

EMIL EVE



44 Ferncroft Avenue, London, NW3 7PE

Design, Access + Heritage statement

January 2021



INTRODUCTION LETTER

Dear Camden Council Planning Officer,

This application seeks planning permission for the erection of a roof infill extension and inset loft terrace, including three dormer windows and rooflights to 44 Ferncroft Avenue, NW3 7PE. The property is not listed but is within the Redington Froggnal Conservation Area.

As a RIBA registered conservation architect (RIBA CA Level accredited) we specialise in the sensitive repair and re-use of historic buildings. These alterations have been very carefully considered and are necessary in order to provide adequate bedroom and living space for the five-person family as well as a much needed amenity space.

A written Pre-App Advice Report was obtained and further advice on the updated scheme kindly provided by planning officers which has satisfied us that the proposals are now in line with policy and should be supported.

The proposed roof alterations are in keeping with the character of the existing house and with the common features evident in the Conservation Area such as dormer windows. The set-back of the new roof slope to the rear retains, and does not detract from, the existing form of roof gables and all external materials match the existing materials of the house. There will be no negative impact on amenity, daylight and sunlight to adjacent buildings and the proposal avoids any overlooking.

There are a significant number of similar planning precedents in the immediate vicinity and relevant planning policy has been consulted in developing the proposals.

Please refer to the following pages along with the planning drawings to explain the proposal in context. We would also be very happy to discuss or confirm any information that you require: Please call me on 07805662839.

Yours sincerely,



Ross Perkin

Director, Emil Eve Architects

(Registered Architect (ARB) and Conservation Architect (RIBA CR), SPAB 2013)



INTRODUCTION

RESPONSE TO PRE-APP

SITE CONTEXT

HERITAGE STATEMENT

USE + AMOUNT

LAYOUT + SCALE

APPEARANCE + MATERIALS

LANDSCAPE + ACCESS

PLANNING CONTEXT

LOCAL PLANNING PRECEDENTS

EMIL EVE PROFILE

Written Pre-Application advice was obtained from Camden Planning Team in 2018 (ref: 2018/2866/PRE) which was supportive of the proposal in principle. The report highlighted some areas which required further consideration. We have taken on board the advice and revised the proposals accordingly.

Below we have described how the advice received has been incorporated into the revised proposals for the main elements of the scheme:

FRONT ROOF INFILL

Initial Pre-App Advice: *"To the front, the form of the adjacent hipped roof slope would be carried through to infill the gap between the two gables. This alteration would be set well back from the front elevation, and would therefore not detract from the significance of the double gable feature. This element in itself is considered to be sympathetic to the original design of the host building, and would not cause harm."*

Response: Supported therefore design retained as per Pre-App.

REAR ROOF INFILL

Initial Pre-App Advice: *In principle, infilling between the two gables is acceptable, subject to the original gables still remaining dominant and able to be read.*

Response: Design of rear infill revised.

LOFT TERRACE

Initial Pre-App Advice: *"In principle, the insertion of a terrace within the eastern slope of the roof would not be supported, as it would represent a non-traditional feature that would be prominent within the surrounding conservation area. The use of timber for the screen would also be an uncharacteristic addition to the roof slope and would not be supported."*

Response: Design revised so that terrace is further set back so that it is completely invisible from anywhere and the screen removed.

DORMER WINDOWS

Initial Pre-App Advice: *"The proposed dormers would appear overly dominant within the slope", "The smaller dormer would also fail to be sufficiently set away from the roof margins, contrary to CPG1 para. 5.11."*

Response: Design revised and dormer size reduced with setbacks from eaves and hips/ridges in line with CPG1 para. 5.11

FLAT ROOFLIGHTS

Initial Pre-App Advice: *"The flat rooflights within the proposed infill would not be visible from the surrounding conservation area and there is no objection to this element."*

Response: Supported therefore design retained as per Pre-App.

PITCHED ROOFLIGHTS

Initial Pre-App Advice: "The roof lights that are proposed are large in scale and horizontally proportioned, which would appear overly dominant and incongruent in this context".

Response: Design revised to reduce size of rooflights, and obtain a portrait orientation, location of rooflights considered to align with existing windows.

The following page includes three diagrams showing the existing rear roof-form, the roof-form as per the Pre-App submission and the revised rear roof-form.

These clearly show how Pre-App advice has been observed and the proposed roof alterations amended to retain the existing roof gables, with a clear set-back to the new sloped roof infill.



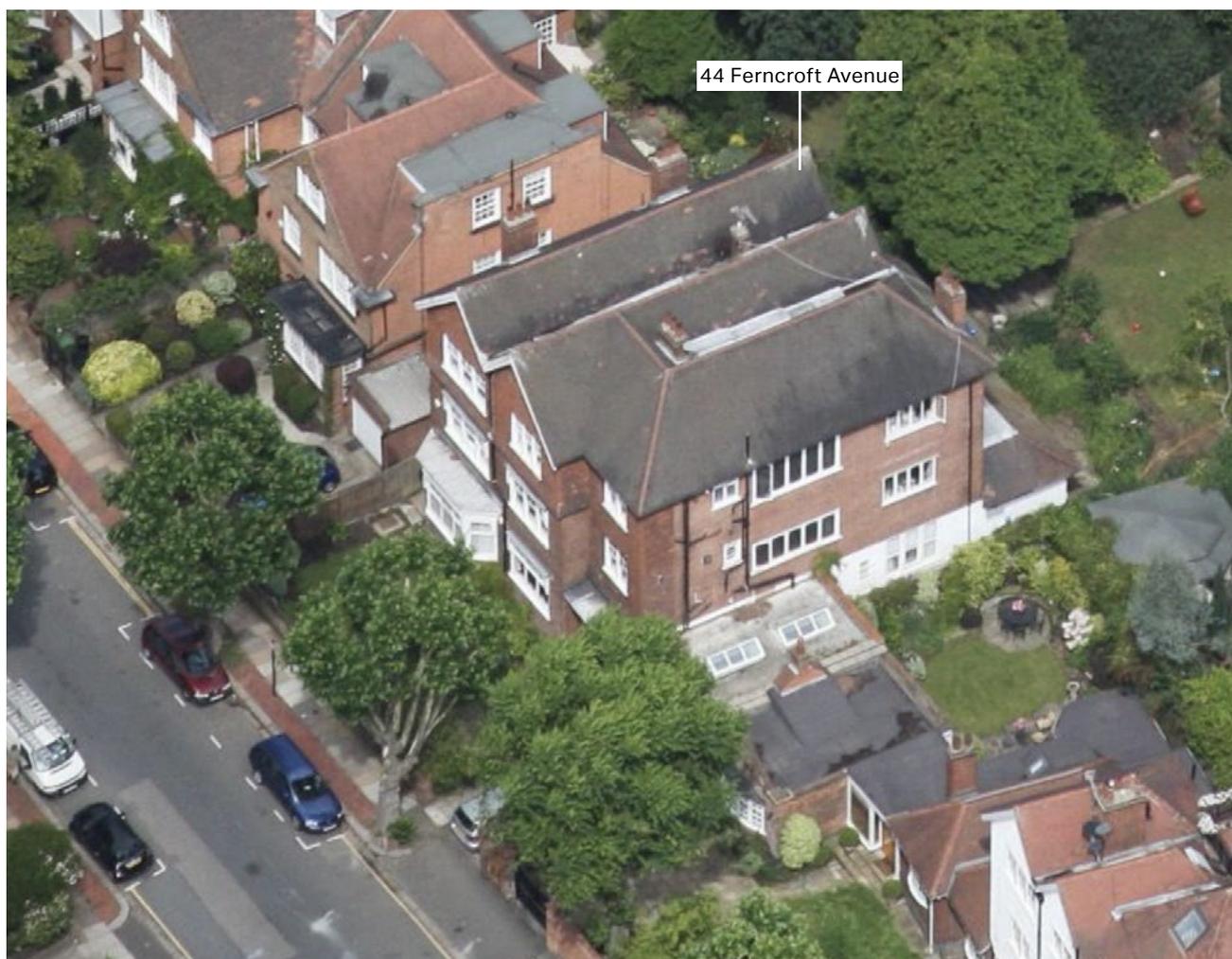
Existing rear roof-form



Pre-App proposal



Revised proposal



CONTEXT

- 44 Ferncroft Avenue is a 4-storey residential property located within the Redington Froggnal Conservation Area, Camden. It is not Listed.
- The building is currently divided into 5 flats.
- The client for this application is the owner of one of the top floor flats. The flat currently has 3 small bedrooms. The proposal seeks to extend into the roofspace to make the property more suitable as a modern family home.
- Full Planning Permission (subject to a Section 106 Legal Agreement) was granted in 2020 for the demolition of existing rear extension and erection of new rear extension and the excavation of new basement floor with front lightwell – planning app ref: 2019/6220/P.
- Due to the height and position of the house and the surrounding context of large houses and high property walls, it will not be possible to view the sunken loft terrace from any highway or property.
- It is also not possible to view the rear of the property, including the roof, from any public highway.



View from Ferncroft Avenue 01



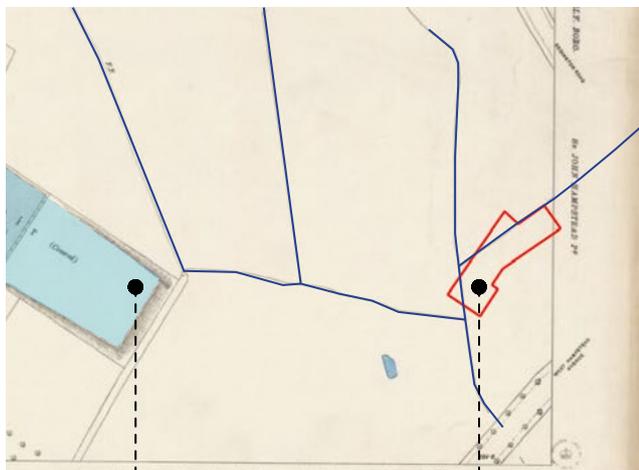
View from Ferncroft Avenue 02



Rear elevation



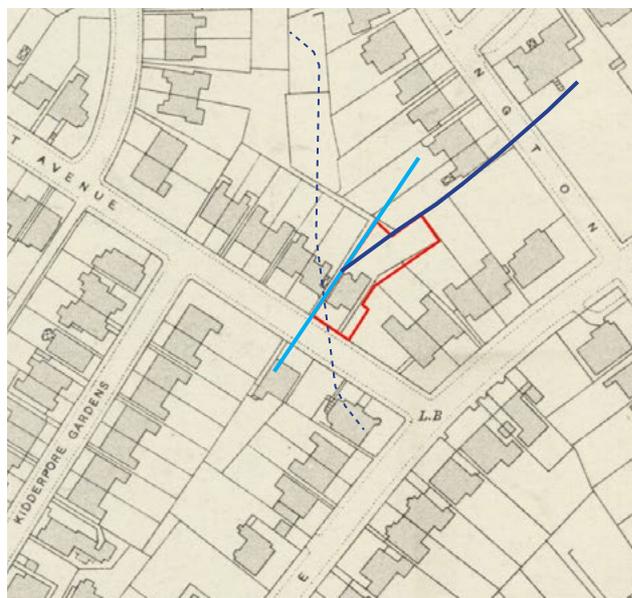
View from bottom of garden



Historical Map, 1895

Reservoir build in 1868 triggering housing developments

44 Ferncroft Avenue on separate on separate agricultural plot (from future Hart and Quennels development)



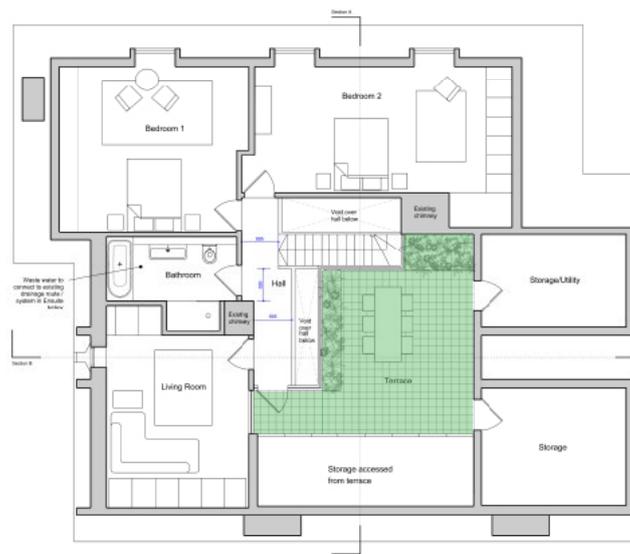
Historical Map, 1915

Ferncroft Avenue is within Sub Area Two of the Redington Froggnal Conservation area, The buildings demonstrate a variety of individual designs closely tied together by architectural form, scale, details and materials, which the conservation area statement describes as “an overall coherence of character”.

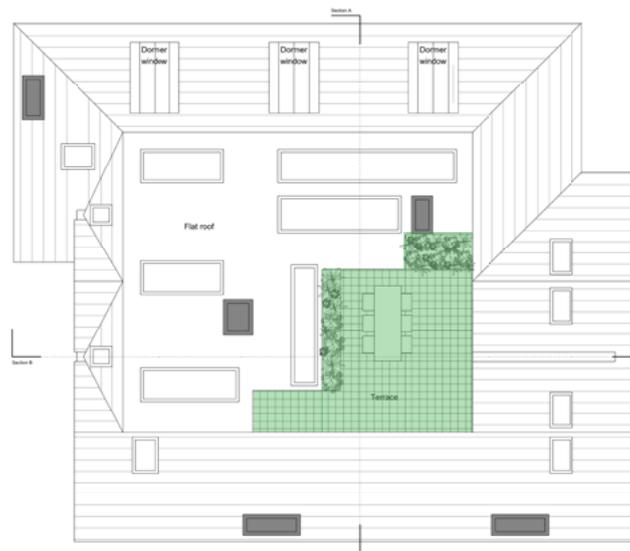
Almost all of Ferncroft Avenue was built by developer/architect pair Hart and Quennel, but not no.44. This is due to the plot being on the other side of the original agricultural property boundary, and so was sold off to a different developer.

No. 44 Ferncroft Avenue features a unique design including a principle frontage two bays wide with double gabled roof, and a recessed side wing with hipped roof. The site is surrounded by a number of large semi-detached properties.

The neighbouring houses, by virtue of being designed by Hart and Quennel, are statutory listed or are recommended to be; No.44 is not listed or recommended to be.



Proposed apartment loft floor plan with loft terrace



Proposed roof plan

Loft terrace

USE

- The proposal **does not alter the dwelling's existing residential use** or add any additional residential units.

AMOUNT

- The proposal would not increase the footprint of the property.
- The proposal would increase the GIA of the property by 89 sqm.
- The proposal includes an inset loft terrace of 21 sqm - a much needed amenity space for the family. The terrace is designed so as not to overlook any neighbouring properties or amenity spaces, and to not be visible from anywhere.



Front Elevation - Existing



Front Elevation - Proposed



Rear Elevation - Existing



Rear Elevation - Proposed

LAYOUT + SCALE

- The design of the roof alterations have been carefully considered to comply with these policies and advice received:
- The alterations **preserve the integrity of the existing roof form** and ensure existing roof form can still be read.
- The proposals **respect public and private views** (including from neighbouring buildings).
- The proposed alterations are **architecturally sympathetic to the age and character of the building**: there are many examples of dormer windows, roof lights, flat roofs and roof terraces in the surrounding properties – please see next page.



Multiple precedents exist for the roof alterations proposed



- | | | | |
|---|------------------------|---|---|
|  | Existing flat roof |  | 44 Ferncroft Avenue: proposed flat roof |
|  | Existing dormer window |  | 44 Ferncroft Avenue: proposed dormer window |
|  | Existing roof terrace |  | 44 Ferncroft Avenue: proposed roof terrace |



Precedents of lead-clad dormer windows and rooflights on front roof slopes in neighbouring properties

APPEARANCE + MATERIALS

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- New roof sloped will be tiled to match existing.
- The dormer windows will be clad in pre-weathered zinc (lead-effect) to compliment the existing roof tiles.
- New windows will be timber framed to match existing windows.
- Conservation roof lights will be used which are flush with roof slope.



The proposed loft terrace will aid diversity in the area.

LANDSCAPING + PERMEABLE AREA

- No existing trees or other vegetation will be adversely effected by these proposals.
- The proposed inset loft terrace will "aid biodiversity, help maintain a carbon sink, mitigate air pollution and surface water run-off, provide cooling and aid health and wellbeing" (Redington Frognaal Neighbourhood Development Plan)
- The terrace is designed so as not to overlook any neighbouring properties or amenity spaces.

ACCESS: VEHICULAR TRANSPORT LINKS AND INCLUSIVE DESIGN

- There will be no change to circulation on site.
- There will be no change to the existing access provisions to the house.

SUSTAINABILITY AND CONSTRUCTION

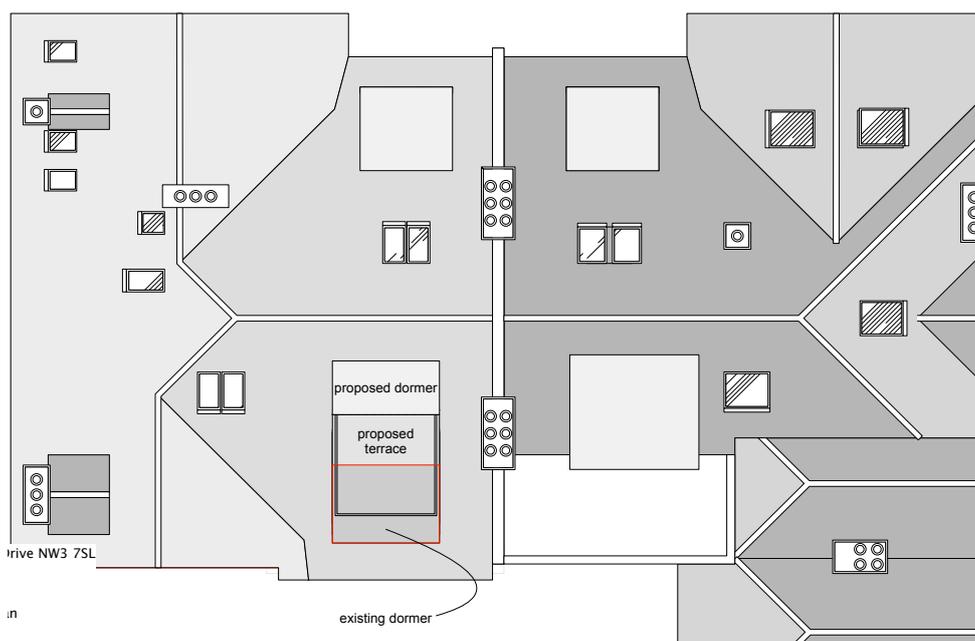
- All works will conform with building regulations.
- The thermal performance of the roof and windows will be significantly improved .

This following local and national policies have been considered in developing this proposal:

- Camden Local Plan 2017
 - Policy G1 Delivery and location of growth
 - Policy A1 Managing the impact of development
 - Policy D1 Design
 - Policy D2 Heritage
- Camden Planning Guidance
 - CPG1 (Design)
 - CPG6 (Amenity)
- London Plan 2016
- National Planning Policy Framework 2018
- Redington and Froggnal Conservation Area Statement (2004)
- Redington and Froggnal Neighbourhood Plan

Camden Planning Guidance states that the Council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape in the borough. The guidance states that additional storeys and roof alterations are likely to be acceptable where:

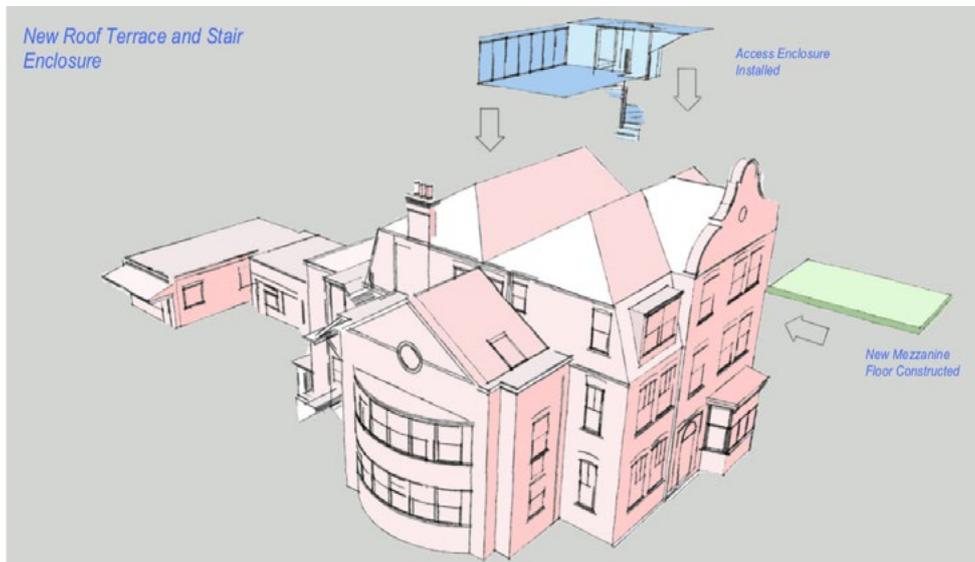
- *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form; The proposed roof alterations are in keeping with the character of the existing house and with the common features evident in the Conservation Area such as dormer windows. The set-back of the new roof slope to the rear retains, and does not detract from, the existing form of roof gables and all external materials match the existing materials of the house.*
- *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm. As stated in the Conservation Area Statement, the buildings on Ferncroft Avenue 'demonstrate a variety of individual designs closely tied together by architectural form, scale, details and materials'. The proposed alteration and additions are in keeping with the style and scale of the variety of roof forms existing in the neighbouring houses and the 'overall coherence of character'.*



Recently constructed dormer and roof terrace

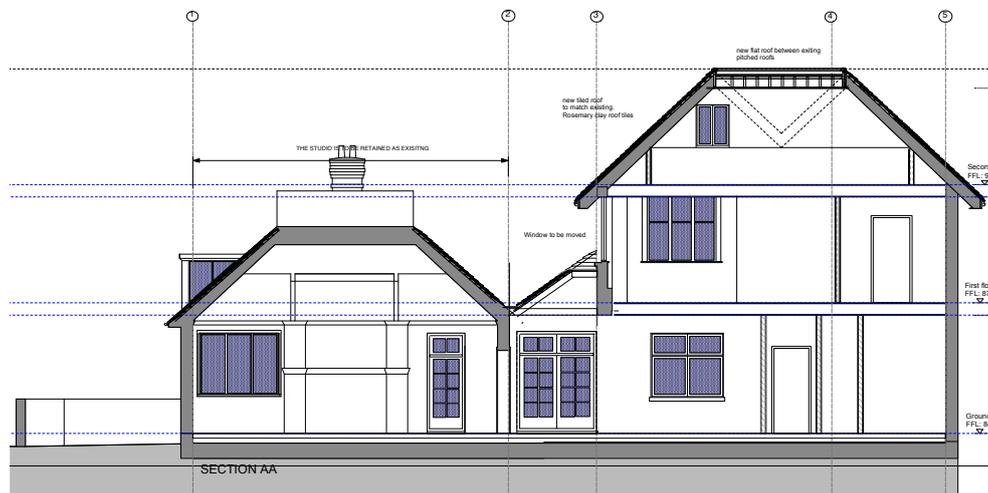
PLANNING CONTEXT: 2015/4988/P

- Recent roof alteration directly adjacent to 44 Ferncroft Avenue
- Description: Dormer extension to rear, creation of roof terrace and installation of rooflights to front.
- Approved Dec 2015



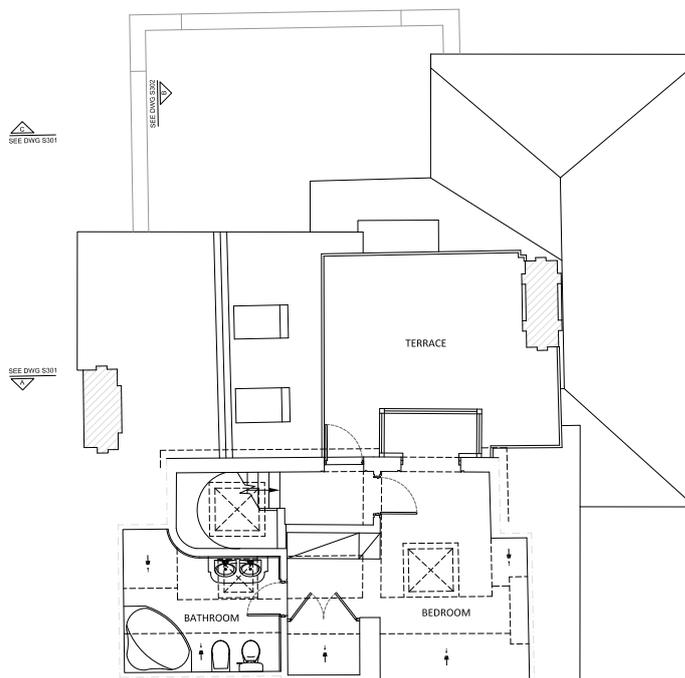
PLANNING CONTEXT: 2013/0816/P

- Description: Alterations to existing roof to include new inset roof terrace
- Approved April 2014



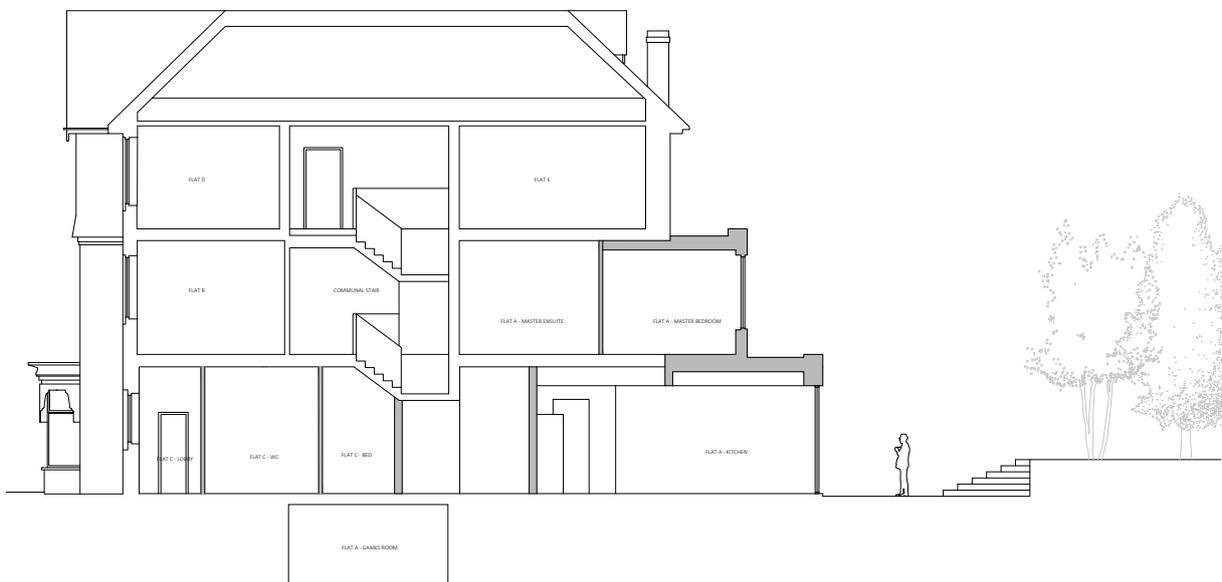
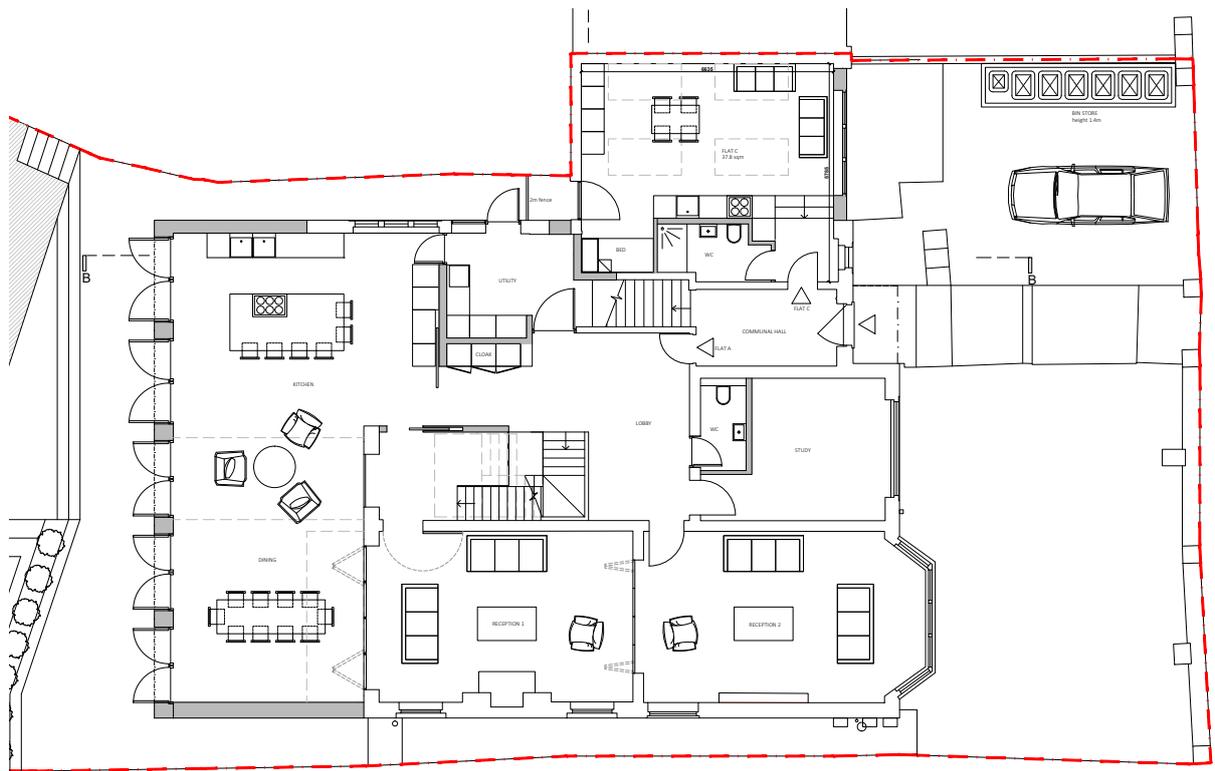
PLANNING CONTEXT: 2015/0753/P

- Description: Conversion of 2 flats to single dwelling - proposal includes altering roof form by creating area of flat roof
- Approved April 2015



PLANNING CONTEXT: 2019/0847/P

- Description: Erection of rear extension at 2nd floor level, replacement glazed bay to roof terrace and installation of roof lights to rear
- Approved July 2019



PLANNING CONTEXT: 2019/6139/P (44 Ferncroft Avenue)

- Description: Erection of part single part two storey rear extension and installation of 2 lightwells to the side extension, in connection with the reconfigurations of flat A and C
- Approved June 2020





Quaperlake Street, Bruton

Emil Eve Architects are a London-based studio with a focus on contemporary environmental design in historic and urban contexts. With a strong emphasis on academic working practices and collaboration, Emil Eve have built an expansive portfolio of work in diverse situations. Current projects include the competition winning scheme to create music production studios in St Martin's Church in Brighton; the Jiva Wellness Centre, St James Court London; and the development of a hemp panel construction system.

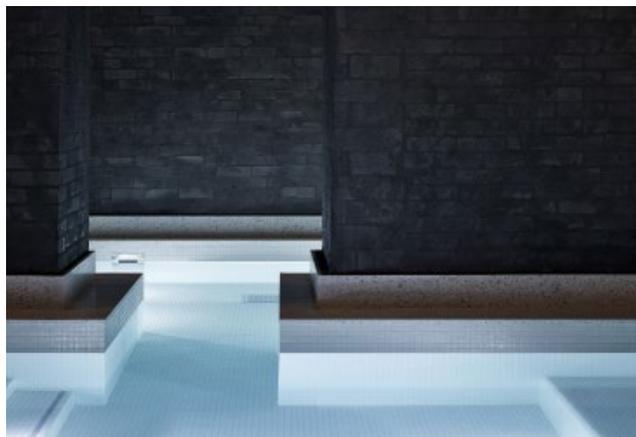


Geldeston Road

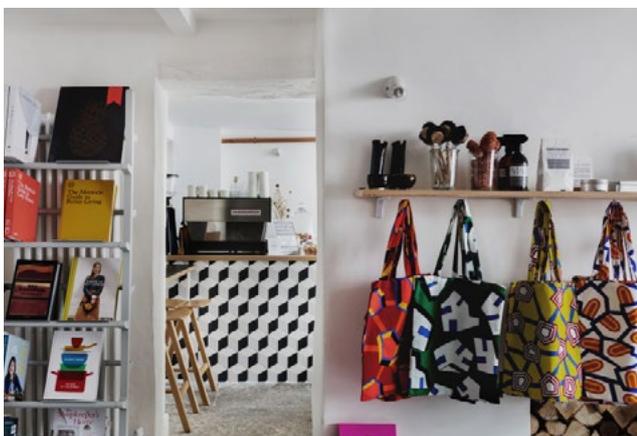
EEA specialise in complex projects and sensitive locations. We undertake architectural and interior design work to deliver buildings that are not only robust, durable and sustainable but are also wonderful spaces to inhabit. We see our role as to successfully translate a client's ideas and aspirations into built form, believing that the key to articulating the clients brief and vision for a project is ensuring excellent dialogue and communication throughout. The practice was established in 2009 by Ross and Emma Perkin and trades as a Limited Company.



Marvic House Apartments, Fulham



Jiva Spa, St James Court Hotel - Wellness centre



Caro Somerset - Store, cafe + b+b



Heimtextil Frankfurt - Exhibition design



Manbey Grove - residential eco-refurbishment



St Martin's Church Brighton - Event space



Curtain Road, Hackney - Residential + Commercial



Quaperlake Street - Listed building extension



Rendlesham Road - Residential



Farley Farmhouse - Residential



Geldeston Road, Hackney - Residential



Dynevor Road, Hackney - Residential



The Old Pharmacy, Bruton

AWARDS AND PUBLICATIONS

Winner: AJ Specification Awards 2020

Shortlisted: Hackney Design Awards 2020

Winner: St Martins Church International Design Competition 2019

Winner: Hotel & Spa Awards 2019

Shortlisted: Hotel Designs Brit List 2019

Winner: AJ Small Projects Communities Award 2010

Our projects have been featured in:

Wallpaper Magazine

Elle Decoration

The Guardian

The Modern House

Architects Journal

Grand Designs Magazine

Building Design

Dezeen

The Evening Standard

**Ross Perkin - Director**

MA(hons) MArch ARB SPAB RIBA + RIBA Conservation

Ross is an Architect with extensive experience in environmental design and conservation. As a SPAB scholar, Ross spent 2013 traveling around the UK learning about the use of traditional building materials and the repair and re-use of historic buildings. Ross studied architecture at the University of Edinburgh where he graduated with distinction in 2008. With David Mikhail Architects, Ross was project architect for the East London House which received a RIBA Award in 2014 and was winner of the Wood Awards 2012.

Ross has extensive experience of collaborative practice and has recently completed work on a new visitor centre at the Yorkshire Sculpture Park with Feilden Fowles Architects. Before this he worked on a number of projects with former curator of the Venice Architecture Biennale and RIBA Gold Medal winner David Chipperfield, including spending a year working on refurbishment of The Royal Academy.

**Emma Perkin - Director**

MA(hons) MArch ARB FHEA

With a background in interior, lighting and exhibition design Emma brings a diverse range of experience to the practice. She has worked for studios in London and Paris including leading the Interior Design Team on the multi-award winning National Museum of Estonia with DGT Architects.

Emma combines practice with teaching and is a design tutor at the University of Westminster where she has gained recognition as a Fellow of the Higher Education Authority.



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