

PLANNING DESIGN AND ACCESS STATEMENT

**FLAT 2, 14 FERNCROFT AVENUE
LONDON
NW3 7PH**



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1.00 SUMMARY

This Design and Access Statement is for the request to be granted consent for alterations that have been carried out within Flat 2, 14 Ferncroft Avenue, London, NW3

In April 2013, a contract was made by the agent acting on behalf of the owners of the flat for architectural, interior design and project coordination services to be performed by Boscolo Ltd for the interior alterations to include repair, redecoration, renewal of bathroom and kitchen fittings, renewal of mechanical and electrical services and the formation of an additional bathroom and the conversion of a single bathroom into a study.

The architect/interior designers, Boscolo Ltd, prepared drawings and schedules for contractors to tender and the project was carried out during 2013 under the project management of the architect/interior designer.

The flat has been leased and occupied since the alteration work was undertaken.

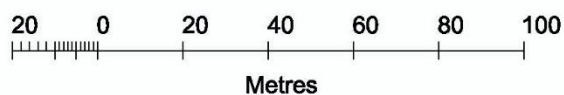
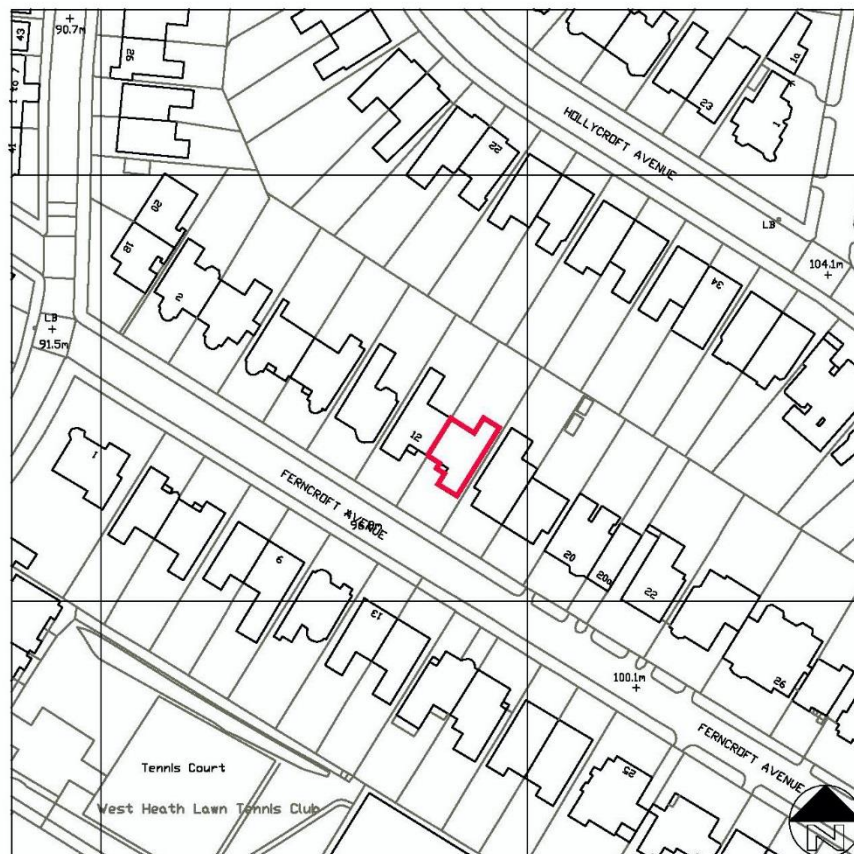
The owners of the flat have been advised that 14 Ferncroft Avenue is a Grade II Listed Building and consequently Listed Building Consent should have been obtained before the project works were started in 2013. Consequently, an application for Listed Building Consent has now been submitted.

A Pre-Planning Application was submitted in October 2015 and consultations were held with Alfie Stroud, Senior Planning Officer, Design & Conservation of London Borough of Camden. A meeting was held with Alfie Stroud at the premises and the alterations were inspected. Pre-Application Advice 2015/6070/PRE was presented by Alfie Stroud on 29th February 2016.

The drawings attached to the Listed Building Planning Application provides the information requested in the advice and proposes further works taking into consideration the results of the consultation.

2.00 SITE CONTEXT

The Listed Building Application includes a Heritage Report prepared by MVHC Ltd dated April 2016. The Heritage Report provides background information concerning “the setting and historical information” regarding the property, schedules the alterations and proposals and summarises the pre-application consultation.



The property is situated within the Redington and Frogna Conservation Areas.

The buildings in Ferncroft Avenue mainly comprise semi-detached houses of varied appearance and constructed with red brick main walls and pitched tiled roof structures. The front of the houses in Ferncroft Avenue are mainly set in pairs with timber framed windows.

3.00 HISTORY

Originally Nos. 12 & 14 Ferncroft Avenue were constructed as a pair of semi-detached houses in the earlier part of the 20th Century. 14 Ferncroft Avenue was built as a single family house. During the 1960s the property was converted into three self-contained flats and Flat 2 occupies the 1st floor.

The MVHC Ltd Heritage Report provides detailed information of the Listing/history of the site.

4.00 REASONING FOR THE APPLICATION FOR LISTED BUILDING CONSENT

The application is for requesting consent for alterations that have already been carried out during 2013.

5.00 **DESIGN**

The alterations to Flat 2, 14 Ferncroft Avenue have been carried out in a manner that maintains the limited heritage features that have been preserved within the 1st floor flat. The application includes plans showing the layout of the three bedroom flat pre-2013 and the proposed “As Built” layout including photographs of the current features and finishes. The application also includes drawing P-04 showing proposed works as per the Pre-Application Advice.

Based on the architect’s/interior designer’s drawings that have been adapted to be presented with the Listed Building Planning Application, the alteration works in 2013 included the following:

Front Living Room:

- Retain, repair mouldings and cornice features
- Block up door that had been formed to provide access into an adjacent bathroom
- Form a chimney breast feature
- Form a trap in the ceiling to provide access into the roof void where the mechanical and electrical plant is located.

Small Study to Front:

- Convert the room from a bathroom into a study and install new finishes
- Block up the previously mentioned door into the front living room

Kitchen:

- Remove lower part of the chimney breast
- Install new fittings and finishes

Family Shower Room:

- Form partition between shower room and Bedroom 2
- Install new sanitaryware fixtures and finishes

Bedroom 2:

- Install partition previously mentioned to separate Bedroom from Family Bathroom
- Construct wardrobes

Master Bedroom:

- Remove wall between bedroom and corridor leading to original Bedroom 3
- Remove WC and partition
- Install steel support beam and re-form ceiling

Master En Suite Bathroom:

- Remove chimney breast
- Provide bathroom fittings and fixtures and provide new finishes
- Form sliding door leading into Master Bedroom

The design of the interior alterations have been carried out sympathetically, having regard to the retained features and fixtures that survive the 1960s conversion of the property into three self-contained flats. Surface finishes, fixtures and fittings have been repaired and restored. New mechanical and electrical services have been installed along with new sanitaryware and kitchen installation to provide satisfactory accommodation for a family to occupy this residential unit.

Following the pre-planning application consultation, it is now proposed that the following work is carried out:

- Remove applied moulding and dado rails to walls of entrance hall
- Install simple picture rail in entrance hall
- Retain existing cornice and skirting in entrance hall
- Reinstall the door and frame to the rear corridor from the entrance hall in style and material to match existing doors in the flat
- Remove pocket sliding door in en suite bathroom and install hinged door and frame to match existing doors in the flat

6.00 ACCESS

The main building and Flat 2 has existing stepped access, so it does not provide any reasonable scope for improvement for disabled users at this time.

7.00 CONCLUSION

The alterations within Flat 2 have been sympathetically and carefully designed to integrate into the existing building.

The proposed works in the entrance hall and bathroom will satisfy the Pre-Planning Advice/consultation.