

Design and Access Statement

31 Ferncroft Avenue, London NW3 7PG



Reference 1119/2221

Site Description

Number 31 Ferncroft Avenue is a substantial residential property located within the Redington and Frognal Conservation area. The building is not listed and the front elevation remains substantial unaltered since it was completed in the early part of the 20th century.

Accommodation is set over four levels with large reception and dining areas on upper ground levels and 6 bedrooms on first and second floor. There is a full basement under the building the rear part of which leads directly onto a large garden whilst the front part of the basement has been converted to a garage with a steep ramp leading up to street level. Number 31 appears to only property in the street which has had this conversion and most of the properties have level front gardens which are mostly used as off street parking spaces.

The rear elevation of number 31 remains largely unaltered although it apparent some windows have been replaced and new folding sliding doors have been fitted for direct access from the new kitchen to the rear garden. The photograph blow shows how number 29 has been altered at first and second has been altered by extending the floors to the rear thus deleting the balcony at first floor level. This balcony has been retained at number 31 as can be seen from the photograph attached below.

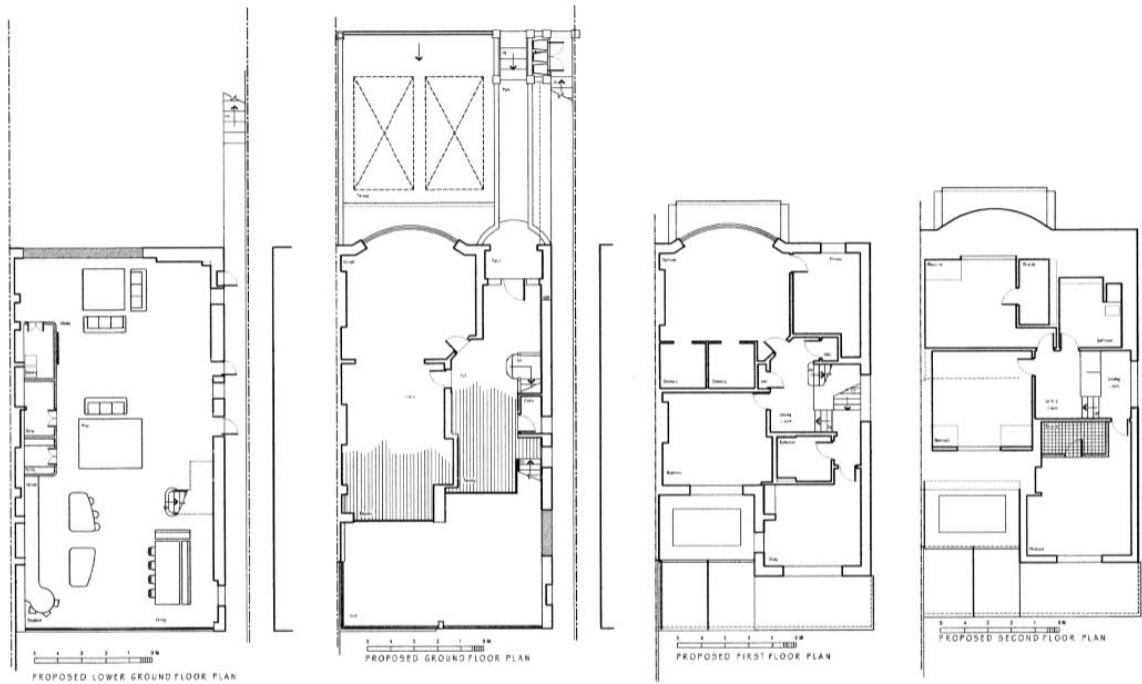


Part number 31 showing extension to the rear at 29 Rear elevations of number 29 showing new door to garden

Planning History

There are no records which show when the front garden was lowered to give direct access to the garage in the basement. It is assumed that this alteration was made before the area was declared a conservation area.

In 2017 an application was lodged for major alteration the upper ground and lower ground floor area as well as an extension to the rear outrigger to match that approved at number 29. A number of objections were received from the occupiers of the flats in number 33 and this alteration was therefore deleted from the application. The revised drawings included an infill extension at lower ground and first floor level and levelling of the front garden. The alteration to the front garden include a light well to give direct daylight to lower ground floor rooms leaving sufficient space for two off street parking spaces. Consent was granted in July 2017 and the approved drawings are attached below.



Proposed Alterations to Approved Existing

The current application is similar to that already approved with the only alteration being the extension of the front garden to provide direct access from the front of the property to the accommodation on the lower ground floor. The alterations will provide a large entrance hall with double doors leading to the kitchen/family room. The extended basement will also contain a cloak room, a utility room and a music room.

The proposed basement extension will be 5 meters away from plane tree along the pavement and is not considered that the development will have a negative impact on this healthy specimen which forms an important part of the established streetscape.

However to address concerns about this tree arboricultural impact assessment has been carried out and this is attached to the application. It outlines construction methods as well as protection during construction and any work will be carried under the strict supervision of the arboricultural consultant.