

DESIGN AND ACCESS STATEMENT

25 November 2020

Site: 36 Ferncroft Avenue, NW3 7PE

Proposal: Householder planning permission for alterations to the fenestration on the first-floor rear and side elevation – Rear bedroom; reinstate hardwood sash side window and new Juliette balcony with French doors and side sash windows.

Location

36 Ferncroft Avenue is located in the London Borough of Camden, it is not a listed building but is noted as a building making a positive contribution to the character and appearance of the conservation area. The area is characterised by large Victorian / Edwardian detached and semi-detached houses.

The application site is a semi-detached house built from red/orange brickwork at ground floor and a rendered upper floor. It has rounded bay windows to the front and is a two-storey house with a clay roof and basement storey. Ferncroft avenue is a predominantly residential road and is positioned within the Reddington/Frogna Conservation area.

The property is well served by most amenities including the Underground, bus routes, parks and neighbourhood shopping. All these amenities are within convenient walking distance.

Description

The existing property is a semi-detached one family dwelling, over three storeys with an additional attic floor.

The property is constructed from solid brickwork main walls, with conservation double glazed painted timber sash windows set in rendered or brickwork surrounds and a timber front door.

The floors are constructed from timber boards and joists and the existing partition walls are timber stud walls. There is a garden to the rear. The front of the house sits back from the street with a small front garden bounded by a hedge to the street and a driveway for parking.

Proposal

The proposal allows for the reinstatement of a side sash window to the first-floor rear bedroom/study and the replacement of the existing sash window with new French doors and side sash windows and Juliette balcony. The proposal is in keeping with no 38 Ferncroft Avenue's consented scheme – Application number 2010/4912/P.

Layout

The floor plan remains unchanged on the first floor.

Landscaping

No landscaping is proposed.

Appearance

The elements, which constitute the historic and special architectural interest or character of the building, comprise the external walls to the main body of the building including the windows and the roof.

The proposals are for new French doors with side sash windows and Juliette balcony and the reinstatement of the side window to the rear bedroom on the first floor.

The proposals represent very little impact on the building's setting and restores the original side façade. There is no impact on the adjoining buildings. The proposal does not affect the character of the wider area.

Access

The property is accessed from Ferncroft Avenue via a front path and front drive. No alterations are proposed to the existing access arrangements.