

Design and Access Statement

Proposed Single Storey Lower Ground, Three / Two Storey Rear Extension, Associated Internal / External works at 31 Ferncroft Avenue LONDON, NW3 7PG.

The strategies of the design of the proposed development have been investigated and outlined in this statement.

The current proposal is for a Single Storey Lower Ground, Three / Two Storey Rear Extension, Associated Internal / External works the Front and Rear Elements shall follow the works already completed at No 29

Site Description

The application site is a semi-detached dwelling house, located in Ferncroft Avenue a Four Storey Dwelling with lower Ground Garage Parking with three -storey outrigger.

The front building line of the main dwelling shall not be altered which respects the dwellings in Ferncroft Avenue

The property features a pitched roof with Front and Rear dormers with off-street parking (lower Ground garage).

The dwelling is not Listed and the proposals we believe are in line with the National Planning requirements

The existing storage for waste and recycling is considered adequate and meets with the National requirements further information was not required or submitted and has not therefore been shown on the proposed plans.

Alterations to the rear roof shall be in line with those already completed at No 29.

The proposed has taken into account the existing architectural and townscape and have sought to retain these within the proposed works.

The rear extension would seek the retention of existing main roofscape, and this proposed feature would complement the proposed elevations

The proposed rear extension is modest and in keeping with the adjacent rear extension. And not considered to be over-development

Design – Use

This proposed application seeks to level the existing Lower Ground area as completed at No 29.

There is an existing rear Second floor terrace shall be removed which will afford the adjacent neighbours an improved degree of privacy.

The existing Ground floor accommodation will remain level with the rear gardens.

The removal of the raised Ground floor terrace shall be removed which will afford the adjacent neighbours an improved degree of privacy.

The additional family Living space, by the levelling of the existing Lower Ground Floor will provide more functional Family space.

The proposed extensions shall follow the existing levels the existing rooms Floor levels shall be maintained.

The proposed extension seeks to address the current limited level accessible accommodation without detracting from the existing dwelling and the works as previously approved.

The proposed works seek to preserve all existing elements of the existing dwelling and seeks to enhance the accommodation, matching the external materials as much as possible and re-using the existing tiles where possible to match.

The proposed extension seeks to provide additional modern living consisting of an extended Family accommodation.

The proposed extension will incorporate, all with traditional detailing to walls and roof aspects of the external façade, all proposed materials will match the existing.

The proposed external appearance seeks to blend in with the external façade of the existing dwelling, and with similar sized dwellings within the secluded road, whilst providing a gentle step in the façade with the retention of all the existing features, and the proposed works shall blend in with the existing façade.

The removal of the existing raised terrace will enhance the existing dwelling and match No 29.

Detailing has been taken from the existing dwellings and other dwelling in the road and in the surrounding areas. The proposed scheme has been designed to provide maximum privacy to adjacent dwellings, given the site and existing structure constraints.

Design – Use

This development scheme already benefits from a very high degree of privacy, and this shall be improved.

The existing plot has good sized individual gardens, together with adequate parking.

Special attention has been paid to preserving / enhancing the character or appearance of the area' the proposal works are located to the rear area outside of any public views so only limited if any at all impact on the adjacent neighbours or the Conservation Area.

The National Planning Policy Framework (2012), section 12, paragraph 134 states that: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'. However, this needs to be considered in the context of section above and so it is not a simple balancing exercise given that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area, the limited additional exaction to an area outside of any public views we suggest that only limited if any at all impact on the adjacent neighbours or the Conservation Area.

The proposed development will be of the highest quality internally, externally and in relation to their context and to the wider environment.

The developments will complement their street sequence, building pattern, scale, materials and detailing and will be of high quality architecture and will not undermine the significance of a conservation area.

The proposed works seek to retain and enhance characteristic features and detailing and shall avoid the introduction of design and materials that undermine the significance of the Conservation Area. The works outside of any public view will give rise to very limited if any at all impact on the adjacent neighbours or the Conservation Area.

The proposed will be in line with the approved works at No 29

Materials will match the existing and adjacent dwellings brick and slate tiles.

The proposed works are considered appropriate development in regard to design and appearance, and we believe to have a limited impact on the character and appearance of the Conservation Area.

The proposed development will achieve a high standard of amenity for users and for adjacent users by ensuring good levels of daylight and sunlight, good levels of privacy, coherent development of the site, positive visual impact and legibility and accessibility.

The proposal is not considered to result in any unacceptable loss of light, loss of privacy, outlook or an increased sense of enclosure, and is therefore acceptable in this regard.

The substantial private garden space shall be retained.

It is not considered that the proposal would result in the overdevelopment of the site.

Highways: - It is not considered that the proposal would result in any increase in on-street parking demand.

We consider the proposed development due to its size, scale, design and siting would have a minimal impact on the neighbouring properties, the application property and the conservation area. As such, the proposal would comply with current Planning policies

Amount

The existing Ground and First Floor accommodation will be levelled and extended to allow the family some urgently needed level accessible space.

The existing external footprint shall be extended in line with the approved adjacent dwelling plans.

Layout

The main dwelling at Ground Level is to be retained

The variations in existing internal and external floor levels will be addressed with the use of steps all to current Building regulations.

Scale

The existing house is situated off Ferncroft Avenue. The existing plot is of a good size and the proposed scheme will accord with the existing plot to dwelling area ratio. Although it is proposed to extend the dwelling and subsequent internal accommodation is to remain relatively modest in proportions.

Landscaping

The existing grassed areas and retaining walls shall be retained the adjacent areas are fully established with natural occurring foliage these shall be retained. All the existing rear boundary treatments shall be retained.

Appearance

The proposed design has considered the reuse and integration of all the existing materials and we propose to build these materials into scheme works with sympathetic detailing.

We propose only minor internal structural alterations to the existing rear external façade and the proposed rear extension ridge will be set below that of the existing dwelling.

The glazing will seek to make full effective use of solar gain all glazing shall be fitted with argon gas filled units, with a solar reflective coating, all in accordance with current building regulations.

All new glazing will be fitted with trickle ventilation all in accordance with current building regulations.

The proposed scheme will seek to preserve the existing current structure, by providing a robust and structurally improved and reinstated framework.

Proposed insulation levels will meet with all current building regulations requirements, whilst maintaining the historical features.

Natural ventilation levels of the existing dwelling will be increased and will be such to meet with all current building regulations requirements.

The proposed heating will comply with Part L of the current Building regulations, and the new heating system will be installed by registered fitters.

Access

Vehicular and transport links

The site benefits from local transport links and has a network of vibrant local shopping and services.

Access is off Ferncroft Avenue onto a private drive.

Inclusive Access

Access to the dwellings will be via the existing access off Ferncroft Avenue onto a private drive with sufficient on plot parking.

The existing access will be retained and will lead onto a level platforms and rear steps providing level access from the footpath to the front door to match No 29.

General

The contractor undertaking the works will produce a quality of life during construction statement prior to commencing works on site, for consideration.

The provision for providing adequate ventilated dedicated space for recycling already exists therefore we would anticipate the retention of this provision.

Noise insulation will be incorporated in the development in line with at a minimum standard as required to meet with current building requirements

All steps will be taken to minimise / reduce / reuse / recycle and segregate construction and demolition waste.

Historic Building Impact

We have carefully assessed all the proposed aspects and elements which constitute the historic and special architectural interest/character of the building. In doing so we have carefully designed a solution to the space requirements, which limit the impact on the existing historic and special architectural interest/character of the building.

In doing so we do not consider that the proposed works will not have any negative adverse impact on the fabric of the building. The works are limited to the existing dwelling.

The works will be of high standard in design, detail and layout, and shall consider scale, materials and colour, character of the surrounding building features.

In line with Policy, the works will not undermine the existing uniformity of the existing fabric. The proposed will protect the character, appearance and design features of the existing buildings, as there will be no significant changes.

All work and making good works shall be finished as such to ensure a match with the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, face bond and pointing. This will protect the character and appearance of the building.

The proposed accommodation is very modest apartment the proposed shall not affect the outlook from the upper flats or adjacent building.

The structure will not detract from the existing building.

The minor works will not detract from the existing building fabric of the building.

We have sought to provide a robust and comprehensive approach in our proposed solution to make the internal spaces more workable and to provide a flexible internal solution which shall enhance the appreciation of the dwelling as a whole.

The approach we took at the very start of the design process was to minimise the external disruption, and to work with matching detail design features, the design took into consideration the minimal impact.

The proposed works shall be undertaken with minimal disruption to the existing dwelling.

The proposed design shall be of the highest quality, which will not detract from the existing building and surrounding area.

We have sought to provide a robust and comprehensive approach and solution to increase redistribute the existing floor area, which is currently split between two levels. The proposed works shall be undertaken with minimal disruption to the existing dwelling.

The proposed development respects the existing building, and local character, and shall not impact on the building's setting.

The design provides a balanced, distribution of existing spaces which due to the very limited floor space.

Minor structural works, will be undertaken with care to preserve the fabric and to retain the overall character of the building. We have carefully considered the proposed scale, height, width and length of the proposal.

The solution which we felt respected the existing dwelling and all historic features and to enhance the relationship to the existing building.

The special character and fabric of the building will with the introduction of existing identical features will ensure minimal amendments to the rear and side elevations.

The proposed extension appearance will create a sympathetic visual balance, and the retained architecture features shall be maintained, along with the materials, decoration, lighting, colour and texture.

With the alterations works which are being proposed, will serve to enhance the relationship between the proposal and the original layout, as we shall be increasing the floor area when the doors are open with the careful retention of the existing fabric and features of the building.

The works will have little or no impact on the existing floor plan.

All new windows and doors will match the existing in all details and will we feel cause harm to the fabric of the existing dwelling.

All proposed will safeguard the special architectural or historic interest of the building.

The works suit modern standards of living and the alterations required to adapt the historic fabric should we feel not raise any conflict with the conservation authorities, and we hope that the minor works merits support.

The materials shall complement each other in terms of colour mix and texture. They are sensitive within the local setting, and are low maintenance. All existing material shall be used so that they relate to the historic character of the building.

The proposed with the careful mix of local materials shall provide a subservient complementary element to the existing building. The proposed development is an effective use of valuable residential space in the area.

In line with the Supplementary Planning Document the development has been limited to element which is in keeping with the surrounding area.

The proposed development will be sustainable and of very high quality. The development will use renewable, and shall have the inclusion of recycling facilities.

We consider that the proposed successfully accords with Conservation design guidelines

March 2017