a colour which will compliment the existing language of materials from the house. The cladding material of the proposed extension will be a dark neutral grey colour of cementitious tile that will contrast but act harmoniously with the existing material and colour pallet of both the rest of the existing house but also with the modern extensions of the adjacent properties.

The exposed north elevation of the house, where the exterior wall will be extended back for the proposed extension, will be clad in reclaimed bricks to match the existing house, appropriately keyed into the surroundings and pointed to match. The removal and resizing of a window openings will be infilled with salvaged bricks and be properly keyed into surrounding brickwork.



Areas to be affected by ground floor extension (highlighted in yellow) in context with neighbours.

5. Access

The property has stepped access both at front and rear access so it doesn't provide any reasonable scope for improvement for disabled users at this time.

6. Conclusion

The extensions as proposed, have been sympathetically and carefully designed to integrate into the existing building and neighborhood context without harm to the surroundings.