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**Design and Access Statement
FOR HOUSEHOLDER PLANNING
PERMISSION FOR PROPOSED
REAR ROOF EXTENSION,
ENLARGEMENT OF EXISTING
LIGHTWELL/BASEMENT, AND A
GROUND FLOOR
CONSERVATORY.**

**For
1 Ferncroft Ave,
Hampstead
London
NW3 7PG**

31 July 2019



INTRODUCTION

The proposal has 3 facets. The primary aspect of the proposal is the proposed roof extension, which increases the height of the SE wing roof by 1m, to allow for additional living space. The remaining aspects are interlinked, a single storey ground floor conservatory addition to the main dwelling house, built atop an enlargement of the existing rear light well/basement.

An application for larger back extension was refused on the 31st of July 2018 ref: 2018/2531/P. The reason for refusal was due to the proposed works were considered harmful to the character and special architectural qualities of the host building and the Redington and Froggnal Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan.

The revised proposal is to address these concerns and just increase the height of the SE rear wing by less than 1 meter, but this will be enough to enable is to add a small space that is much needed for the growing family. The client also wishes to add a conservatory space to the kitchen at the rear of the property.

SITE CONTEXT

The property is a detached, single family dwelling located on the junction of Ferncroft Avenue and Pratt's Lane. The area's architectural character comprises of mostly semi-detached houses, with similar features in terms of proportions, colour, and external materials. The property falls into the Redington and Froggnal Conservation area.





Street View – Ferncroft Avenue



Street View – Junction between Ferncroft Avenue and Platt's Lane



A view of the proposal's location in the property; the South-East Wing.

PROPOSAL DETAILS



Currently, the area in question (shown above) doesn't allow for the utilisation of space in the roof interior. Lifting it by around 1m to match the height of the ridge of the side extension will allow utilising the space and enlarging bedroom 6 to have its own en-suite bathroom with minimal impact on the appearance and the proportion of the existing building. Increasing the height by 1m allows us to maintain the asymmetry of this wing in relation to the taller gabled wing opposite, an important feature of the overall structure of the building. The materials used will match those currently used on the adjacent two dormers, as seen in the image above.

Regarding fenestration of the dormer, then it should be noted that it will follow in line with the aesthetic of the other two dormers (casement windows with muntins separating the pane in 3 rows), centre of the wing it is built upon (as with the dormer on the opposite wing).



The guttering on the eaves on the extension will be selected to match the existing guttering and their distinct profile, which can be seen in the image adjacent.



The conservatory is only a standard 3 meter extension to the ground floor and completely shielded by the existing neighbouring property. Also the extension to the basement/lightwell will be minimal in impact, extending only in line with the proposed conservatory, and shouldn't be considered an issue for neighbours. Its distance from neighbours, and the available space upon which to work and construct on site would minimise potential for disruption to neighbours.

In the proposed design of the conservatory, we have incorporated the design as existing in the main house, whereby the openings consist of two panes, giving the upper pane the impression of a transom window with square grids made by muntins on them. This would be repeated in the conservatory as shown in the drawings below. The frames we propose are constructed from white-coated aluminium.

Regarding the basement extension for the light well, this space would be auxiliary to the conservatory, acting as a lower ground area for the residents' amenity for any outdoor activities.

The basement will be constructed mainly of red brick to match the existing property.

HERITAGE STATEMENT

We have not omitted the consideration that our proposed site is within a conservation area, of special architectural interest and character. Therefore our proposal has been designed such that the impact on the existing historic and special architectural features of the building is minimal.

It is intended that all works will respect the existing building, and will be carried out to a high standard of design, detail, with the intention to protect the character of the existing building. Materials, colours, textures, and all manner of finishings will be matched as near as possible to the existing building, in order to maintain uniformity in design. Design features will also be incorporated where possible to aid the uniformity.

Regarding the heritage of the site, 1 Ferncroft Avenue itself is not listed, however it is a short distance from 6 and 8 Ferncroft Avenue, as well as 12 and 14 Ferncroft Avenue, each pair having a listing as grade II listed. Given the distinct difference in style between the two sets of properties above, and the proposed site, as well as the lack of influence the proposal has on the neighbouring properties, we can only assume there is very little impact regarding the heritage of the area.

As for its status being in a conservation area our proposal will complement the important features of the existing appearance of the property, will satisfy that concern. Though the property is in a key location, being on the corner of Ferncroft Avenue and Pratt's Lane, the proposed development doesn't have any noticeable impact except further down Pratt's Lane, towards Finchley Road. Here there is a sightline between the road and the proposed area for works on the roof. As can be seen in the images below, the overall aesthetic has been maintained, and the asymmetry of the roof has not been lost, ensuring continuity in the design of the property even with the development.



View of the property from further down Pratt's Lane.

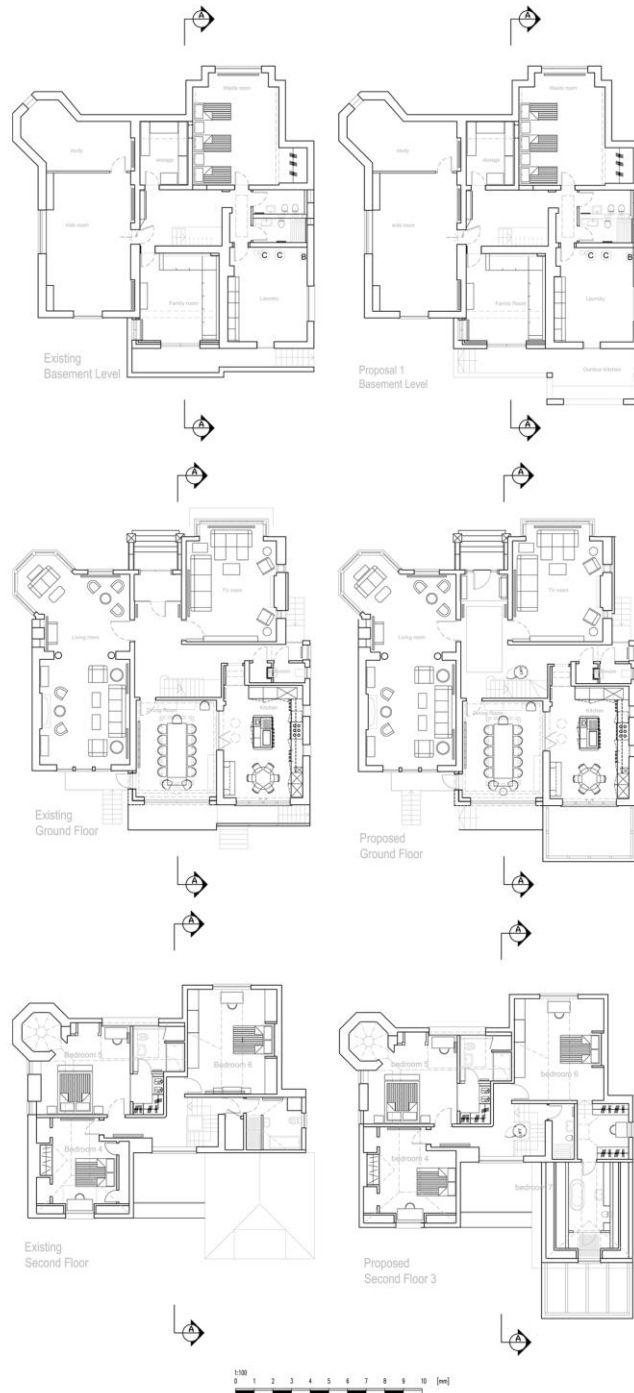
In red is the proposed height increase. As can be seen, this will maintain asymmetry of the SE and SW wings

With regards to the conservatory and basement proposal, we feel that these are not of major impact towards the special architectural character of the building, and have incorporated design elements, as listed above to achieve uniformity in design. As there is no direct sight line from the exterior of the property on either Ferncroft Avenue or Pratt's Lane, to the location of the proposed conservatory, it is our opinion that this part of the proposal won't have any significant impact on the surrounding area's heritage or historic architectural qualities.

Overall, we feel that the council will agree with us, in that the proposals listed will not detract from the existing building, nor from the surrounding area.

DRAWINGS AND IMAGES

- Basement Plans (Existing and Proposed)
- Ground Floor Plans (Existing and Proposed)
- 2nd Floor Plans (Existing and Proposed)
- SW Elevation (Existing and Proposed)
- NE Elevation (Existing and Proposed)
- SE Rear Elevation (Existing and Proposed)
- 3D Views





Existing South West Side Elevation

Proposed South West Side Elevation



Existing North East Side Elevation

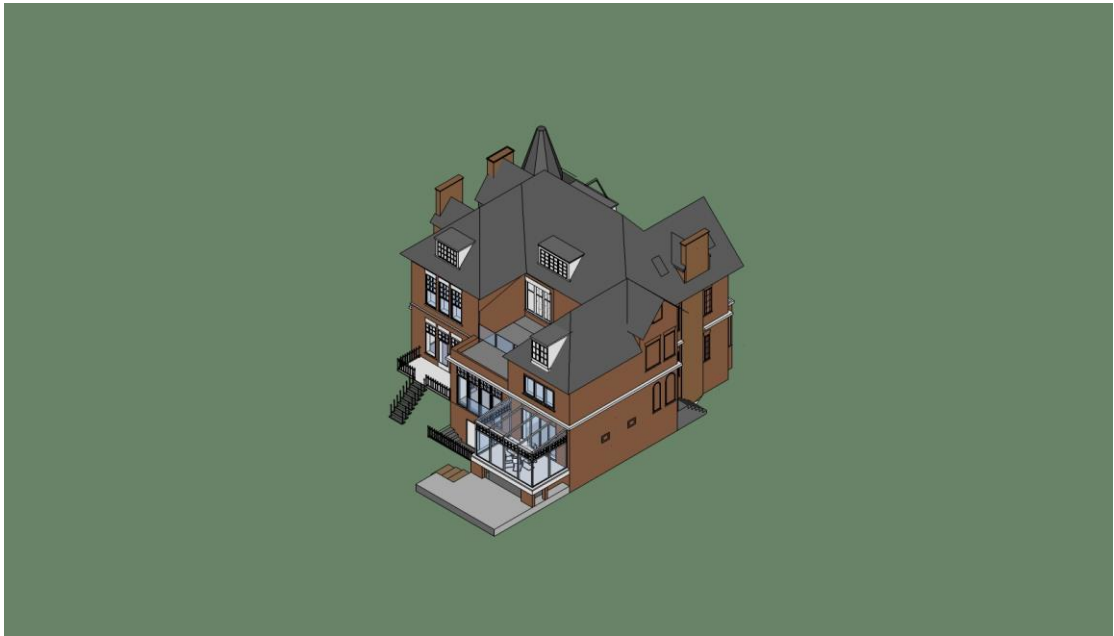
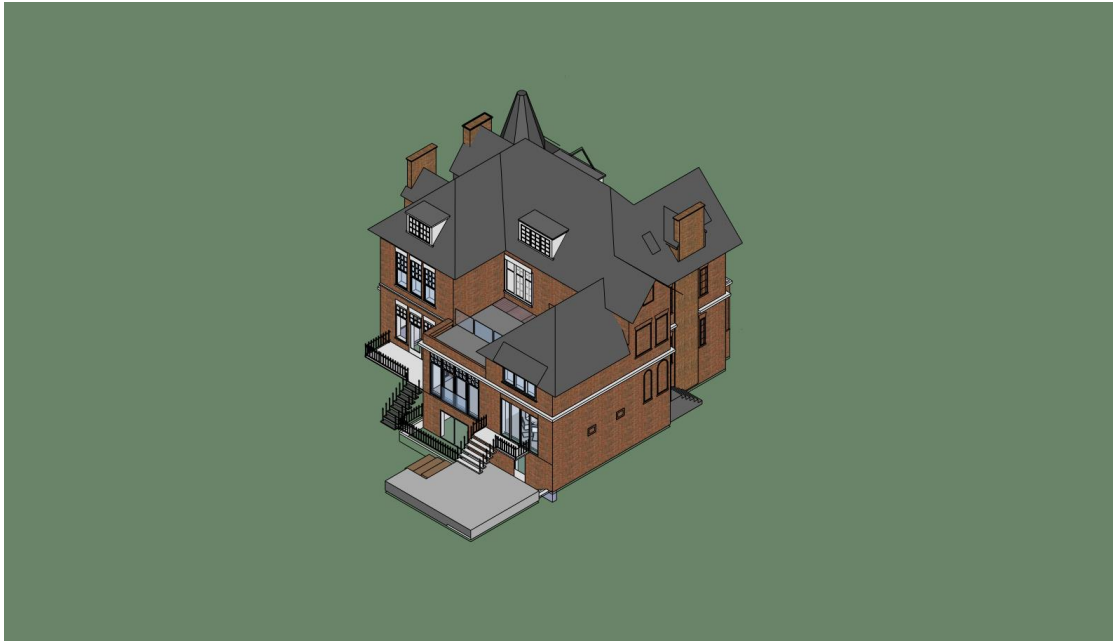
Proposed North East Side Elevation



Existing South East Rear Elevation

Proposed South East Rear Elevation





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