



FEA/X/DAS/01
February 2017

28 FERNCROFT AVENUE, LONDON, NW3 7PH

DESIGN & ACCESS AND HERITAGE STATEMENT

1.0 INTRODUCTION

- This Design and Access Statement has been prepared in support of a Planning Application. The proposed works include: rebuilding two ground floor rear extensions, modification of the front and rear garden, installation of new automatic vehicle and pedestrian gates, modification of three windows on the rear elevation, a general internal remodelling and extending the existing outbuilding.
- The property is a 4 storey single family detached house located within the Redington and Frogna Conservation Area.
- The property is not listed but is identified as making a positive contribution to the Conservation Area.

2.0 HERITAGE STATEMENT & PLANNING HISTORY

- The existing building on the site is an early 20th century property situated within the Redington and Frogna Conservation Area. The area incorporates a range of domestic styles with different degrees of formality. The house is built in red/orange brick. Boundaries in the Conservation area are predominantly formed by walls, either with railings or hedges.

- The house is not satisfactorily insulated, nor is all the fenestration double glazed; therefore the thermal performance is poor. The services, fixtures and fittings are at the end of their useful life.
- Pursuant to planning permission:
 - ref. PW9702968R1: Replacement of boundary fence to the rear garden fronting onto Hollycroft Avenue.
 - Ref. T9600665: Remove 1 X Black Cherry and 1 X Cherry from rear of Nos 28-30 Ferncroft Avenue.
 - Ref. 9492379: Proposal to carry out tree work under S.60 because the tree is dangerous.
 - Two applications with ref. numbers TC9806208 and PW9702968 were withdrawn in 1998 and 1997.



Photo 1. Front Façade



Photo 2. Rear Façade

3.0 DESIGN STATEMENT

3.1 Use

- The house's lawful use is residential.

3.2 Amount

- The rear extension in the Dining Room is proposed to be on the similar footprint with the existing. The rear extension in the Reception room is proposed to have the same width and depth with the existing, but in a rectangular shape. The change of shape will provide an additional floor area of 1.7m².
- The front garden is proposed to be slightly modified to improve the access into the off street parking, allowing a wider turning circle for the cars. The rear terrace is to be expanded providing space for a dining table and a BBQ.
- New automatic vehicle and pedestrian gates are proposed to be added to the existing private off-street parking facility.
- The extension of the outbuilding is proposed to be extended from the existing by 3.1m on the north-east side. It will be the same width as the existing wing and provide an additional floor area of 6.2m².

3.3 Layout

- The layout of the house is to be reconfigured to provide improved levels of accommodation and amenity more suited to a modern family home. The alterations to the lower ground floor will modify the layout to provide a guest suit with associated bathroom and kitchenette and a laundry and utility room.
- In the ground floor, the kitchen area will be opened up to a playroom and the sitting rooms will be rearranged and opened up to the rear extension and terrace.
- The first floor will be also rearranged to provide a bedroom with en-suite bathroom and two bedrooms associated with a family bathroom.
- On the second floor, the layout will be slightly rearranged to provide a bathroom and a WC associated with the office and the bedroom.



Photo 3. Outbuilding

3.4 Scale

- The rear extensions would not affect the integrity of the existing house and would be in a similar scale with the existing. They do not overlook the adjacent property.
- The extension of the outbuilding is modest and the adjacent houses would not suffer any loss of sunlight or amenity as a result of these extension.

3.5 Landscaping

- The proposal increases the connection between the internal spaces on the ground floor and the rear garden. This enhances the amenity of both the internal and external space.
- More trees are to be added.

3.6 Appearance

- The extensions on the rear of the house will be in metal cladding.
- The extension of the outbuilding will be in timber cladding with single ply roof to match existing.

3.7 Context

- This house is in a residential neighbourhood and part of a development which finished at the turn of the century, incorporating different architectural styles. Ferncroft avenue was almost entirely designed and built by the Quennell/Hart partnership. Quennell mixes and matches a set of elements and materials to give a street of predominately semi-detached houses of varied individual appearance but which results in an overall coherence of character.
- This proposal will significantly improve this residence and it will have a beneficial long-term effect on the building, its occupants and the community.

3.8 Sustainability

- The new building elements will be thermally efficient in accordance with building regulations.
- The heating services are all to be replaced. The replacements will be efficient and will significantly improve the performance of the house.

4.0 ACCESS STATEMENT

4.1 Pedestrian access

- The house is within walking distance from key services and amenities.
- The off-street parking at the front of the house will not be affected by this application.

4.2 Public transport

- The property has a PTAL rating of 3.
- Bus Node Max. Walk Access Time 8mins
- LU Station Max Walk Access Time 12 mins.
- National Rail Station Max. Walk Access Time 12 mins

END