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**DESIGN AND ACCESS STATEMENT
FLAT 4, 25 FERCROFT AVENUE, LONDON NW3**



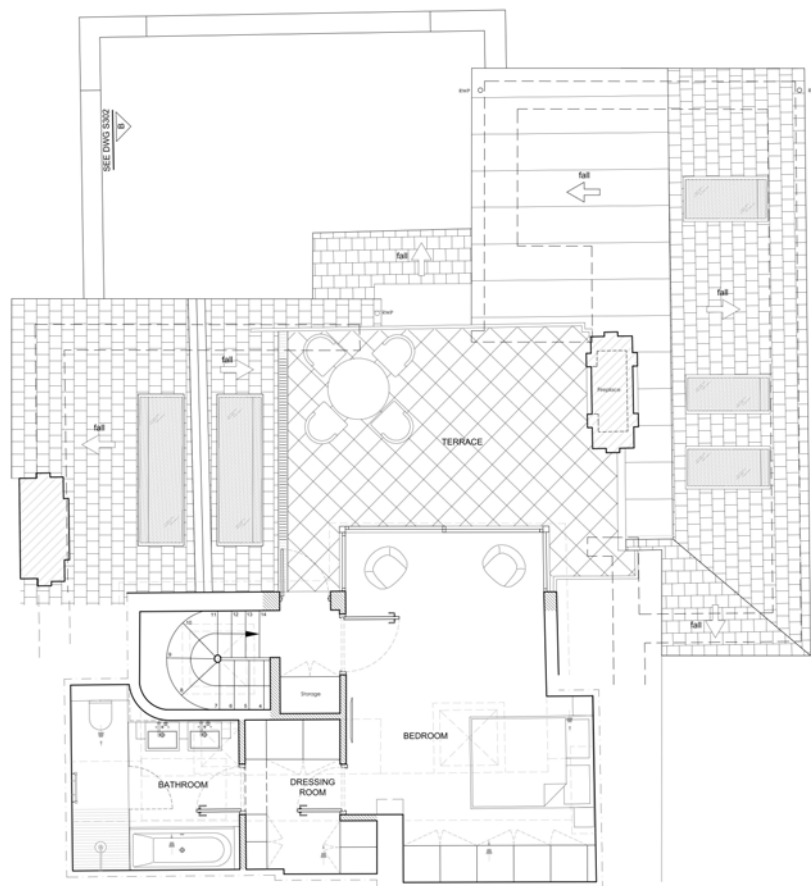
1. Introduction and Overview – The Proposed Development

This planning application relates to:

Refurbishment of flat 4 including raising of the side pitched roof and some alteration to the rear terrace

No 25 comprises 4 flats

Flat 4 is a maisonette flat occupying the two top floors of the building. It is proposed to carry out some alterations internally and raise the side roof as well as some minor alteration on the top rear terrace.



FERNCROFT AVENUE

The proposed raised roof follows the existing details, including new windows etc. in order to be in keeping with the overall Arts and Crofts style of the building.

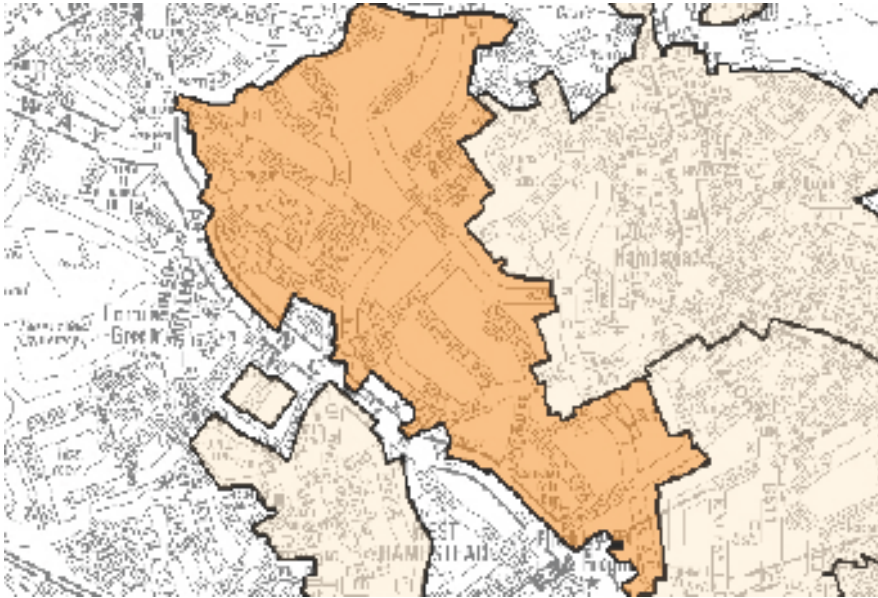


Front Elevation



Side Elevation & side roof

2. Historical Context



The site is located in the Reddington Frognaal Conservation Area.. The site is located on the North side of Ferncroft Avenue. The area is characterized by large Victorian / Edwardian detached and semi-detached houses.

The area was developed by developers over a few decades starting from approx 1895 .The name given to the area was The West Hampstead Estate.

The street is a leafy suburban street with some semi detached and some detached buildings building . Majority of the buildings facing the street are formed of combination of red brick and rendered walls with steep pitched roofs. In some cases the houses have a U shape and some more of a rectangular shape. Though there is certain harmony within the street, a closer look shows that the street was developed by different people at different times. The houses have different design and not identical.

3. Physical Context: Conservation Area Designation and Character

The property is located within Reddington/Frognaal Conservation Area. Apart from raising the side roof, externally there is no change to the building. The external alteration has been designed to be sympathetic to the original design of the house

4- Involvement: Consultation with planners and community

Belsize Architects has not, in this instance, consulted the Planning Department, as they feel the application is of a reasonably uncontentious and would not have impact on the area and adjacent neighbouring properties. However, the other applications and permissions in the area have been studied.

5. Planning History

The following are the Full Planning Applications, which had been submitted to the council in the past few decades.

2012/1710/P

Erection of single storey side extension at lower ground floor level to residential flat.

Granted

2009/2993/P, 13-11-1986

The erection of a basement and ground floor side extension to the existing residential.

Granted

9260109 , 19-08-1992

Provision of dormer window in place of existing roof light and partial demolition of side elevation. (Plans Submitted)

Withdrawn

8602186 13-11-1986

The erection of a basement and ground floor side extension to the existing residential flat.

Granted

8501923, 11-03-1986

Erection of a two-storey rear extension and conversion to two flats and two maisonettes. Granted

7- Physical characteristics of the Design

FRONT & SIDE ELEVATION

No alterations are taking place to the front of the house. Though the change to the side elevation can be seen from the front of the building. The side roof is proposed to be raised with little impact on the overall shape and volume of the building.



REAR ELEVATION

There is no change to the rear elevation garden.

8- Layout: Orientation of the building

The layout and orientation remains unchanged.

9- Amount: Scale and volume

The scale and volume is almost as it was before expect for raising the side roof.

10- Understanding of the context

The location is a sensitive one as it is part of a conservation area. Some of the buildings on Ferncroft Avenue are of historical importance to the local community as well to the city of London as a whole. The proximity of Hampstead Heath, one of the largest green and attractive open spaces in London, makes the area critically important.

The study of the site was instrumental to the development of the idea of the design.

11- Appearance

There is very little change in the appearance of the building and the new design follows the existing details.

Any changes to the building will respect and seek to maintain and enhance the original character of the building.

12- Landscaping

No landscaping is proposed within the application.

13- Access

Access from the road

Ferncroft Avenue is accessed by public transport via underground. There are three tube station that reasonably close to the house (about 15 minutes walk) . They are Hampstead, Finchley Road and Golders Green. There are various buses which also serve Finchley Road which is fairly close to the property.

Internal Access

The internal staircase, landings and entrance arrangements are to remain as existing.

14- Sustainability issues

Draft Planning Policy Statement 1: Planning and Climate Change: Supplement to PPS1 (December 2006), states in paragraph 30 that planning authorities should be concerned with the environmental performance of new development, and because of this, with the impact of individual buildings on, and their resilience to, climate change. Planning authorities should therefore engage constructively and imaginatively with developers to encourage the delivery of sustainable buildings. They should be supportive of innovation.

Paragraph 35 sets out that in the consideration of the environmental performance of proposed development LPAs should take account of a number of elements, including:

Glazing:

All the windows to be made double glazed. The new windows would match the existing one.

Insulation:

New roof alteration would include additional insulation.

Air tightness:

The new extension to be designed with good air tightness through good detailing of the window and doors and correct use of draught excluders etc

15- Lifetime Home Standards

The house is existing and is not being altered and therefore it is not possible to implement the Lifetime Home standard policies in this case.

END.