

44 FERNCROFT AVENUE:

# DESIGN, ACCESS AND HERITAGE STATEMENT

DECEMBER 2019

## LIPTON PLANT ARCHITECTS

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1.0 Introduction

Current Proposal

1.1 44 Ferncroft Avenue is a listed 4 story residential property located within the Redington/ Frognal Conservation area, and is currently divided into 5 apartments, as illustrated in the diagram opposite. This application seeks to integrate Flat C on the first floor into Flat A on the ground floor, with an extension to ground and first floor and front basement extension, and also to separate the single storey annex extension into a separate unit.

Please note that there is a previous granted planning application to this property, App. number 2013/5234/P, on which some of the aspects of this planning application will be based. This granted scheme has been lawfully implemented within the required expiration date, confirmed by Certificate of Lawfulness application ref 2017/4132/P (included with this application).

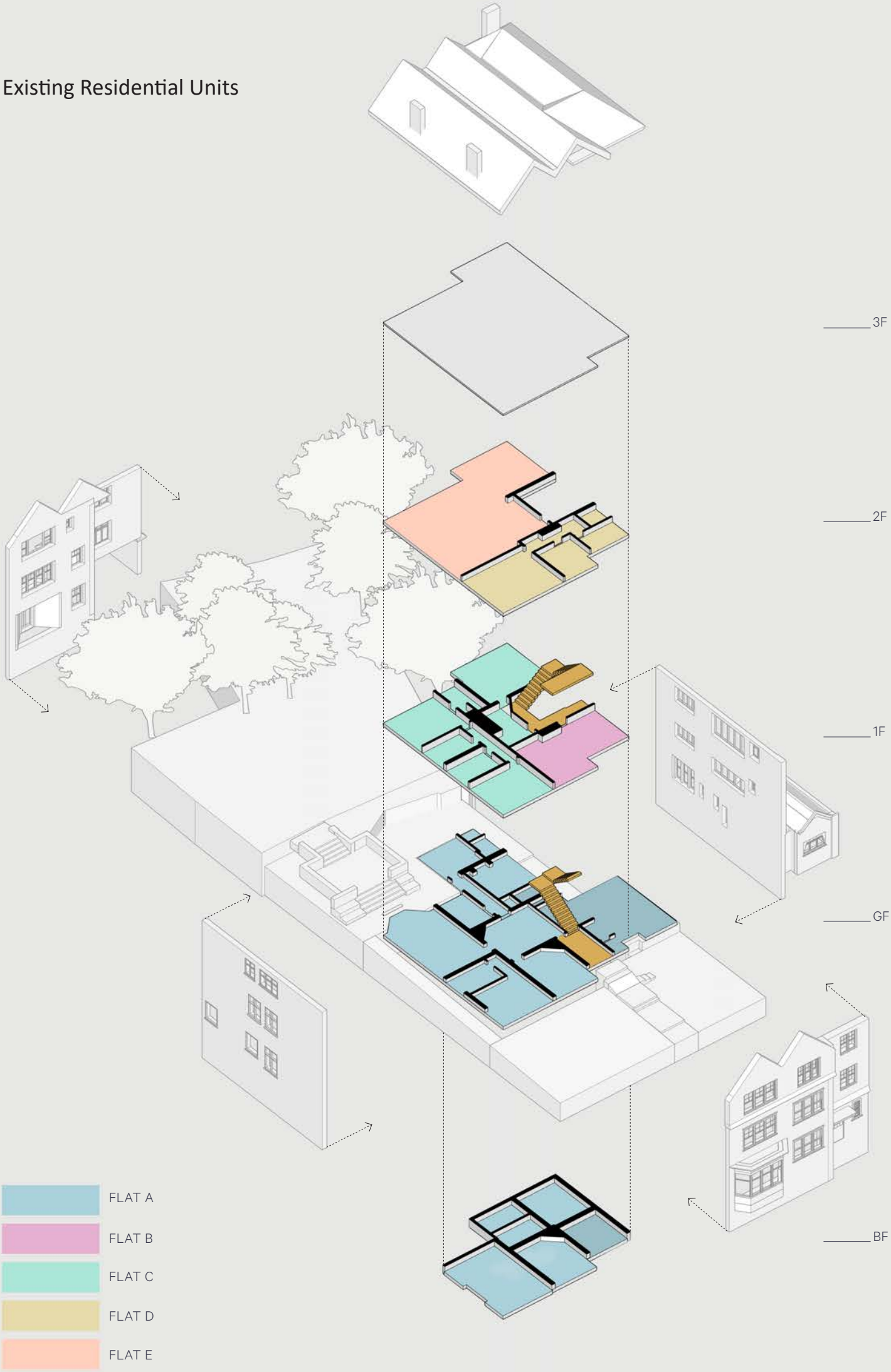
2.0 Use

2.1 The existing property is currently in residential use as 5 units. The new accommodation proposed will remain in residential use as 5 units.



Photo of front of property, July 2019

Existing Residential Units





3.0 Historical Research

3.1 Historic Maps 1851 - 1870

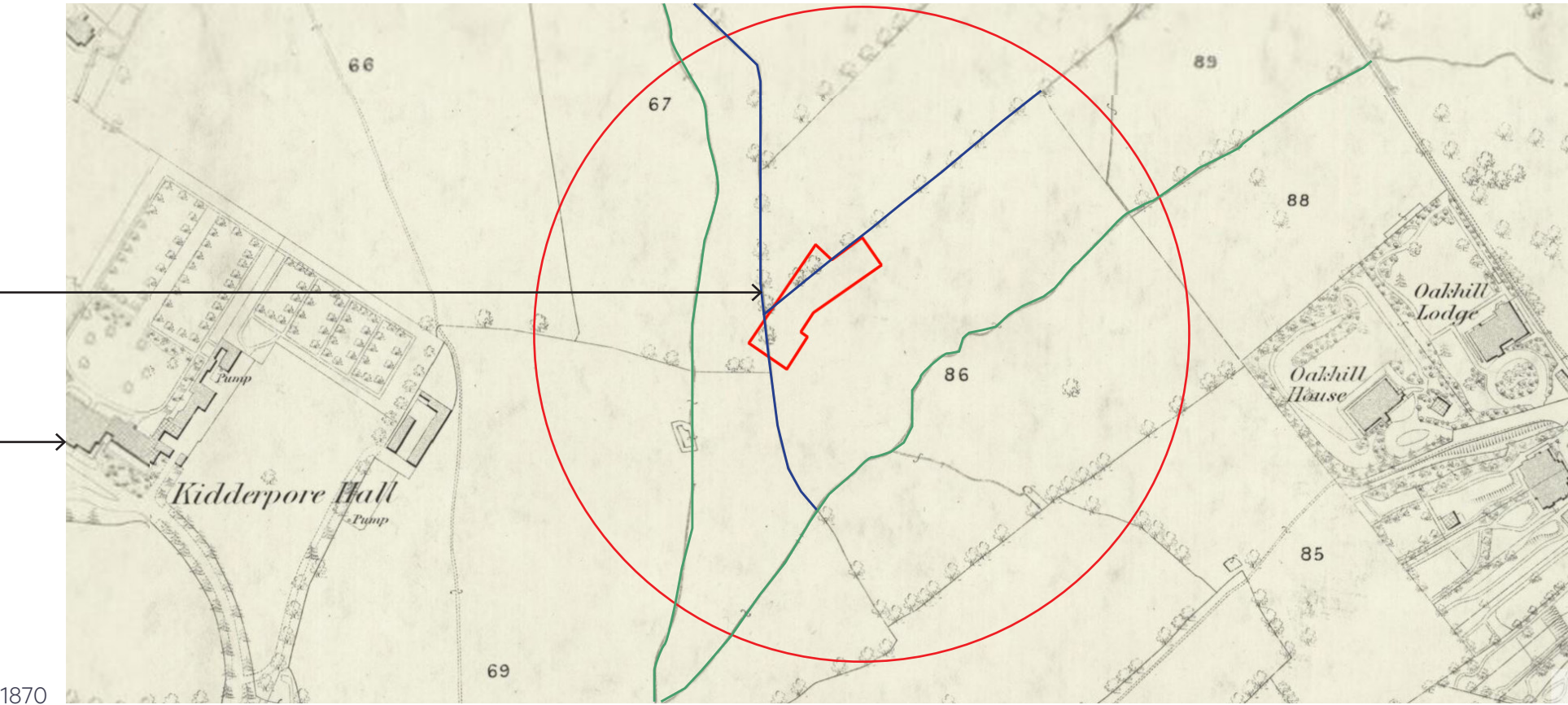
Hampstead village pre-dates almost everything else in the local area, originally Saxon village, early records from AD 986 and the Domesday Book. From the late 17th century Hampstead developed as wealthy Londoners fled the city from the plague of 1665 and fire of 1666. During this time Hampstead was a popular spa town, known for its supposedly medicinal spring water. Our site was open countryside up to and throughout the 1800s.

Pathways and roads begin to appear



Property boundaries are first defined in this map of 1870, with the current site's garden orientation sitting on this ownership boundary

Kidderpore Hall built





3.0 Historical Research

3.2 Historic Maps 1895-1915



Kidderpore Reservoir

Avenues of arts and crafts houses built shortly after reservoir. Old property boundary retained forms garden. Almost all of Ferncroft Avenue was built by developer/architect pair Hart and Quennel, but not no.44. This is due to our plot being on the other side of the original agricultural property boundary, so was sold off to a different developer.



1895

Kidderpore Reservoir built 1868 to provide local source of clean water, trigger for development of arts and crafts houses



1915



4.0 AMOUNT OF DEVELOPMENT

4.1 Current Proposal

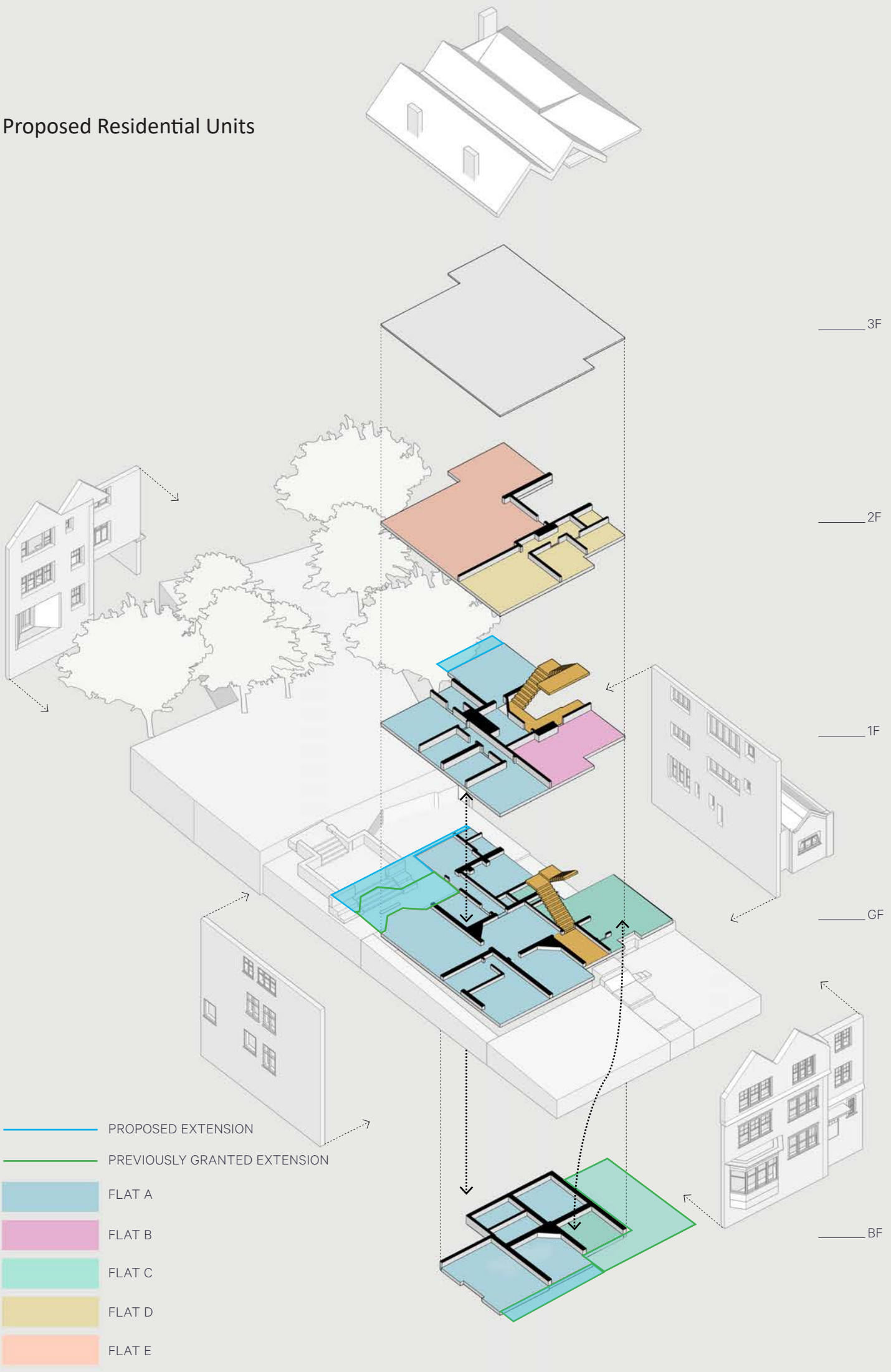
- This proposal entails:
- Full width ground floor extension
  - Partial first floor extension
  - Part extension of existing basement to front of property
  - Separation of east wing annex into a stand alone 2-bed flat (including part of the new basement extension) to now be referred to as proposed Flat C
  - Integration of existing Flat C (1st floor) into Flat A

**Proposed Flat A**  
Currently occupying most of the ground floor, this unit will extend into the existing basement by creating an internal stair from ground to basement. This unit will also extend into the first floor, connected by the same internal stair, so that it runs from basement through to first floor. At ground level it is proposed to remove the existing poor quality rear extension, and the existing bay window, replacing it with a new full width extension. It is also proposed to extend the 1st floor to include a small amount of additional space and a small private terrace overlooking Flat A's private garden.

**Proposed Flat C**  
The existing East wing side extension was once a separate unit with a separate entrance door located in the main communal entrance hall. It is proposed to separate this unit once more to become an individual unit again. The existing basement will be extended underneath the footprint of the side wing extension to provide for more space to this unit. Lightwells will be provided both at the front and the rear of the unit to allow light and ventilation down into the proposed lower ground level.

At the rear of the property, it is proposed to remove and replace the existing hardscaping, without removing any softscaping or garden.

Proposed Residential Units



#### 4.0 AMOUNT OF DEVELOPMENT

#### 4.2 Previous Planning Permission (2013/5234/P)

As described, in 2013 the property received planning permission (2013/5234/P) for the following;

*'alteration and conversion of the existing ground floor flat, excavation of the existing basement and incorporation of lightwells to the front and sunken terrace to the rear, alterations and extensions to the front and rear including new front entrance door to the existing side extension, to provide 2 self contained units comprising a 5 bedroom flat and a 1 bedroom maisonette,'*

We will be drawing upon two aspects of this granted planning permission for the current proposal.

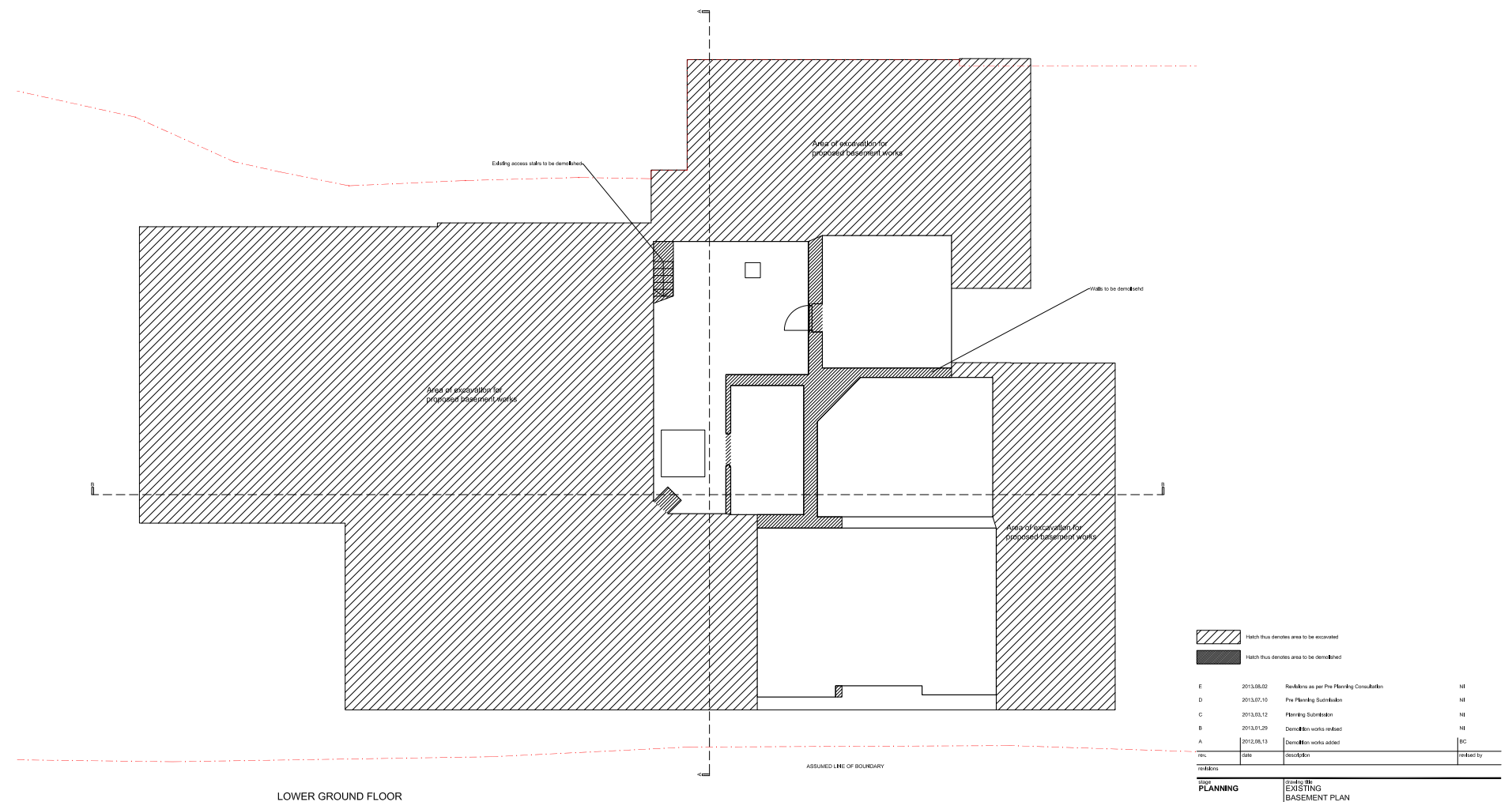
- The consented basement excavation
- The consented rear extension



### 4.3 The Consented Basement Excavation

Part of this previous application was to fully extend the basement to match the existing footprint of Flat A above, with lightwells at the front and rear of the property. The extent of these works are shown on the drawing opposite, taken from the planning drawing set. This consented planning permission has been legally implemented within the required timeframe; and the certificate of lawfulness to confirm this has been included in this application.

The basement extension included in the current proposal is designed to match the extents of the previously consented scheme, albeit with significantly smaller footprint.

Drawing number 268.(1).0.001\_E as submitted with planning application 2013/5234/P, showing a basement excavation under the entire footprint of the house.



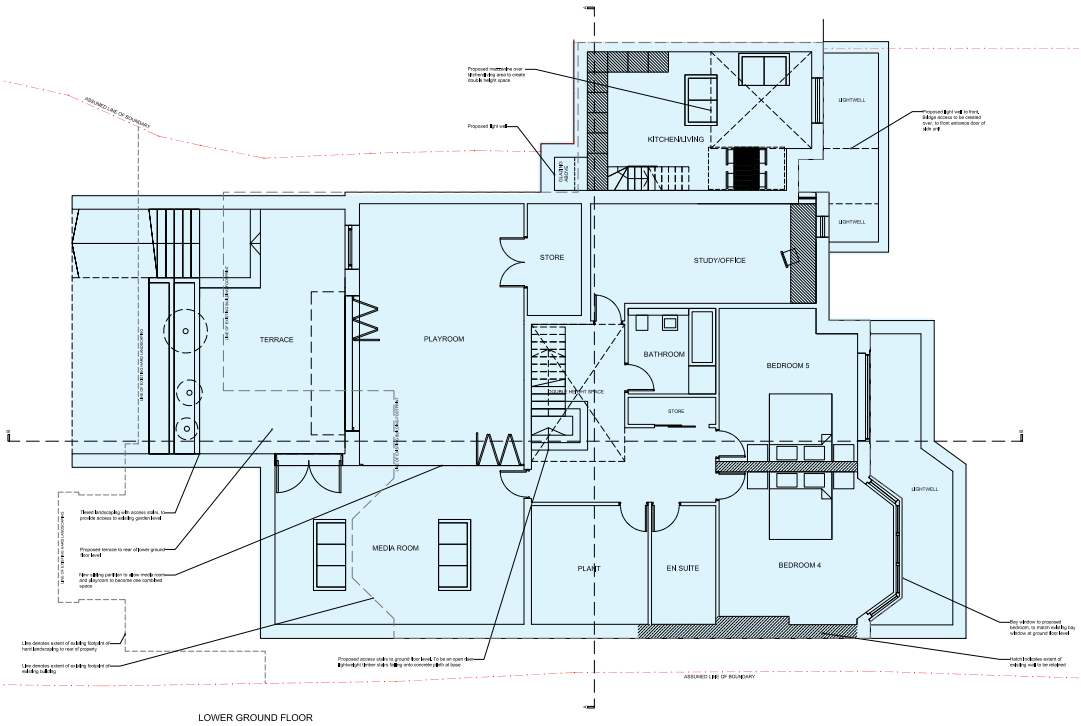
		Match this denotes area to be excavated	
		Match this denotes area to be demolished	
E	2017.03.02	Rebinder as per Planning Consultation	Nd
E	2017.07.10	Planning Submission	Nd
E	2017.03.12	Planning Submission	Nd
B	2017.01.29	Demolition works reduced	Nd
A	2017.09.13	Demolition works added	BC
rev	date	description	reduced by
revisions			
<b>PLANNING</b>			
<div style="display: flex; justify-content: space-between;"> <div> <p>drawn by <b>EXISTING</b></p> <p>BASEMENT PLAN</p> </div> <div> <p>Do not scale from this drawing. This drawing is copyright</p> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <p><b>Upton Plant Architects</b></p> <p>1100 @ AD 1-50 6th A1</p> </div> <div> <p>             44161 Green Street              81-83 Essex Road              London N1 2PP           </p> <p>             T +44 (0)20 7288 1333              F +44 (0)20 7288 0333  <a href="http://www.uptonarch.co.uk">www.uptonarch.co.uk</a> </p> </div> <div> <p>             44 Ferncroft Avenue              London NW3 7PE           </p> </div> </div>			
scale	seen here	plan by	revision
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4.0 AMOUNT OF DEVELOPMENT

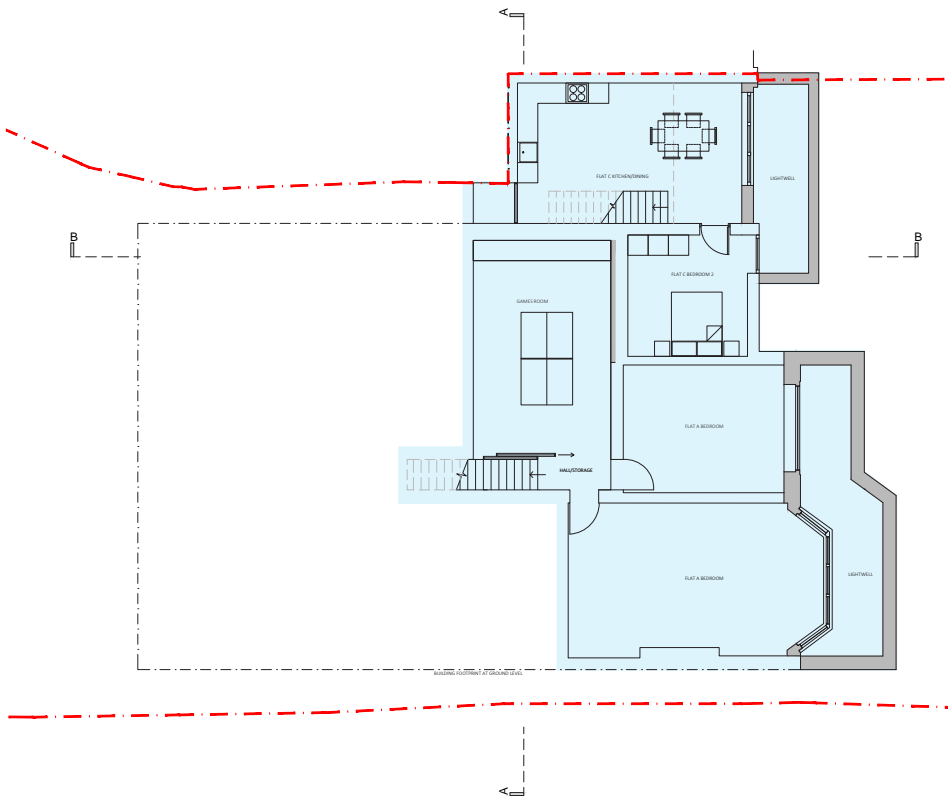
Extent of current application basement compared with previous consented application (2013/5234/P)

Please refer to the drawing opposite, comparing the basement excavation of the previous consented planning application with the new proposed basement excavation. The proposed new basement excavation is limited only to the front of the property, and matches exactly the extent previously accepted by the council and justified by the previously submitted Basement Impact Assessment, and thus follows the same conclusion...

*'In conclusion, there are no negative impacts anticipated in this basement proposal on the hydro-geological conditions of the local environment that cannot be suitably addressed in the detailed design of the proposal.'*



2013 Consented Scheme  
Proposed Basement Plan



2019 Current scheme  
Proposed Basement Plan



## 4.0 AMOUNT OF DEVELOPMENT

### Basement Impact Assessment

The Camden Development Policy DP27 states that in relation to basements and light-wells, an assessment is required of the scheme's impact on drainage, flooding, groundwater conditions and structural stability.

The previously submitted 'Basement Impact Assessment- Screening and Scoping Report', 'Flood Risk Assessment and Sustainable Drainage Strategy' and 'Planning Application Structural Report' carried out by a Consulting Structural Engineer (Conisbee) were submitted with planning application 2013/5234/P, and have been resubmitted with this application.

Conclusions to the reports carried out are summarised as follows;

The flood risk assessment of the site concludes that the development of the site will not increase flood risk elsewhere (p.10, 4.3). It states that there are no negative impacts anticipated in relation to this proposal on the hydro-geological and hydrological conditions of the local environment that cannot be suitably addressed in the detailed design of the proposal (p.10,4.4).

The 'Flood Risk Assessment and Sustainable Drainage Strategy', has been carried out in accordance with the Government Planning Policy Statement (PPS) 25, as is a requirement set out in the Camden Development Policy DP27, paragraph 27.6. The report concludes the property sits within a Flood Zone 1 area and therefore is at minimal risk of pluvial flooding. The SFRA and the site specific flood risk assessment also concluded that no potential flood risks for the site were identified, that could not be managed (p.15, 12.0).

**The basement excavation work proposed within this scheme is a reduced scope version of the previously granted planning permission 2013/5234/P. This planning permission has been legally implemented before its expiry date. We therefore consider the previously submitted Basement Impact Assessment still applicable, so have resubmitted the same document with this new application.**

**Given that the basement extension proposed does not exceed that which has been previously consented and legally implemented, the proposal should be fully supported by the council.**

4.0 AMOUNT OF DEVELOPMENT

4.3 The Consented Rear Extension

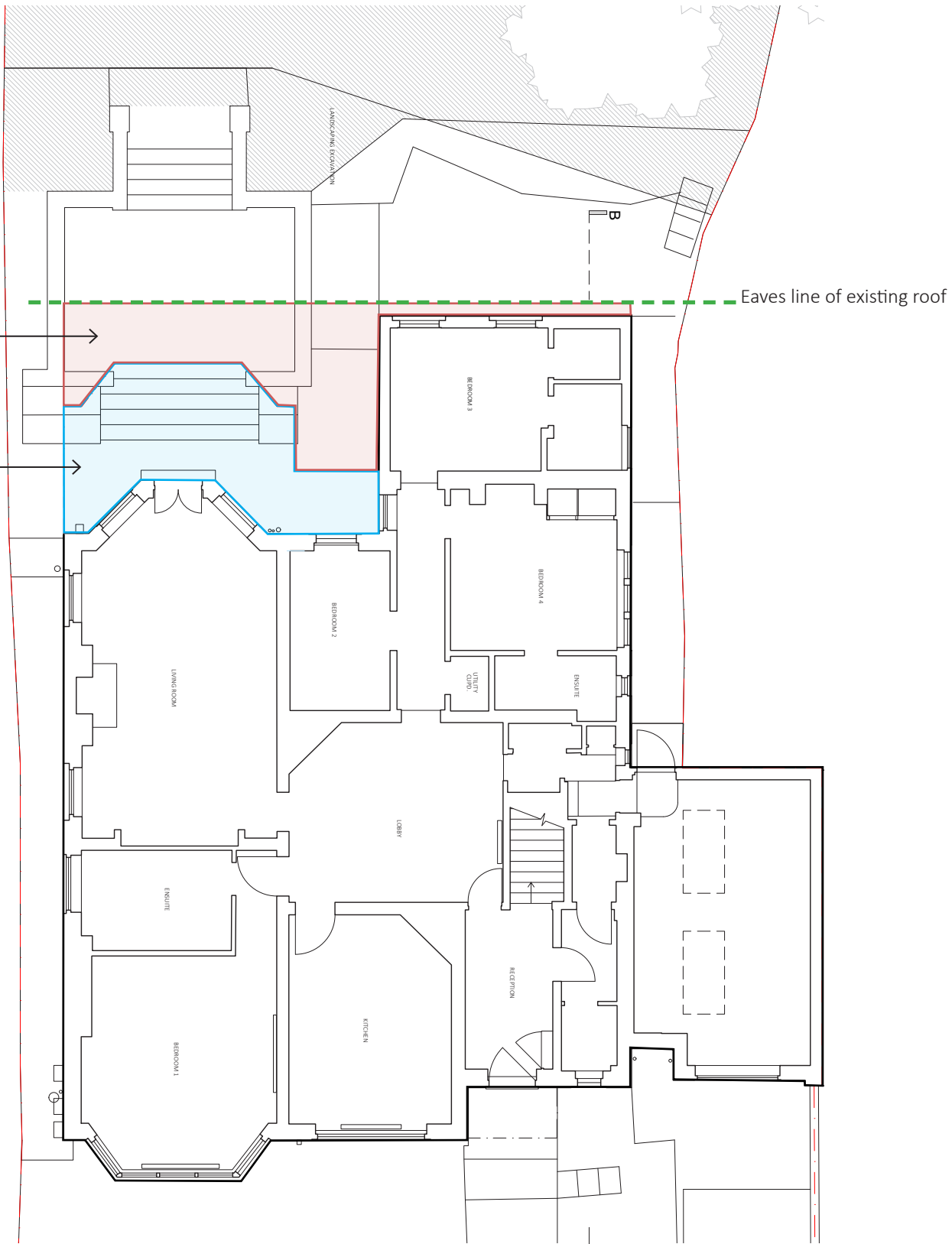
Previous planning application (2013/5234/P) consented the extension of the existing house as shown opposite. The current proposal would be to extend beyond this already granted mass to the eaves line of the existing extension, creating a full width extension no further than the depth of the existing building.

This massing is in keeping with neighbouring consented and implemented rear extensions in the area, as detailed later in this document.

Extent of current planning application proposal for extension

Extent of previously granted extension

Existing Ground Floor Plan





5.0 LAYOUT OF DEVELOPMENT

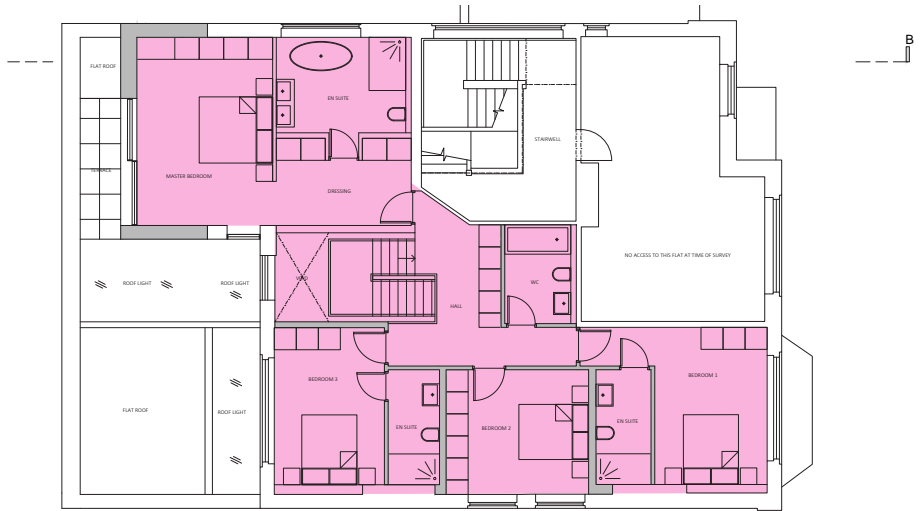
5.1 The proposed 6 bed unit, Flat A, will be accessed through the existing main entrance at ground floor level. The ground floor will include internal alterations and reconfiguration to allow for the internal stair connecting it to the first floor and basement level. The existing rear extension and rear bay window will be demolished and extended to allow for a larger kitchen and dining area in this location with a better connection to the garden. The first floor will contain bedrooms for Flat A, with a small extension to the rear master bedroom and addition of a small terrace overlooking the garden. The lower ground floor will be accessed by separate internal stairs and will contain a flexible games/plant room and two more bedrooms.

The proposed 2 bed Flat C is also accessed through the existing main entrance. Entering off the communal hall into the existing side extension is the living room and bathroom, with a single bedroom off this. Below in the basement extension and accessed by an internal stair is the kitchen and dining space, and the second bedroom.

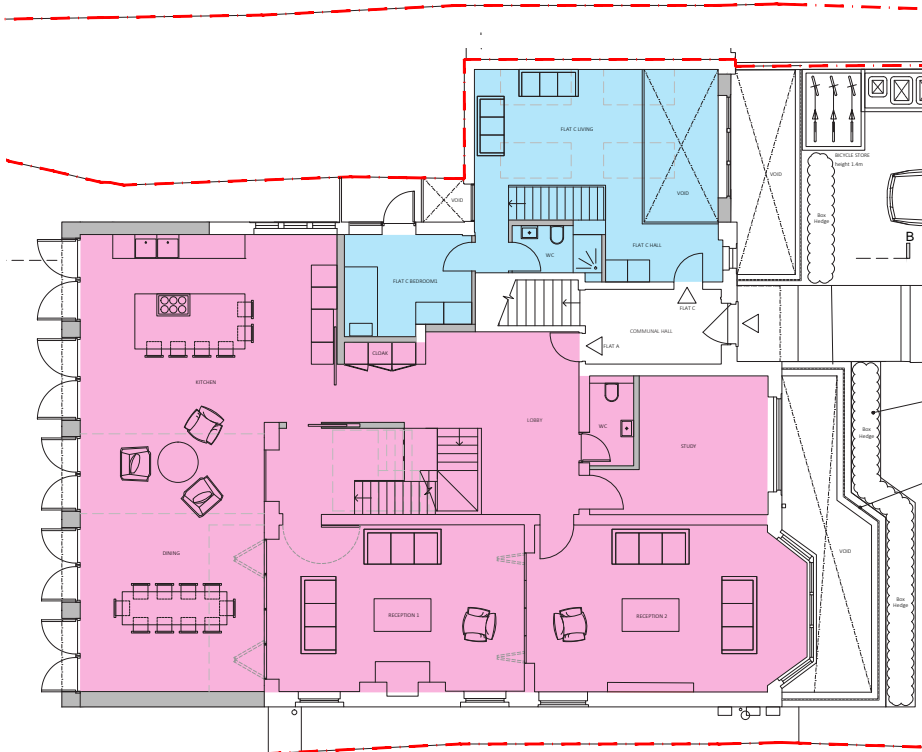
Lightwells will provide light and natural ventilation to the spaces in the basement. The front light well to the main house is 1.3m from the front of the bay window projection to the retaining wall of the lightwell, as per the previously approved scheme.

Proposed Area Schedule Gross Internal Areas (sqm)				
	Basement	Ground	First	TOTAL
Flat A	83.9	198.7	121.2	282.6
Flat C	41.7	38.3 (excluding void)	0	80

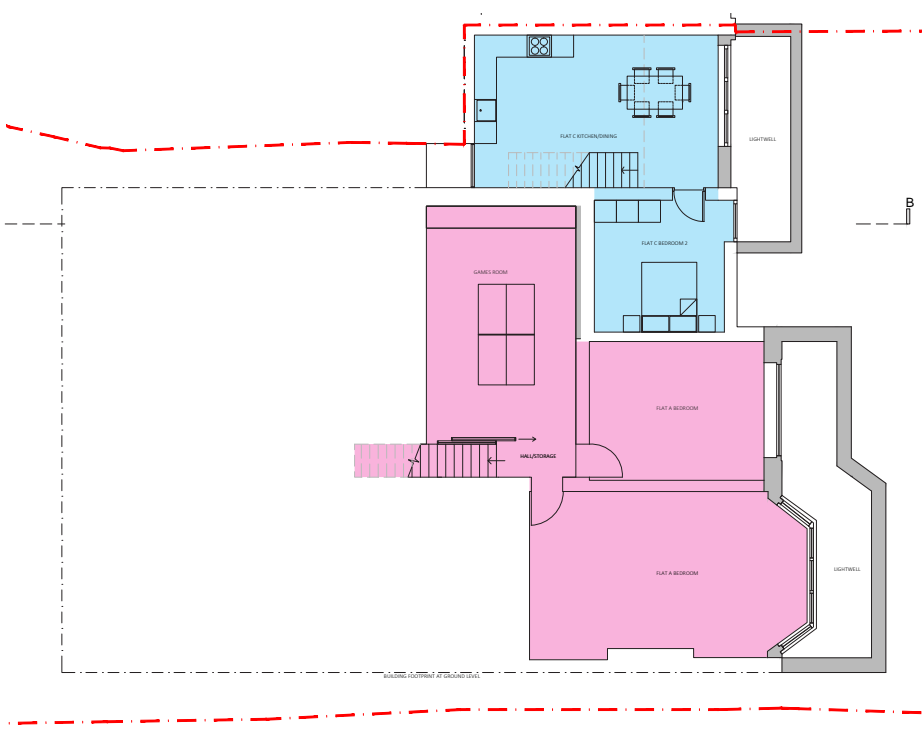
First Floor Plan



Ground Floor Plan

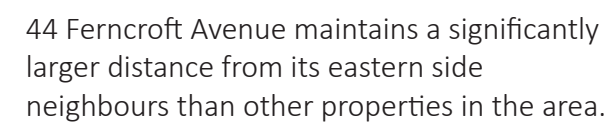


Basement Plan



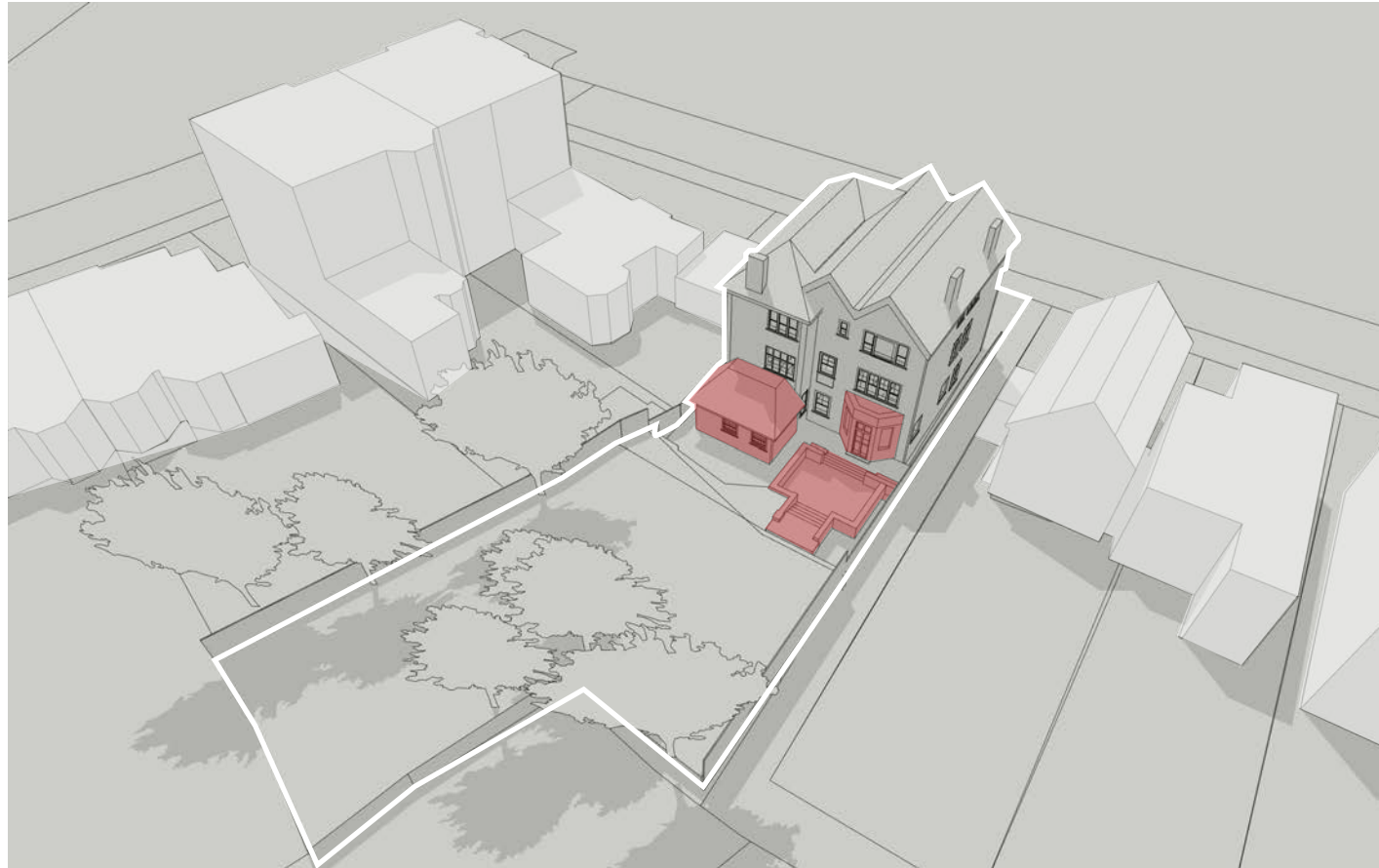
## 6.1

The height of the proposed extension follows the existing floor levels. As such the proposed extension is in harmony with the original form and character of the house and the historic pattern of extensions within the terrace.

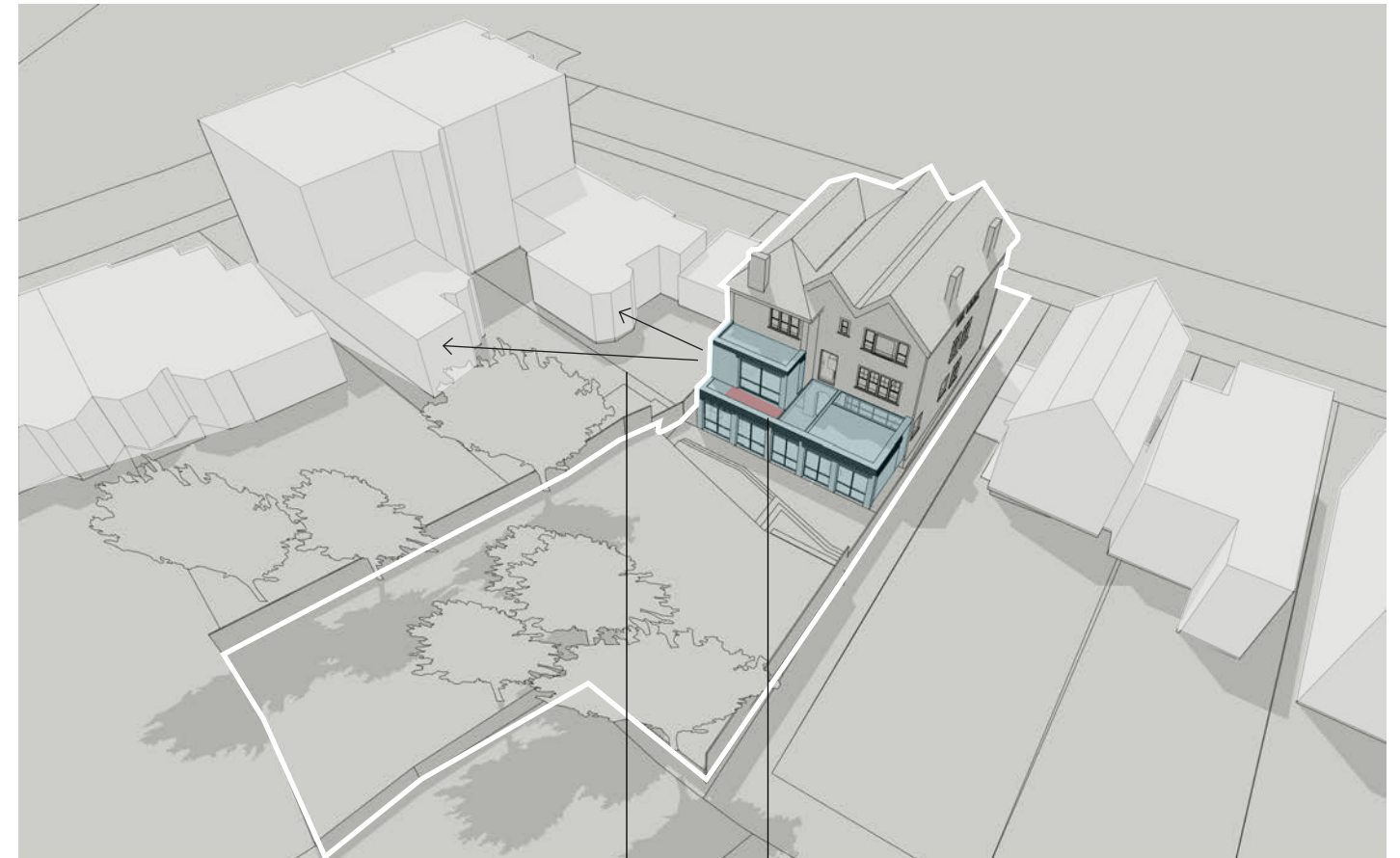




## 6.0 SCALE OF DEVELOPMENT



Existing property with demolition highlighted in red



Proposed extension highlighted in blue

Proposed terrace set back on eastern facade

No windows to boundary side of 1st floor extension- minimal impact to neighbours

### 6.2 1st Floor Extension

The proposal contains a small 1st floor extension, less than half width, extending to a depth of 2.4m beyond the existing rear elevation. As the property is at the end of row of houses there is more space to the east side to accommodate a small 1st floor extension.

The proposed extension is on the northern side of the property. This, along with its modest size, means that the impact to the neighbours in terms of daylight is negligible.

There is no glazing on the East facade of the proposed 1st floor extension and so overlooking will not be an issue. The balustrade of the proposed terrace has also been set back from the eastern elevation to allow enjoyment of the garden but increase privacy to the immediate neighbours.

The Redington and Frognal conservation area appraisal and management strategy states on the subject of rear extensions, pg 31:

*"In most cases such extensions should be no more than one storey in height, **but its general effect on neighbouring properties and Conservation area will be the basis of its suitability.** Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings."*

**44 Ferncroft Avenue benefits from a unique position at the end of the street with significant space between it and its neighbours to the east. Therefore its 'general effect on neighbouring properties' is negligible, and a modest first floor extension is suitable in this case.**



## 7.0 LANDSCAPING

- 7.1 The light-wells to the front elevation will be discreet with railings and hedging to conceal views into the proposed lightwells. The proposal to the rear garden is to replace the existing hardscaping with a tiered set of steps up to the main garden level. There will be no loss of garden area.

The Redington/Froggnal conservation area guidance states that vegetation contributes greatly to this areas quality, character and appearance. The alterations to the front streetscape of the property will retain its existing and mature vegetation. Ferncroft Avenue is noted for its vegetation of regularly spaced roadside London Plane trees which dominate the views along the street. In relation to 44 Ferncroft Avenue, there are two mature London Plane trees in the street to the front of the house.

The Camden Development Policy DP27, paragraph 27.10, states that consideration should be given to the existence of trees. In the 'Basement Impact Report' attached (P.4, 2.7) it addresses this issue, and states that the existing trees (which are to be retained) are a minimum distance of 6.1m from the new excavations, and further still for the basement footprint proposed by this application.

Overall the impacts are considered to be minimal, and is of the same or lesser impact than the previously consented and implemented scheme (please refer to the report for further clarification).



Photos of existing garden



8.0 APPEARANCE

8.1 Harmony with Host Building

Overall the proposal aims at achieving a complementary addition to the existing property. The proportions and detailing of the rear extension are designed to be in harmony with the proportions of the host building, as illustrated in the diagram opposite.

The proposed front elevation will have new windows and a bay installed at lower ground floor level, with a similar fenestration pattern, to match the existing windows at ground floor level. The lower ground floor level and the side unit will be built in reclaimed red brickwork to match the existing property.

Rooflights and carefully placed glazing will allow natural light to penetrate deep into the plan.

The terrace on the first floor is set back on either side of the extension so as not to impact on the neighbours' amenity.



Proposed Rear Elevation  
diagram illustrating harmony between  
proposed extension and host building

8.0 APPEARANCE

8.2 Detailing and Materiality

The proposed rear extension has been carefully designed to reference the historical Arts and Crafts architecture of the conservation area, and the Victorian Architecture of Kidderpore Reservoir in the vicinity.

The brick detailing in the extension takes its cues from the brick columns in the reservoir, firmly planting it in the local history and context of the area.

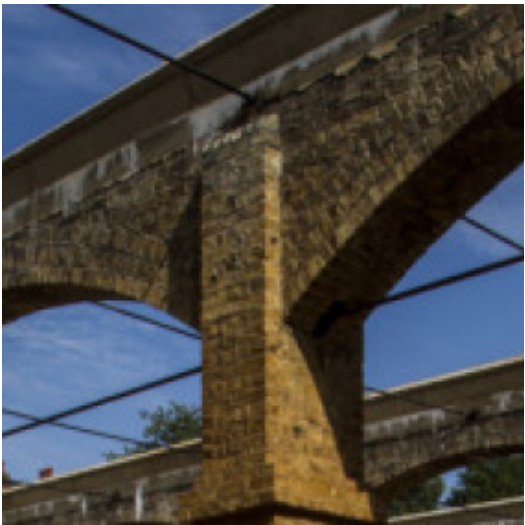
The brick and pigmented concrete of the proposed extension is intended to complement the existing red brick of the property. The materials will all be of high quality and robust.



1.



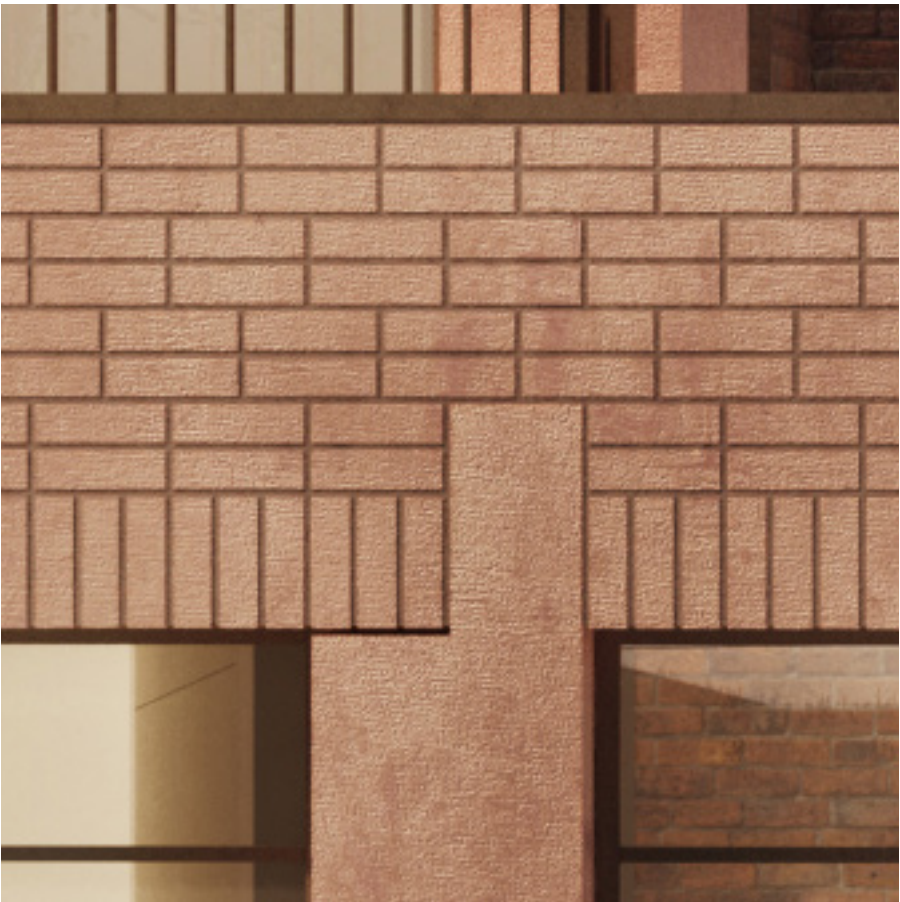
2.



3.

Detailing and Materiality Precedent

- 1. Pigmented concrete (Villa Verde, Spain)
- 2. Double stack stretcher bond brickwork (YSL Museum, Morocco)
- 3. Expressed column detail (Kidderpore Reservoir)



44 Ferncroft Avenue- Detailing Study

The detail of the proposed rear extension is influenced by the expressed column detail of the local Kidderpore Reservoir. Its materials are designed to complement those of the host building.



## 9.0 ACCESS

- 9.1 Access to the property will remain as existing. All the units are accessed from the common areas via the existing front door.

## 10.0 CONCLUSION

- 10.1 The proposed works to the building will enhance the appearance and usability of the existing property, whilst maintaining harmony with the conservation area.

New accommodation is provided to the currently uninhabitable basement level. The proposed rear extension provides an improved connection between Flat A and its garden.

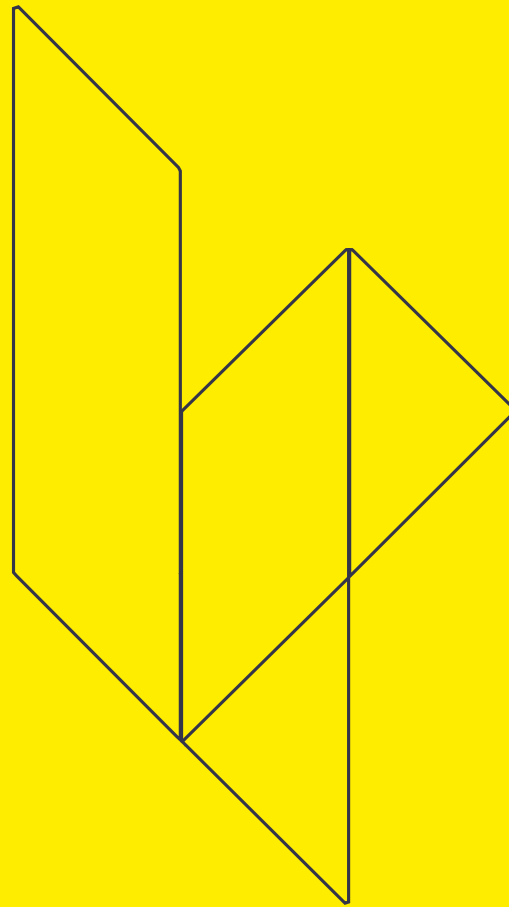
The front facade has been carefully designed to replicate the original fabric of the building and to be in keeping with the character of the conservation area. The scope of the front facing extension is within that of the previously consented and legally implemented scheme 2013/5234/P.

The rear extension is a sympathetic yet contemporary addition of high design quality. Its massing is in keeping with the historic pattern of extensions on the street, with negligible impact to its neighbours. The proposed rear extension will not be visible from the public realm, and is designed in harmony with the original form and character of the host building, thereby remaining in keeping with the character of the conservation area.

In conclusion, the proposal is in line with local planning policy and should be recommended for approval.



Proposed rear extension



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