



FEA/X/DAS/02
June 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: building a temporary playhouse in the rear garden of the house, installing a rooflight on the rear elevation.
- The property is a 4 storey single family detached house located within the Redington and Frognal 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 Frognal 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.

- Pursuant to planning permission:
 - ref. 2017/0699/P: Demolition of two rear conservatories and replacement with two part width rear extensions, modification of the front and rear garden, installation of automatic vehicle and pedestrian gates, installation of three double glazed replacement windows at first floor bay window in the rear elevation.
 - 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 numbers TC9806208 and PW9702968 were withdrawn in 1998 and 1997.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



Photo 3. Rear Garden



Photo 4. Rear Garden

3.0 DESIGN STATEMENT

3.1 Use

- The house's lawful use is residential.

3.2 Amount

- The playhouse is proposed to be built on the north-east side of the rear garden. It will be 2m wide by 2.4m long and provide a floor area of 4.8m².

3.4 Scale

- The playhouse does not overlook the adjoining property is modest and the adjacent houses would not suffer any loss of sunlight or amenity.

3.5 Landscaping

- The proposal enhances the amenity of the external space.
- More plants are to be added.

3.6 Appearance

- The playhouse will be in timber.

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.

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