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**chartered architects**

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**DESIGN AND ACCESS  
STATEMENT**

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**CLIENT**

Michelle Booker

**PROJECT**

41 a Ferncroft Avenue, London, NW3 7PE

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**JOB NO.**

978

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**ISSUE DATE**

27/7/17

RIBA

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## Introduction

This Design & Access Statement is submitted in support of a (householder) planning application for planning approval for External alterations to existing two storey building at 41A Ferncroft Avenue, London, NW3 7PG.

The proposal will involve:

- The reconfiguration of the front window to accommodate the new sloping roof light to the front of the house.
- Installation of a glass canopy above the ground floor entrance door.
- The installation of a side access gate in the eastern boundary wall.

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## Context Locality

41A Ferncroft Avenue, is located on the south eastern side of Ferncroft Avenue and relates to a recently built single storey plus basement dwelling house. The property is set back from the highway of Ferncroft Avenue by approximately 4.7m and is bound by the rear gardens of 41 Ferncroft Avenue and 21

Kidderpore Gardens to the east and south, and the pedestrianised access route of Croft Way to the west.

The area surrounding the application site is characterised by large detached and semi-detached late 19th century properties of varying architectural styles.

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## Appearance

The proposal reconfigures the front window to accommodate the new sloping roof light to the front of the house and a new glass canopy replaces the existing flat glass roof, above the ground floor entrance door.

The installation of a side access gate in the eastern boundary wall is also proposed.

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## Access

The approach and access to the property is to be improved to the building with the side gate by giving access to the garden which is at present only accessible through a side door and outdoor passage along the side of the property. The gate is also required for maintenance.

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## Design Evolution

The proposal to redesign the glass roof is to resolve the poor construction of the existing glass roof which is causing

damage to the existing building fabric and causing severe damp issues. The proposed glass roof/canopy will resolve these problems and will also improve the existing roof space, allowing more light into the basement rooms below.

The proposed side gate will improve access to the garden, required for maintenance of the garden and building.

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### **Conservation area**

'The property is located within the Redington and Frogna Conservation Area, it is not a listed building and is not identified as making a positive contribution to the character of the surrounding conservation area,' as noted in pre-application advice.

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### **Social, economic and planning policy context**

Pre-planning advice was sort before making this application and its guidance has been followed. It was noted in the conclusion of the advice that the reconfigured window, glass canopy and side access door were, 'minor alterations to the front of the site and proposed side access gate are considered acceptable in design terms. The proposals would not significantly impact the residential amenity of neighbouring occupiers in terms of loss of light, outlook or privacy'.

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The planning policies and planning guidance of the Local Authority, as well as National Policies and the London Plan

have been considered in the design of the build and in drafting this report.

Particular reference has been made to Redington and Frogna conservation area statement 2003.

