

30 Ferncroft Avenue  
NW3 7PH  
Design and Access Statement

Report Version

Rev	Purpose	Date	Comment
*	PLANNING	01/08/2021	Root survey & mitigation report to follow

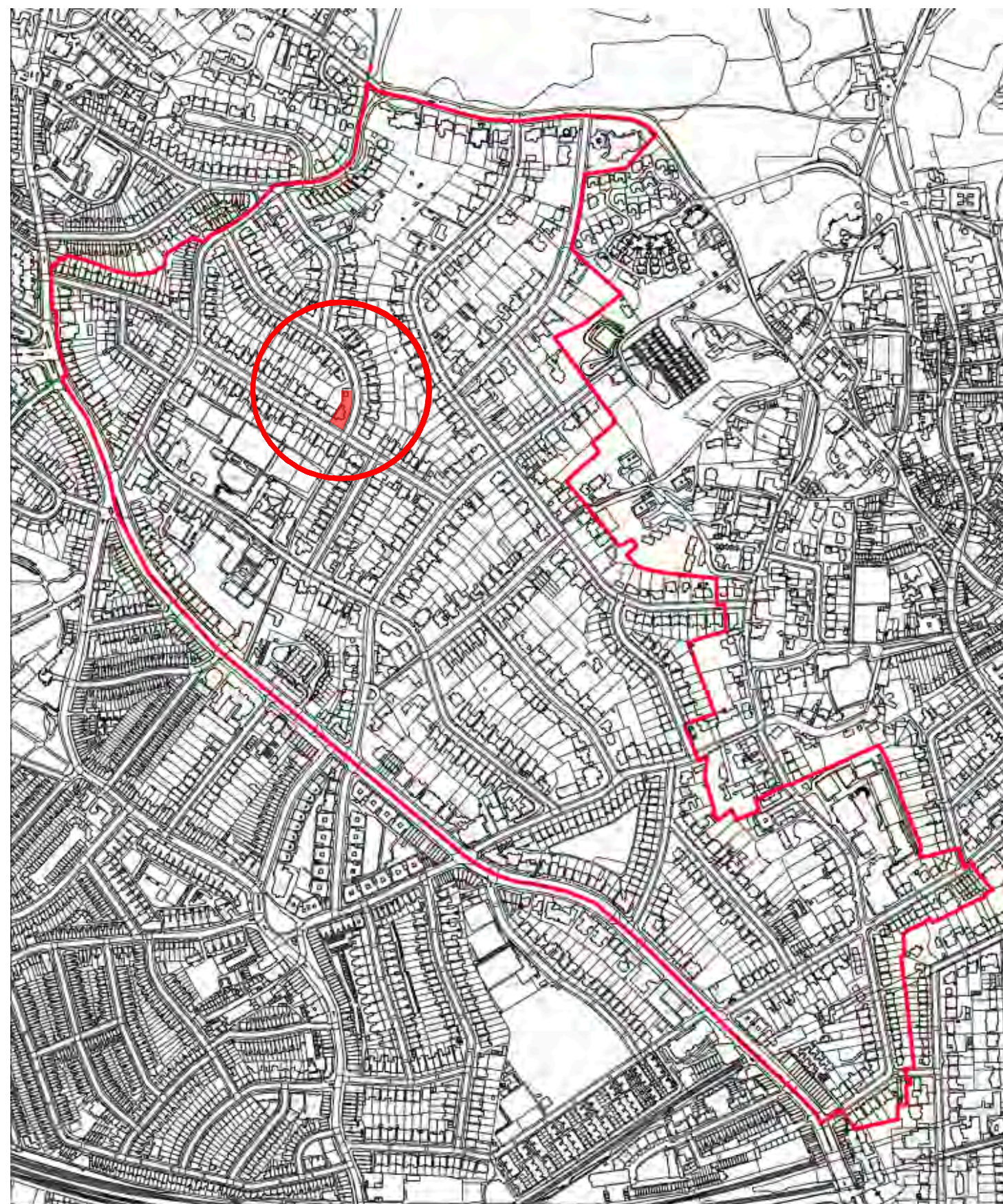
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# 1. Site Context



Redington Frognal Conservation Area Map

The site, at 30 Ferncroft Avenue, is in the Conservation Area of Redington and Frognal in the London borough of Camden. The predominant constructions are large individual and semi detached houses from the Edwardian and Victorian period set in mature tree lined streets.

From the street photographs it could be argued that the character of Ferncroft and Hollycroft Avenues is as much defined by the landscape as by the architecture. Notably there are many individual designs of good quality. Many, like the subject property, have complex roof designs, and a mix of locally made clay brick and roof tiles giving character and consistency to the area.

In the area there are many examples of rear garden extensions which are subservient to the main house, and these are in a mix of styles and materials, with some extensions mimicking the style of the host property, and others have a more contemporary design. These extensions are typically one storey therefore are only visible to immediate neighbours from upper floors, and very few are visible from the street.

This established precedent has preserved the overall character of the area, and has allowed householders some latitude to extend to suit their tastes and requirements to the rear of their property.

As this property is on a corner site, the design of the replacement extension faces the street, it has been considered appropriate to propose design work sympathetic to the scale and palette of the conservation area.



**Aerial view**  
30 Ferncroft Avenue



## 2. Physical Features of property at 30 Ferncroft Avenue



30 Ferncroft Avenue contains a detached dwelling comprising three storeys above ground with a basement below. The house has a complex roofscape which generates the overall massing, with a series of 'little symmetries' in the elevations, which create a vibrance in the overall composition.

Hollybush House (30 Ferncroft Avenue), is not listed, either in Historic England's National Heritage List or on Camden's local list. It is specifically excluded from the conservation area map of listed buildings and buildings that make a positive contribution to the area. Notwithstanding, the house and its garden sit in a prominent position, occupying one corner of the junction of Ferncroft Avenue and Hollycroft, contribute to the character and are part of the context of the area in general and of the listed houses nearby and to the character and appearance of the Redington Frogna Conservation Area.



The house elevations are predominantly of red brick, with panels of red clay tiles at first floor level, to create an appearance of a larger roof to give prominence to the projecting gables. The windows are of sash and case construction with small subdivided panes, frames painted white. The site slopes significantly upwards from Ferncroft Avenue, with steep stairs providing access to the front door of the house, which is effectively one storey above the street. The rear garden has level access from this floor, which is considered as the ground floor.

The existing basement includes a large bay windowed room which overlooks the side garden, and has garden access from an adjacent store room.

The house is largely in original condition, with sundry recent work, including the 1995 extension to the rear, horizontal metal balustrade to a front terrace, and a pvc window and dormer to a window in the roof. One of the chimneys, to the elevation adjacent to the neighbour at 28 Ferncroft Avenue, has at some point been taken down.

There is an existing terrace to the front of the house, with recent additions of imitation stone balustrades. The house has significant trees on the street outside, and several trees within the curtilage of the property.

30 Ferncroft Avenue



2. Physical Features of property at 30 Ferncroft Avenue



Existing front elevation



Existing side elevation



Existing extension to rear garden



Existing rear garden showing existing boundary wall and fence



Reconstituted stone balustrade



Original cast iron balustrades



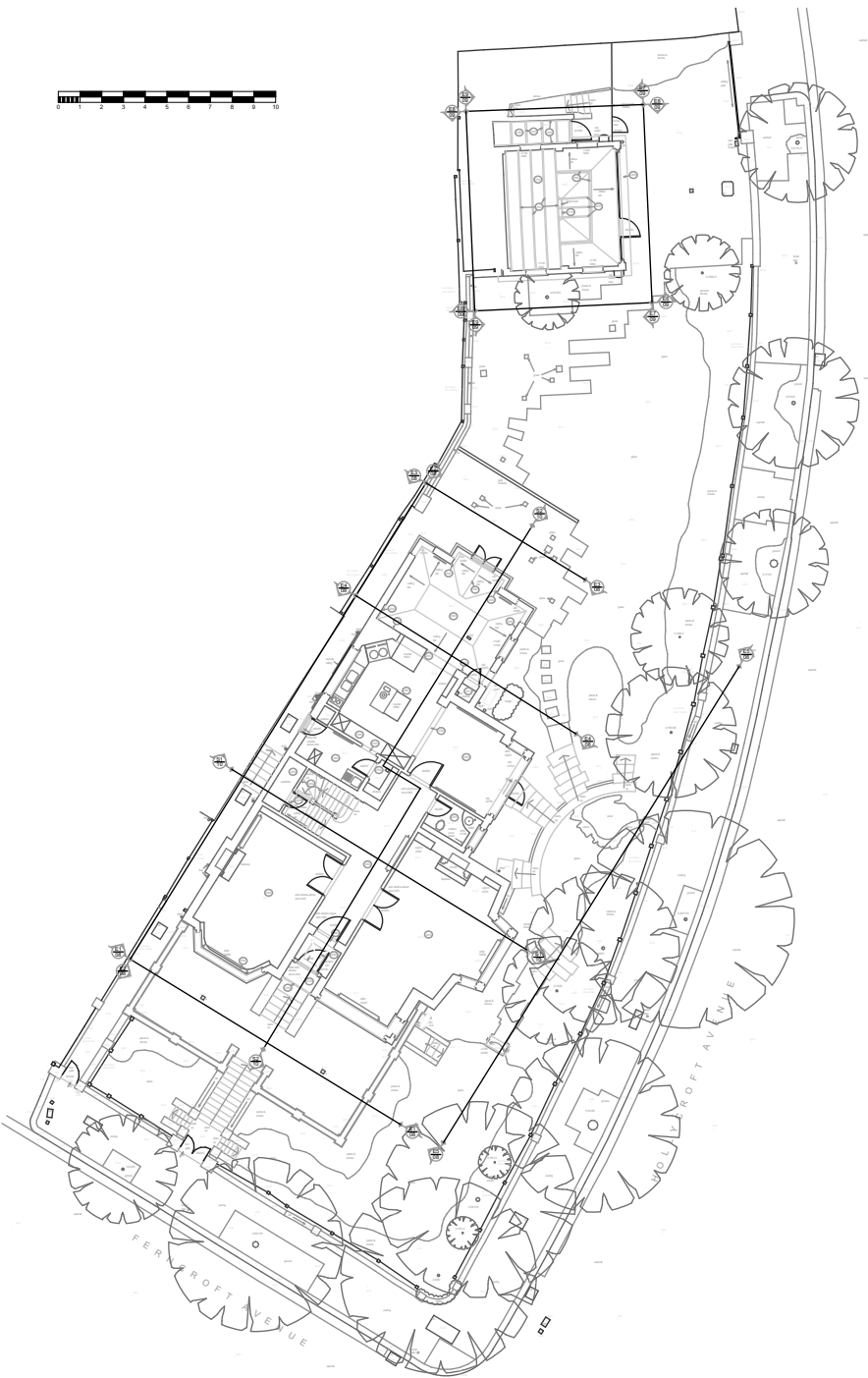
Existing hard landscape



Existing wall and fence between  
No 28 & 30 Ferncroft Av.

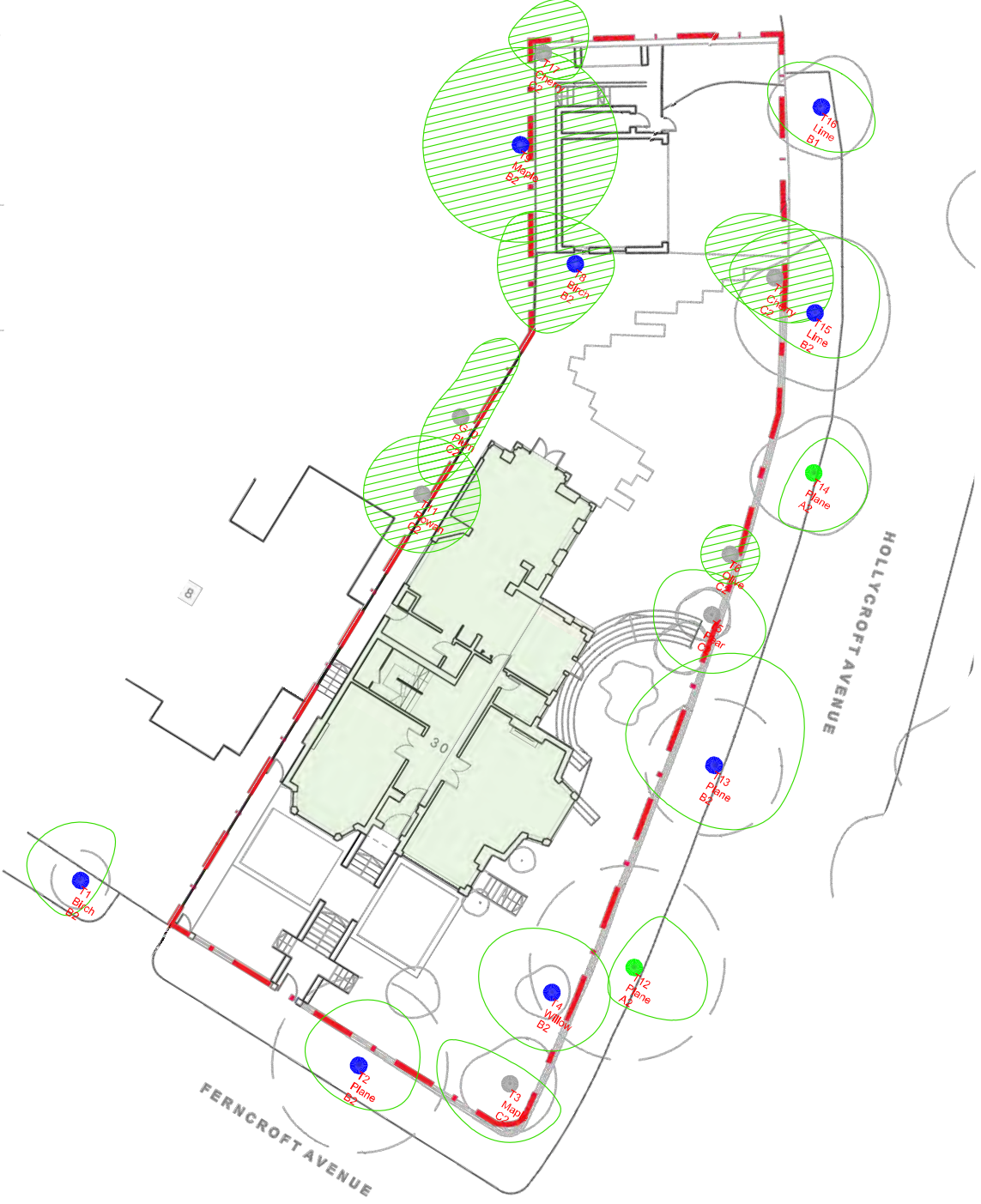


2. Physical Features of property at 30 Ferncroft Avenue



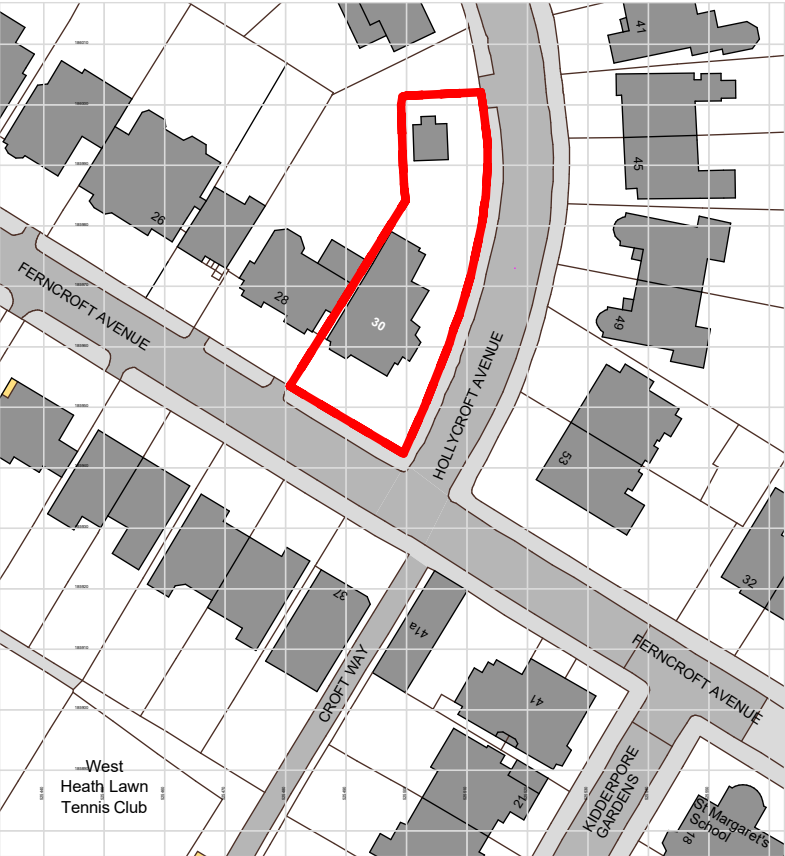
Site Survey

30 Ferncroft Avenue  
Existing - Site Plan with ground floor plan  
Refer to Appendix m.  
Existing building survey drawings

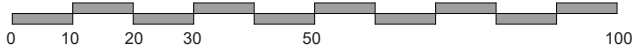


Tree Survey

30 Ferncroft Avenue  
Existing  
Refer to Appendix e.  
Existing tree Survey drawing



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SCALE 1:1250

Location Plan

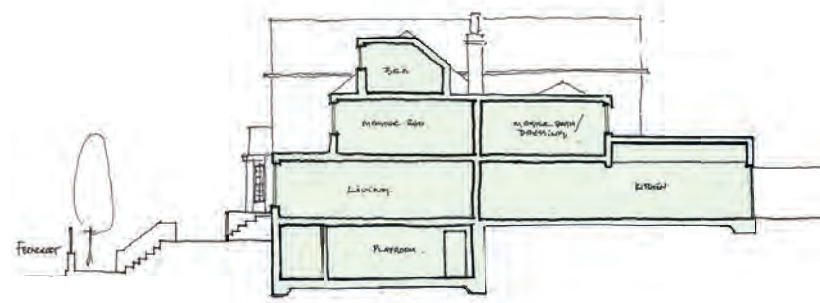
30 Ferncroft Avenue

### 3. Pre-application advice

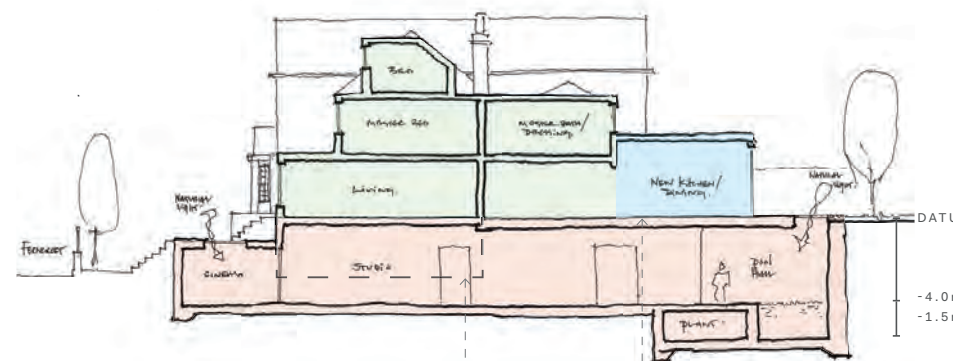
#### LONG SECTIONS

##### LEGEND

- Existing
- Proposed
- Existing single storey demolished and replaced for same foot print



EXISTING LONG SECTION

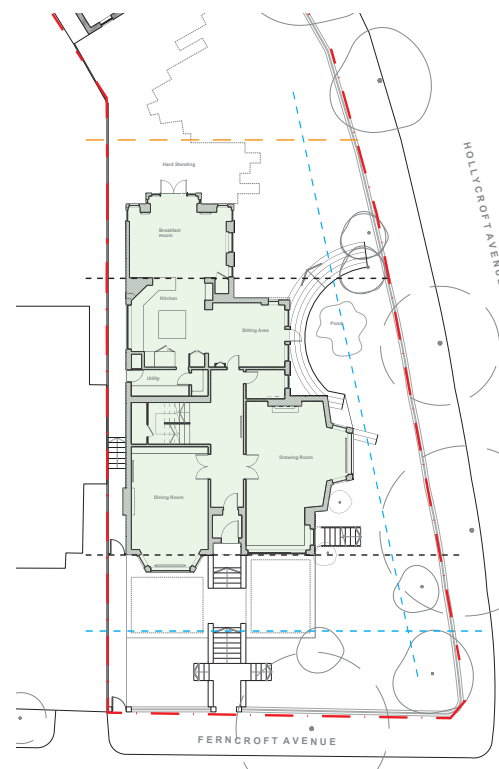


PROPOSED LONG SECTION

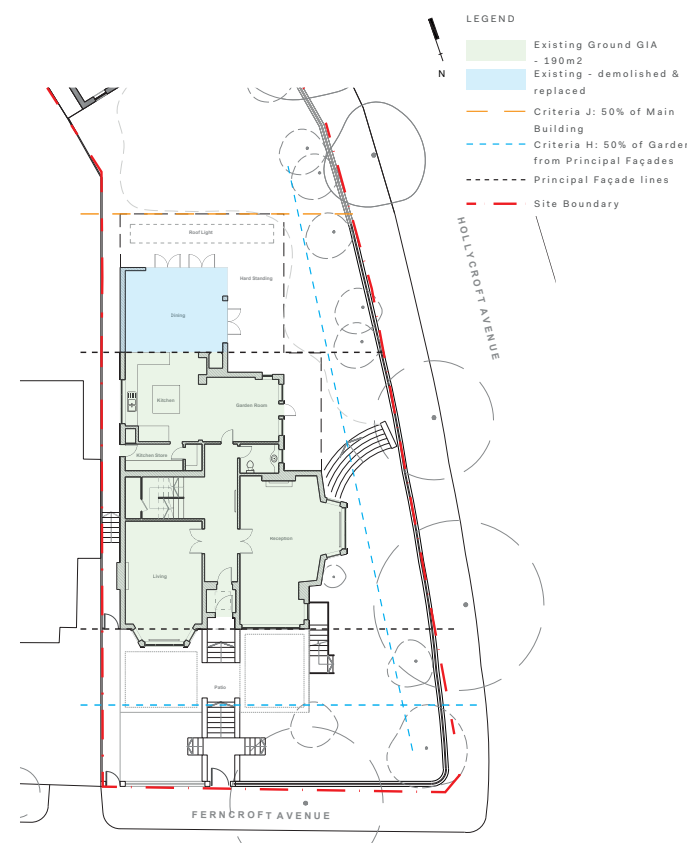
EXISTING BASEMENT

EXISTING EXTENSION TO BE REPLACED

#### GROUND FLOOR PLANS



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

##### LEGEND

- Existing Ground GIA - 190m2
- Existing - demolished & replaced
- Criteria J: 50% of Main Building
- Criteria H: 50% of Garden from Principal Facades
- Principal Facade lines
- Site Boundary

SCALE 1:200

Extracts from Pre Planning submission

In line with Camden Council's recommendations, pre-application advice was sought from the planners. A submission which included basement extension in outline and replacement rear extension in principle was submitted by Rose Uniacke Studio.

Pre-application submission by Rose Uniacke Studio, submitted 21/04/2020. Refer to Appendix a.

The key advice received from Camden Council was that, subject to policy compliance:

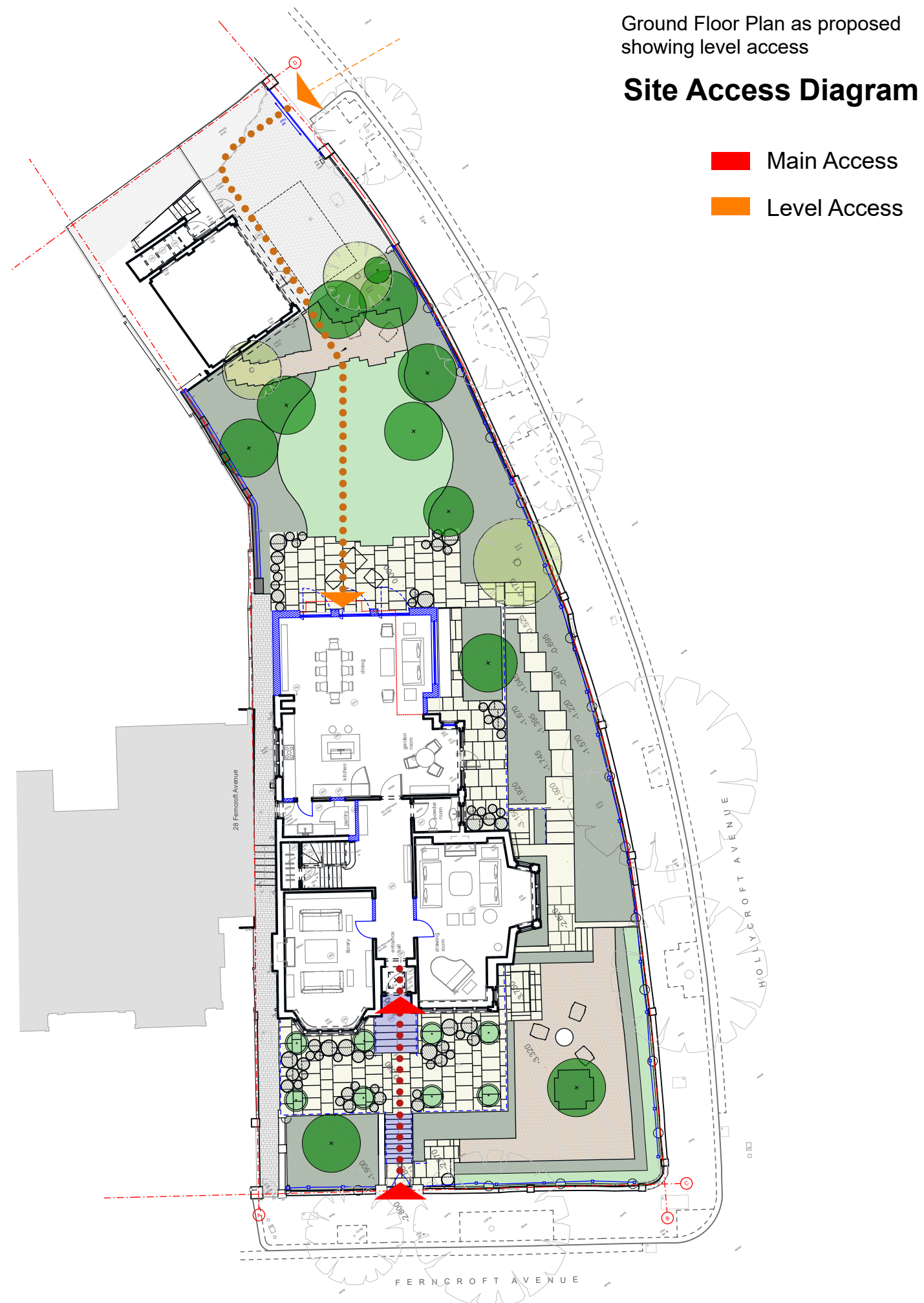
- Excavation to enlarge the existing basement under the host dwelling is considered acceptable in principle
- Officers would strongly resist the demolition of the existing rear extension as it positively contributes to the character and appearance of the host dwelling due to its carefully considered design and use of materials. It is suggested that any replacement extension should consider the existing 3 setbacks and proportions of the host building, and consider the use of materials which would be more in keeping with the host building and surrounding conservation area.

Policies specifically referred to:

Camden Local Plan 2017  
 Policy D1 Design  
 Policy D2 Heritage  
 Policy A1 Managing the impact of development  
 Policy A3 Biodiversity  
 Policy A4 Noise and vibration  
 Policy A5 Basements  
 Policy CC1 Climate change mitigation  
 Policy CC2 Adapting to climate change  
 Policy CC3 Water and Flooding

Refer to Appendix b  
 Pre application advice from Camden Council, Pre-app ref: 2020/1794/PRE, Date: 01/06/2020





## 4. Design Proposals and response to local planning policy.

### a. Policy D1 Design

#### General

The challenge presented by our client was to increase the floor area in a similar way as other properties in the area, while preserving and respecting the qualities of the original house and its significant presence on a corner within the conservation area.

#### Use

The house is a private family house to be used by the owners. The replacement extension is to allow better connection from family room to garden and has been carefully designed to prevent issues of privacy arising. The gardens will be professionally landscaped to settle the whole house into its surroundings.

#### Access

Main access to the house is by the front door on 30 Ferncroft Avenue. Due to the existing changes of level and close proximity of the house to the street, provision of access without steps is not practical. However the vehicle access to the site on Hollycroft Avenue, which will be unchanged, allows access without steps to the house from parking and garage areas inside the site curtilage.



# 4. Design Proposals and response to local planning policy.

## Basement

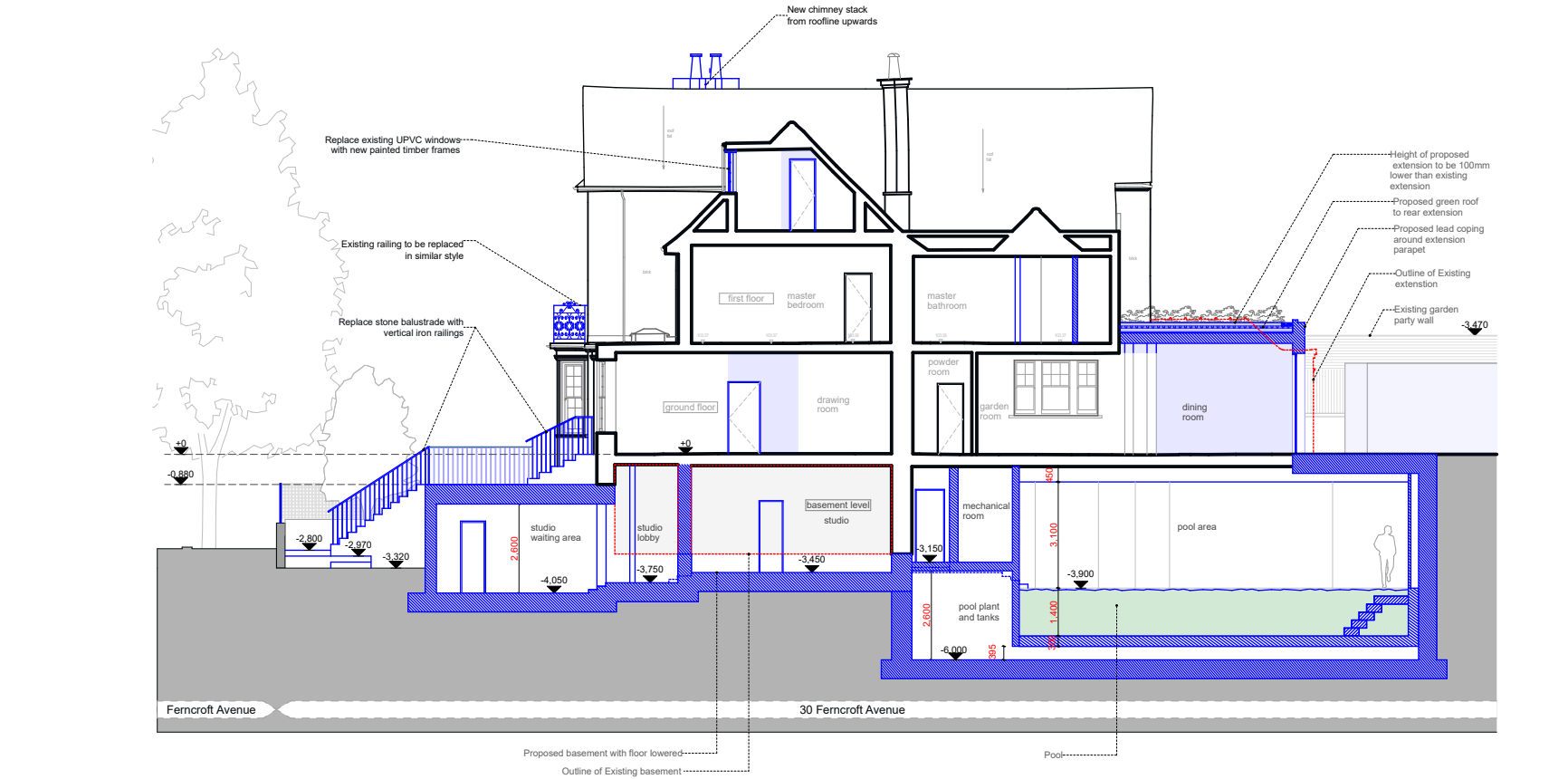
The basement extension will be an extension of the existing part underground accommodation. Due to the site slope, the new basement construction into the rear garden of the site is completely below ground, providing the additional space required to accommodate a pool. As such it is not visible from the street or from within the site. The only clue will be a small ‘walk on’ glass skylight set into the ground adjacent to the extension, not visible from outside the property or neighbouring properties.

The side wall of basement extension becomes apparent in the side elevation of the house, where the gardens are regraded and landscaped to form a lower garden to the front of the property ascending via landscaped walk to the gardens at the rear.

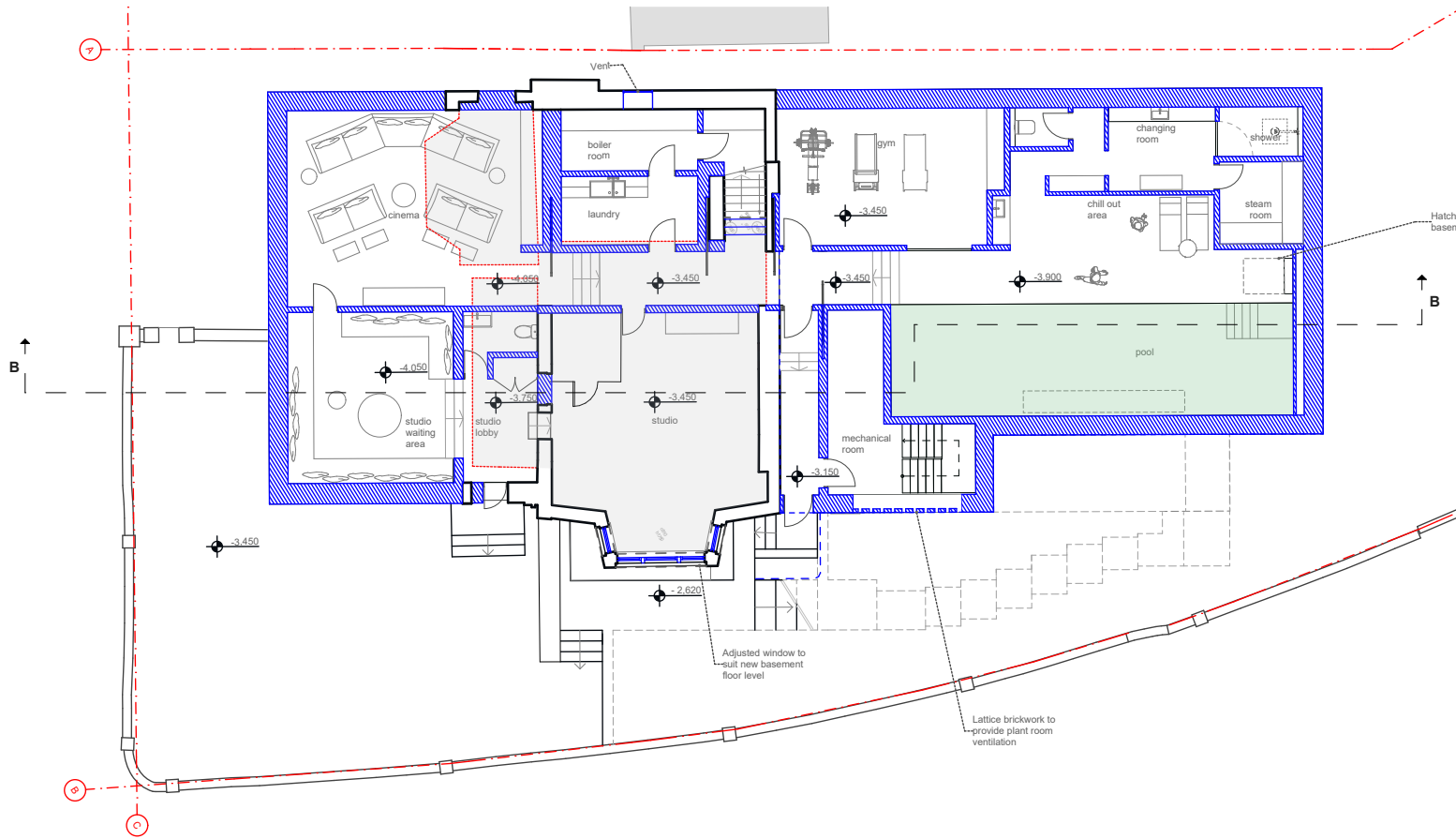
The new lower garden will be accessed from new studio workspaces in the basement, to allow work activity to be separate from the rest of the house.

Although not visible from the street outside, care has been taken in the design of the visible walls, with red brick to match the house with openings in the brickwork itself, to provide ventilation to the pool plant room.

A basement extension to the front of the property will occupy space below the original terrace. This part of extension will not change in appearance and will have no visible impact from Ferncroft Avenue.



Proposed Section B



Proposed Basement Plan



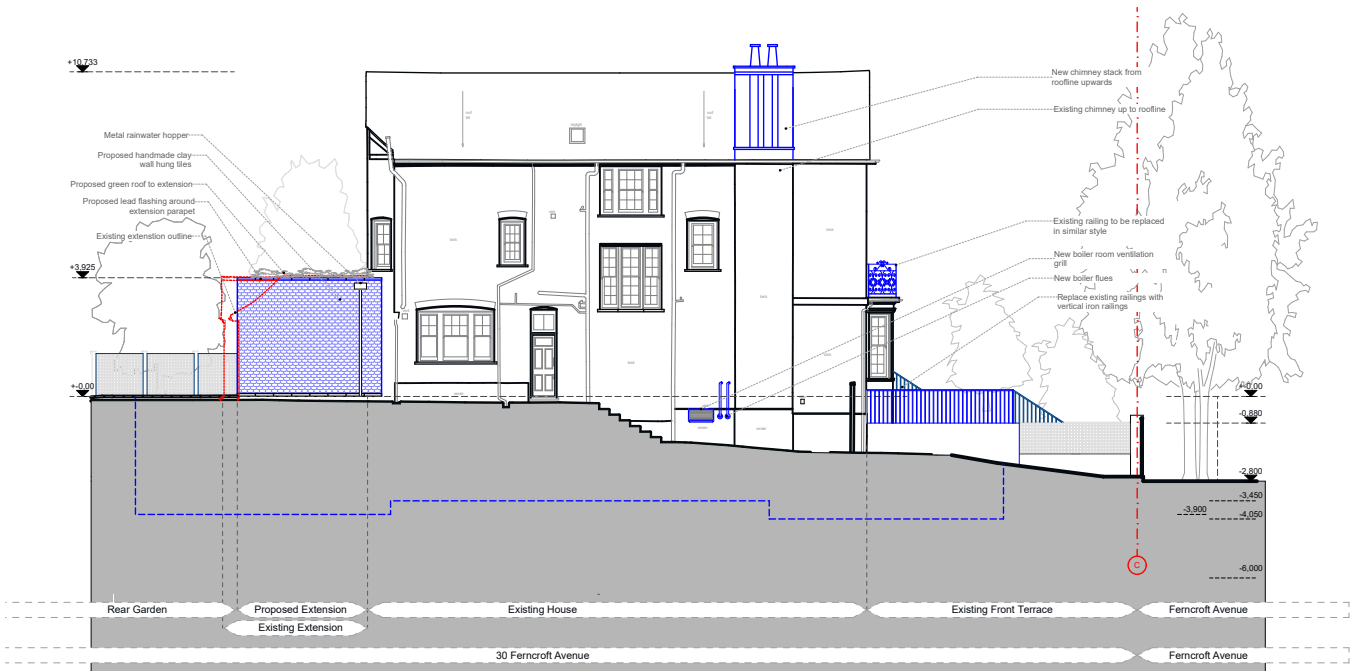
4. Design Proposals and response to local planning policy.



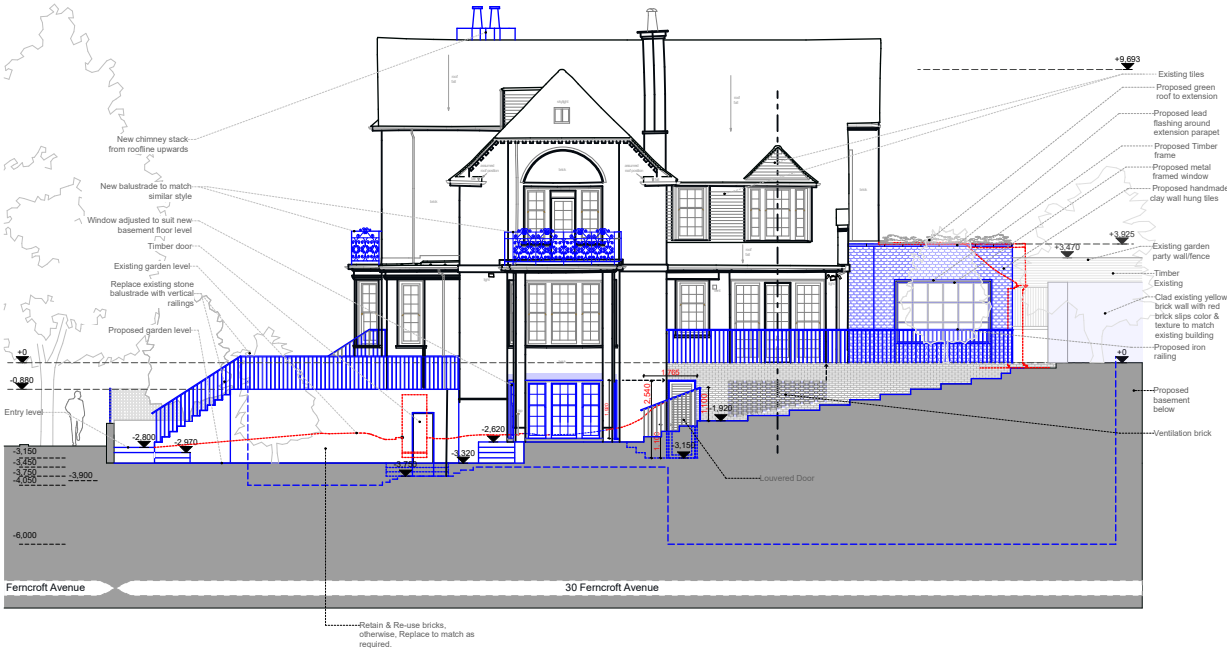
Existing Rear Side Elevation



Existing Side Elevation



Proposed Rear Side Elevation



Proposed Side Elevation



4. Design Proposals and response to local planning policy.

Replacement Extension

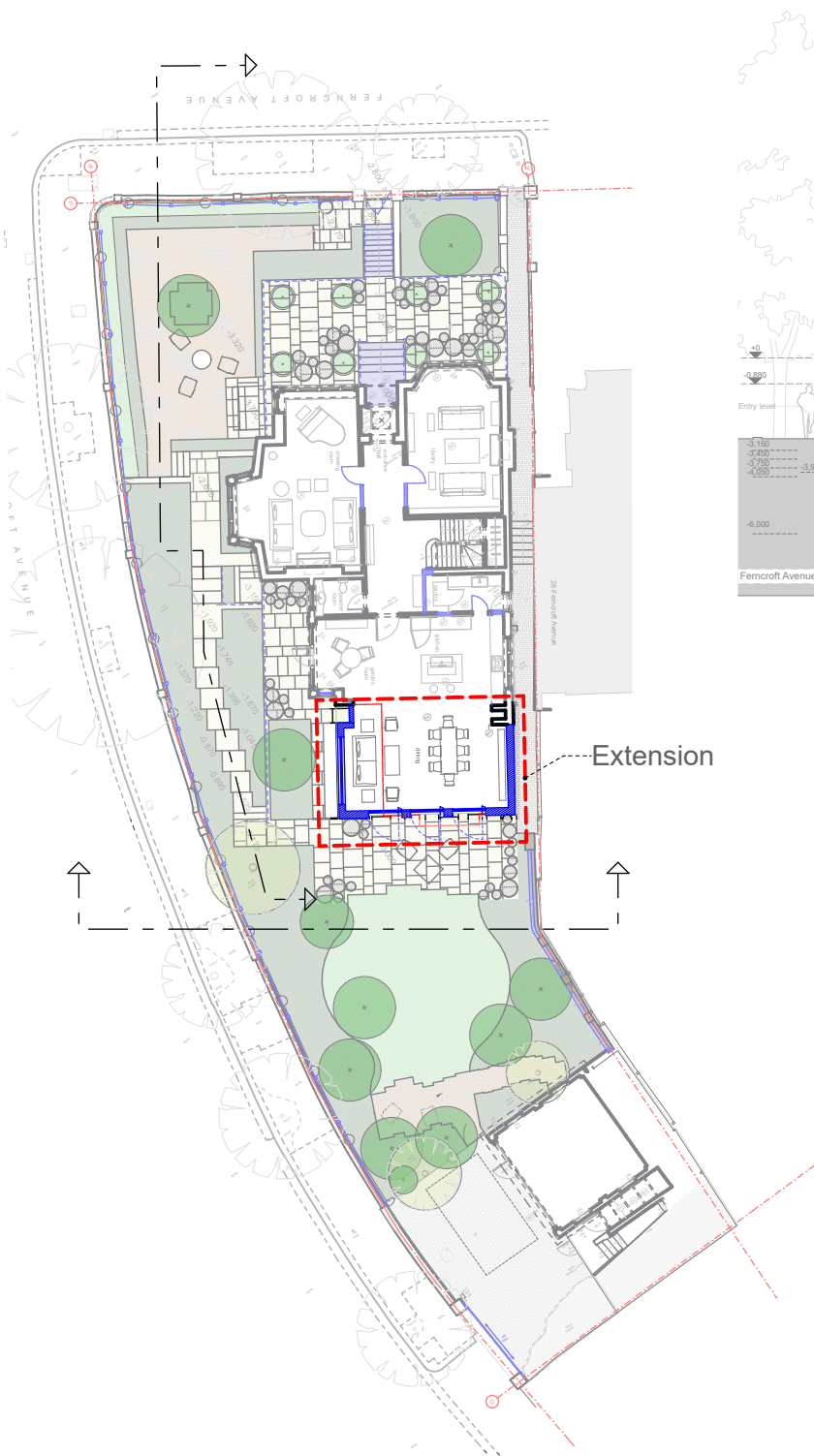
The replacement extension proposed follows the local precedent, offering a single storey structure in a sympathetic style to replace an existing extension in poor condition. It is of similar size and scale to the extension being removed, and remains subservient to the existing house. It will have no more visual impact than the existing extension from the street or from neighbouring properties.

The house is the main event, there is no intention to compete for the viewer's attention with a busy or grand solution. The extension will be a new family room. It has been designed as a simple one storey volume using a similar earthy material palette as the house. Hand made clay wall hung tiles are proposed for the external walls which match those present in the original dormer construction.

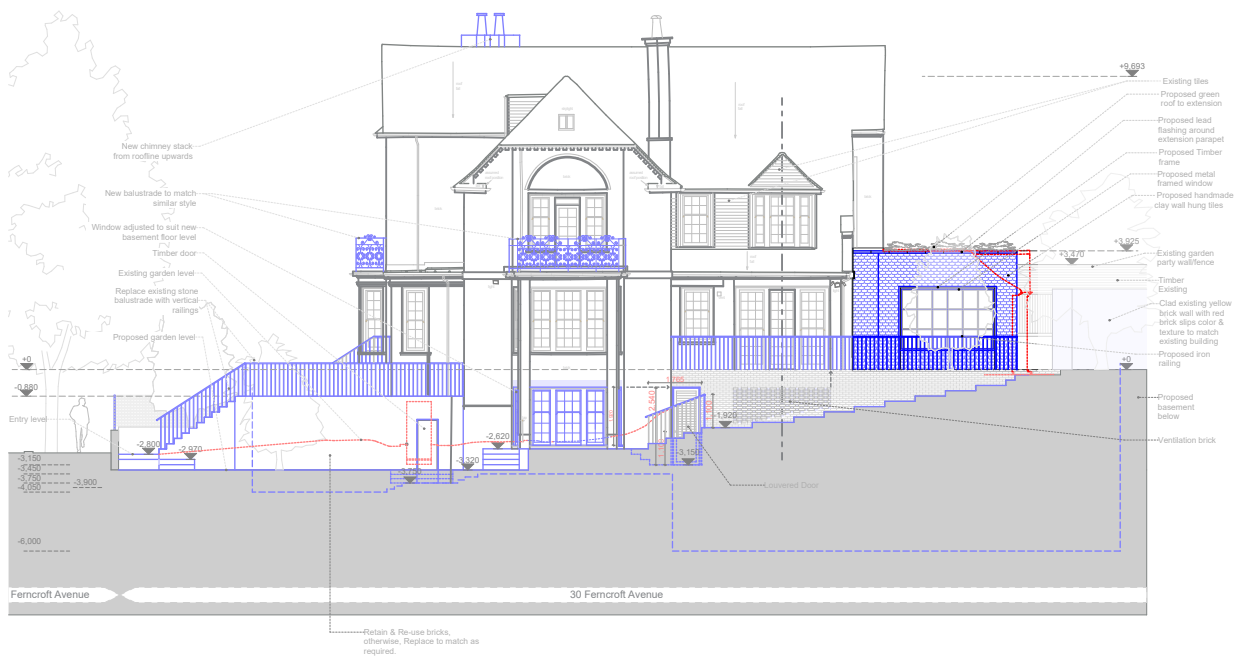
The external glazed doors will have a metal frame set in white painted timber frames, with lead rolls and flashings at roof level to provide traditional detailing. The elevations of the extension follow the theme of little symmetries as seen in the main house. It is connected to the house but designed to appear as a separate structure, to allow the existing house to be appreciated in its entirety. The new extension gently touches the old for ease of removal at a later time if required.

The extension roof will be greened to provide additional habitat support, and to provide drainage attenuation.

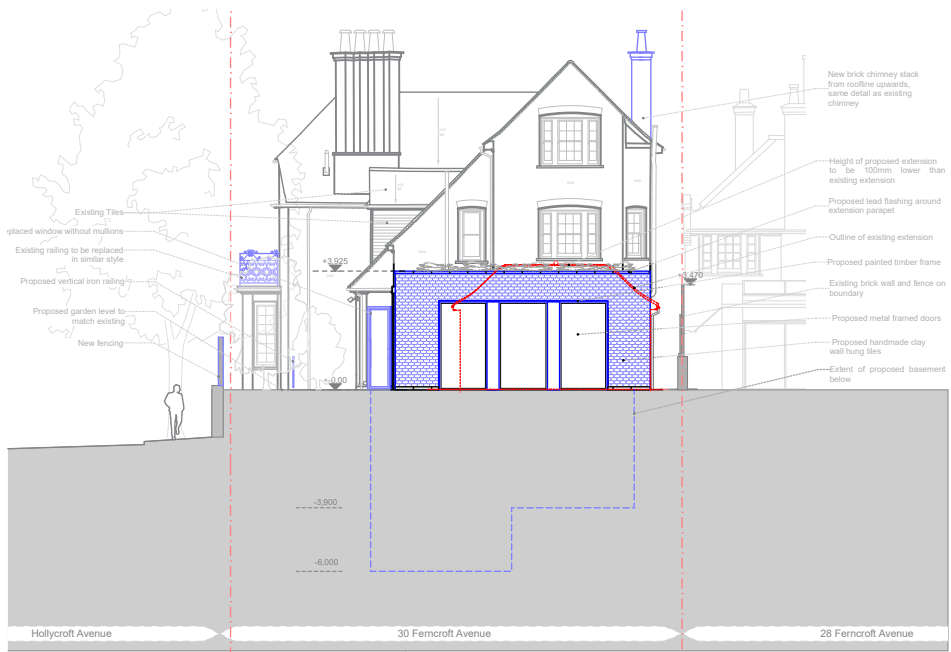
Refer to Appendix c  
Application drawings by 4M Group



Proposed Ground Floor Plan showing extension



Proposed Side elevation - showing extension



Proposed Rear elevation- showing extension



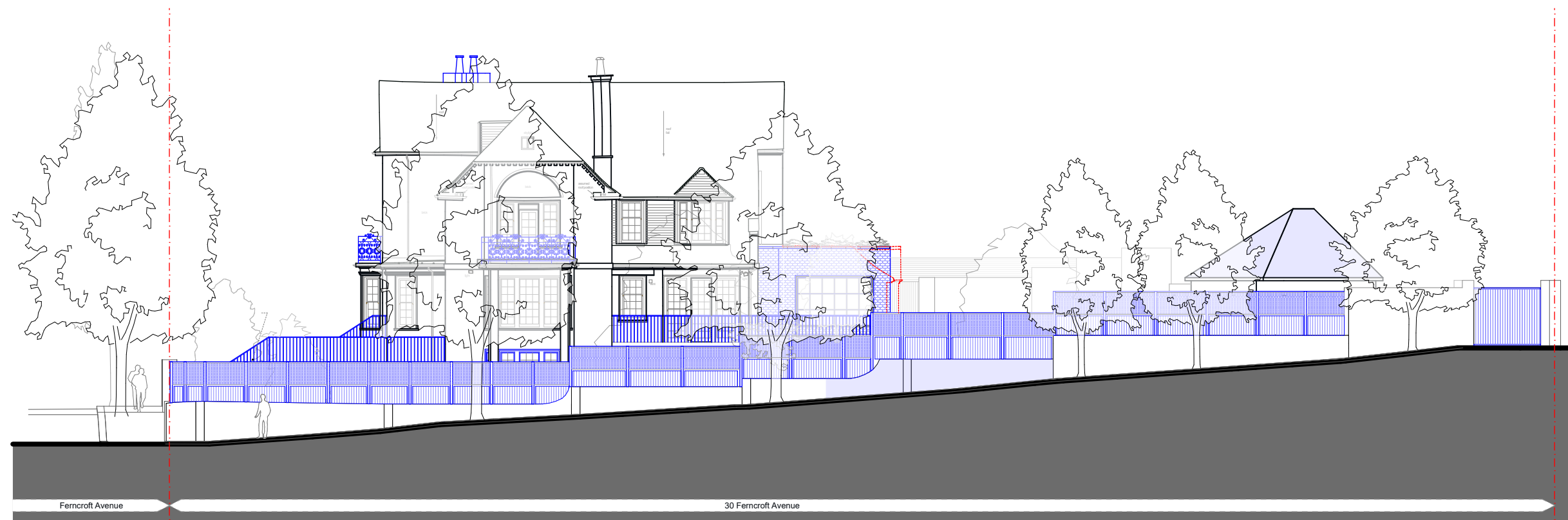
#### 4. Design Proposals and response to local planning policy.



Existing View - Hollycroft Avenue



Existing View - Hollycroft Avenue



Proposed Side elevation - towards Hollycroft Avenue







#### 4. Design Proposals and response to local planning policy.

### Proposed Material Palette



Handmade clay wall hung tiles  
*HAMPSTEAD MEDIUM - from tbsspecialistproducts or similar*



Cast Iron handrails



Brickwork to match existing  
*Plumpton Imperial Red Stock 68mm - from londonbricks-uk or similar*



Lead Work



Cast Iron rainwater gutter



Yorkstone to terraces/ copes  
*Reclaimed Yorkstone paving with mortar joints*



## 4. Design Proposals and response to local planning policy.

The notes under Policy D1 outline the new work proposed. Noted here are proposed works to the existing house:

### Railings to upper balconies.

The cast iron balustrades are corroded and cannot be refurbished. One of these is original with a floral theme. Two new balustrades will be hand made in cast iron with a similar floral pattern.

### Stone balustrades to lower terrace to front of the property.

The balustrades are of imitation stone and of recent construction. The colour and texture of these elements are not in keeping with the 'clay' palette of the house and will be removed, to be replaced with cast iron handrails with vertical balusters, as used on the adjacent property.

### Extension to rear of the house

The extension to be removed is not part of the original design, as it was constructed in 1995 (Planning ref: 9500300). Although noted to have a certain charm, and to be of similar materials as the host property, the design has more of a classical reference than the Arts and Crafts undertones of the main house. In heritage terms it has no real significance. The proposed replacement extension is of similar scale, and takes design references from the base building material palette.

### Windows and dormers

There is a PVC window which will be removed, and replaced with a timber sash and case window in similar proportions to the existing windows, to be painted white to match existing external woodwork.

Refer to Appendix h  
Heritage Statement by Bernard Stilwell Architects

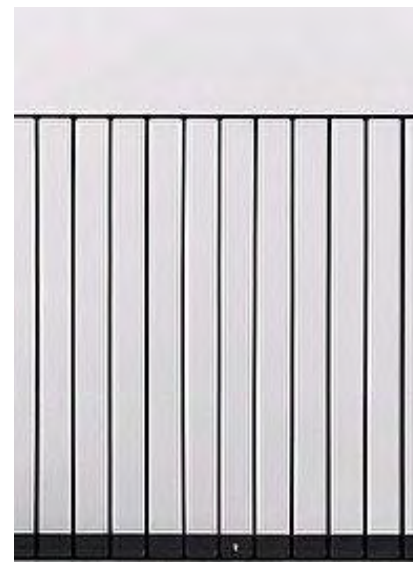
Existing



Proposed



The existing cast iron railings will be replaced with new cast iron railings with same design as per the existing.



The replacement railings at ground level will be similar to those used at no 28 Ferncroft Avenue.



Rear extension has similar scale and base material palette as the existing building.



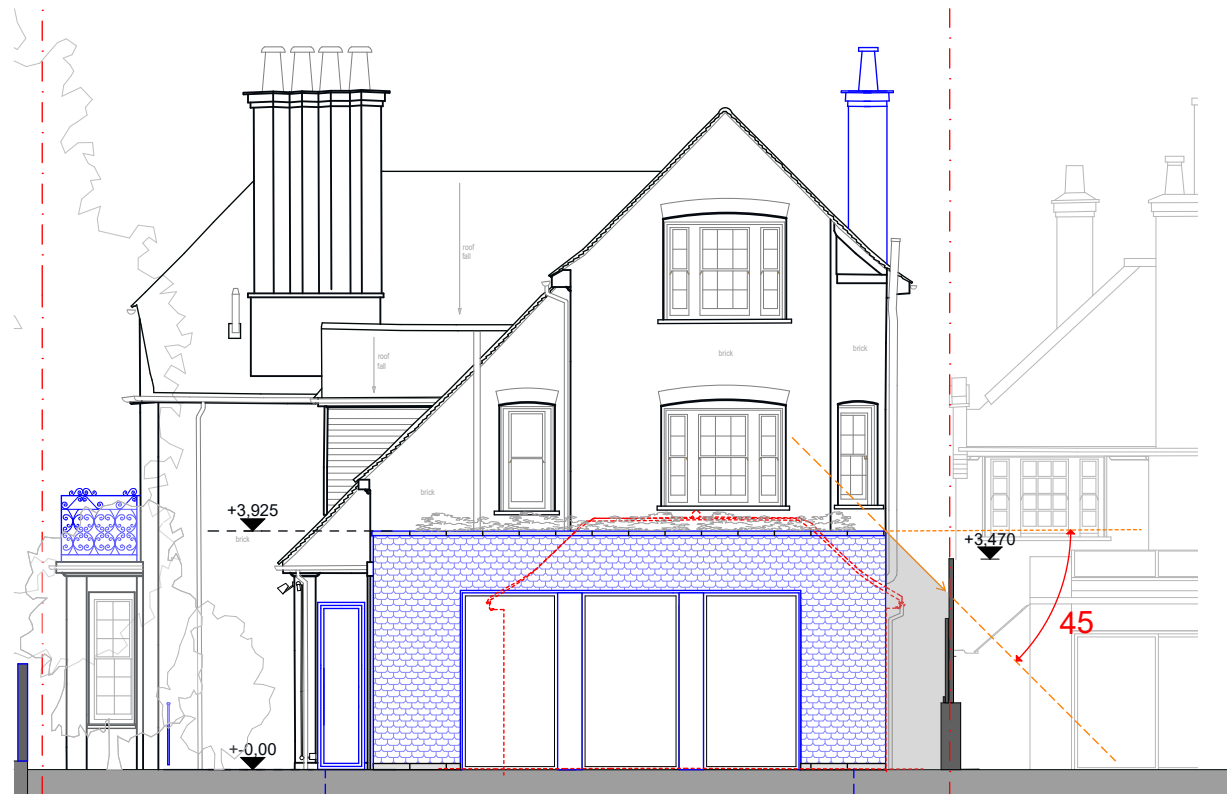
4M GROUP



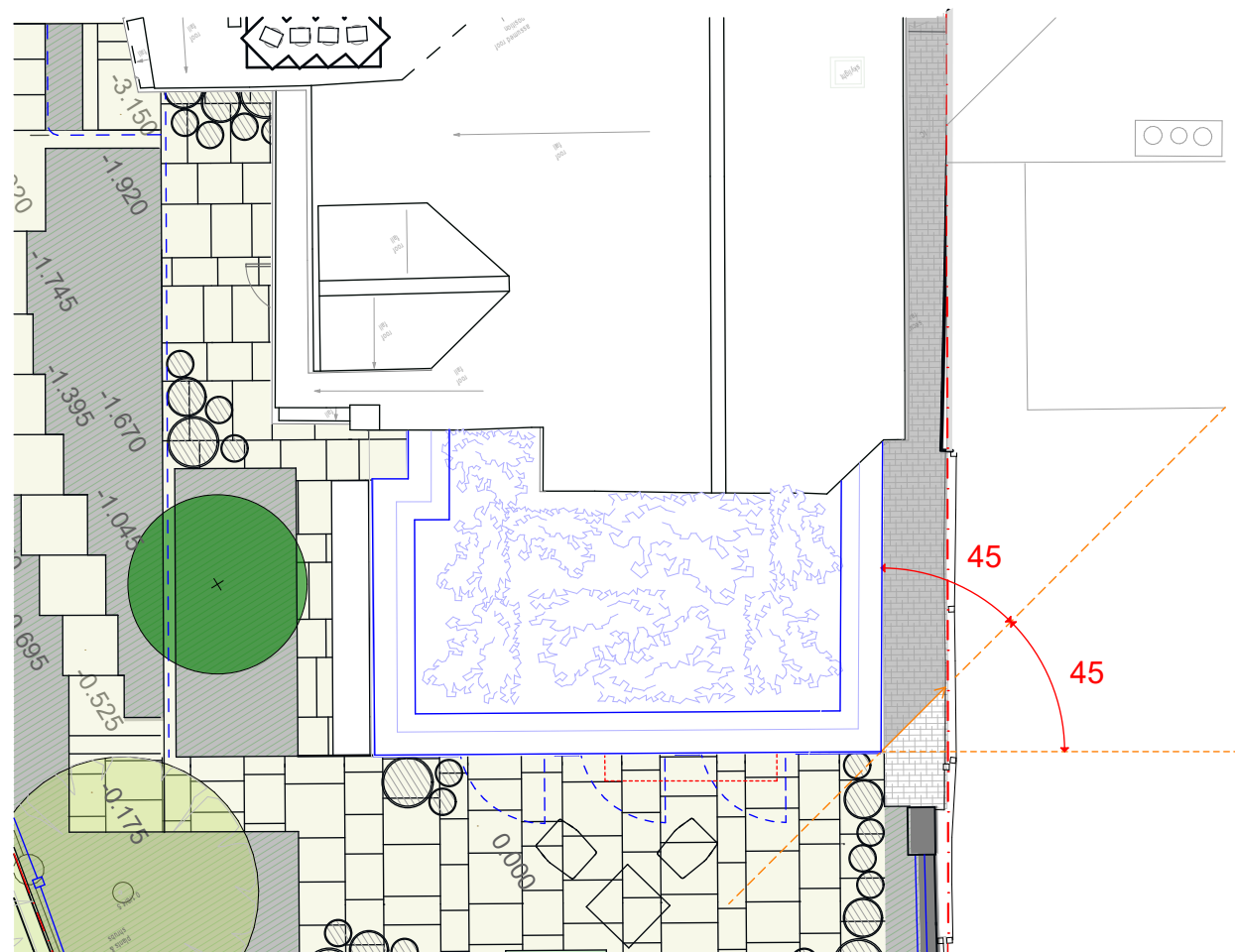
## 4. Design Proposals and response to local planning policy.

### Right to light

Due to orientation, the only time the new extension could cast a shadow onto the neighbouring property would be early morning at certain times of the year. There is an existing, permanent, boundary wall and fence, which due to its height would mean that in reality, no shadow would be cast.



Proposed Rear Elevation



Proposed Roof Plan





## Landscape Design

The garden proposals for 30 Ferncroft Avenue seek to remake the garden in the romantic Arts and Crafts tradition appropriate to the Reddington and Frognal Conservation Area and the character of the house.

On the south facing garden fronting onto Ferncroft Avenue we propose replacing all existing concrete steps and paving with York Stone. Behind this new hornbeam hedging is planted to give more privacy to the garden and the house. The front terrace of the house is repaved with York Stone and planted with container plants. The concrete balustrade is replaced with a light metal railing which will have climbers growing through it.

At the Junction of Ferncroft and Hollycroft Avenues we propose to lower the internal garden level and plant pleached hornbeam against the wall on the inside to create a sheltered internal courtyard space, maximising the usable garden space around the house, while having the appearance of a hedge on the outside which is in accordance with the aims of the Conservation Area statement. This necessitates removing one ornamental maple and a contorted weeping willow that are growing into one another hard against the boundary wall. Both grow to be trees of a relatively small size. They will be replaced with a new large multistemmed *Koelreuteria paniculata* in the centre of the garden space. This is a more appropriate tree than the willow and placed with a better relationship to the boundary walls and the other trees nearby.



Refer to Appendix d  
Landscape Design proposals, by Tom Stuart Smith

## 4. Design Proposals and response to local planning policy.

It will grow to a larger size than either of the present trees and would be planted as a mature specimen of 5-7m height and 3-5m spread. The ground beneath the tree would be paved with small unit stone paving with porous joints so that all the surface water percolates through the surface or into perimeter plant beds.

The garden on the east side of the house is formed either side of a gradually ascending stairway that leads to the main garden on the North side of the house. The planting is replaced with large specimens that have been used in Victorian and Edwardian gardens, aiming to create a good privacy screen using plants that are appropriate to the character of the conservation area.

The rear garden to the house takes the form of a grove of birch trees around a central lawn. It will have an informal character. The boundary retaining wall on the west side is to be refaced with red brick which is more in character with the Conservation Area than the existing yellow brick.

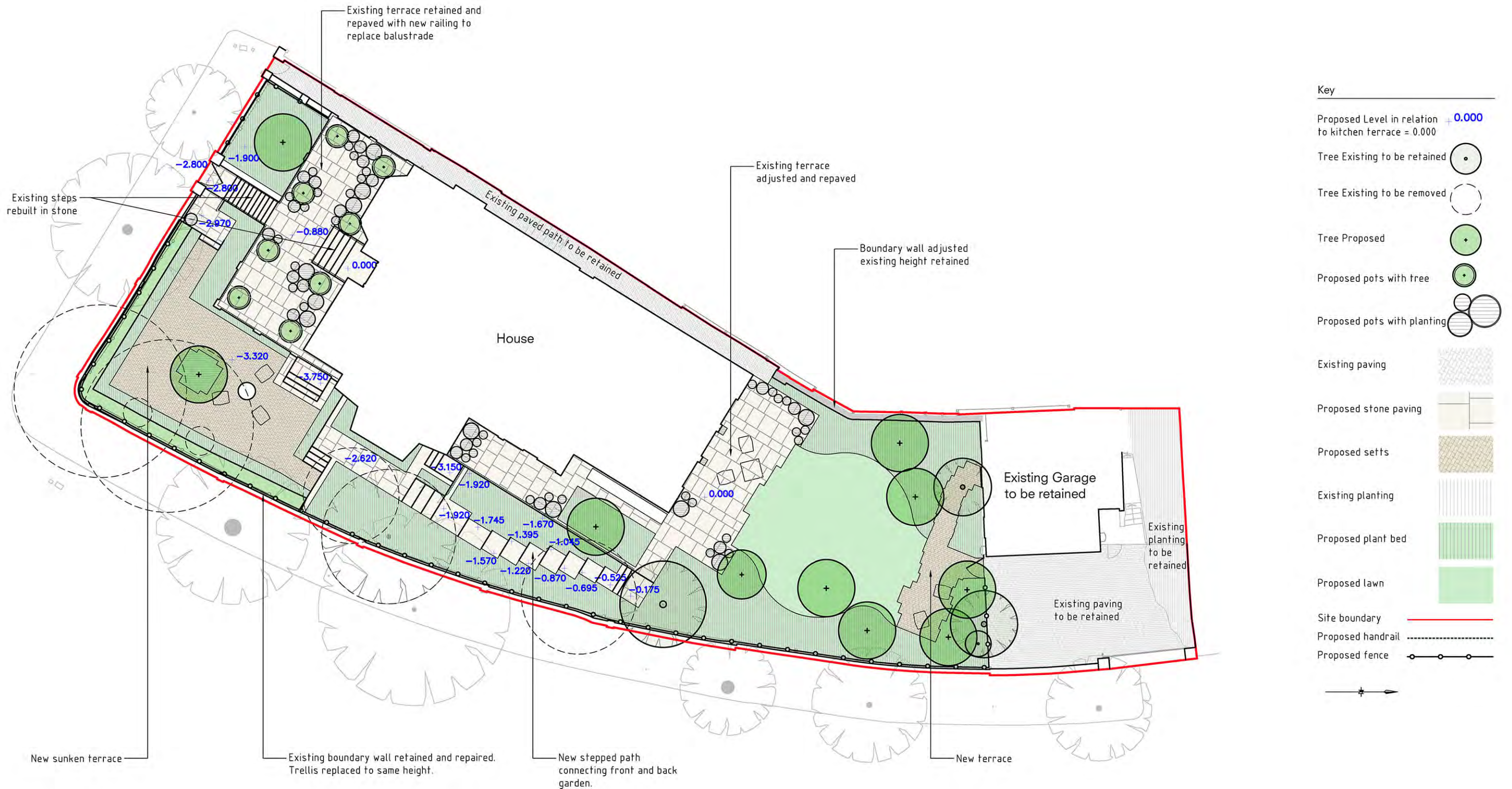
All boundary walls are repaired and we proposed to replace all trellises above them with new trellises to the same height as the existing ones. All external steps will be made with York stone treads and tile creasing risers, so reflect the character of the house.





## 4. Design Proposals and response to local planning policy.

### Landscape Design



Refer to Appendix d  
Landscape Design proposals, by Tom Stuart Smith



## 4. Design Proposals and response to local planning policy.

### b. Policy D2 Heritage

#### Heritage statement

The property is in the Redington and Frognal Conservation Area, and the house is protected by that designation. Hollybush House, (30 Ferncroft Avenue) is not listed, either in Historic England's National Heritage List or on Camden's local list. It is specifically excluded from the conservation area map of listed building and buildings that make a positive contribution to the area. Notwithstanding, the house and its garden sit in a prominent position, occupying one corner of the junction of Ferncroft Avenue and Hollycroft, contribute to the character and are part of the context of the area in general and of the listed houses nearby.

The House is largely as originally constructed, however, there have been some more recent additions to the house, and some elements of construction which are in poor repair. The owner of the house has expressed the intention of restoring any dilapidated building fabric in line with best conservation practice, of removing any later additions which are not in keeping with the period design, and of constructing new work in keeping with the design of the original house.

As mentioned above, 30 Ferncroft Avenue is not in itself at present considered a heritage asset. Notwithstanding its lack of official recognition the house and its gardens are sited in a sensitive location. The proposed adaptations will mitigate some of the historic harm to the original appearance of the house as a result of insensitive alterations and the neglect of its surrounding planting. They will deliver a net positive benefit which will result in a positive, if small, enhancement to the setting of nearby Listed Buildings and to the character of the Conservation Area.

The proposed works will not result in any significant harm to the Historic Built Environment and the application proposal is therefore commended to the Local Planning Authority

A heritage statement has been prepared by Bernard Stilwell Architects, refer to Appendix h.



General view of houses in Ferncroft Avenue, Quennell Modern Suburban Homes



Proposed front elevation, with landscaping proposal



## 4. Design Proposals and response to local planning policy.

### c. Policy A1 Managing the impact of Development

The project is to extend a basement in an private dwelling house, to replace a small extension, and to set out the garden grounds to a new design.

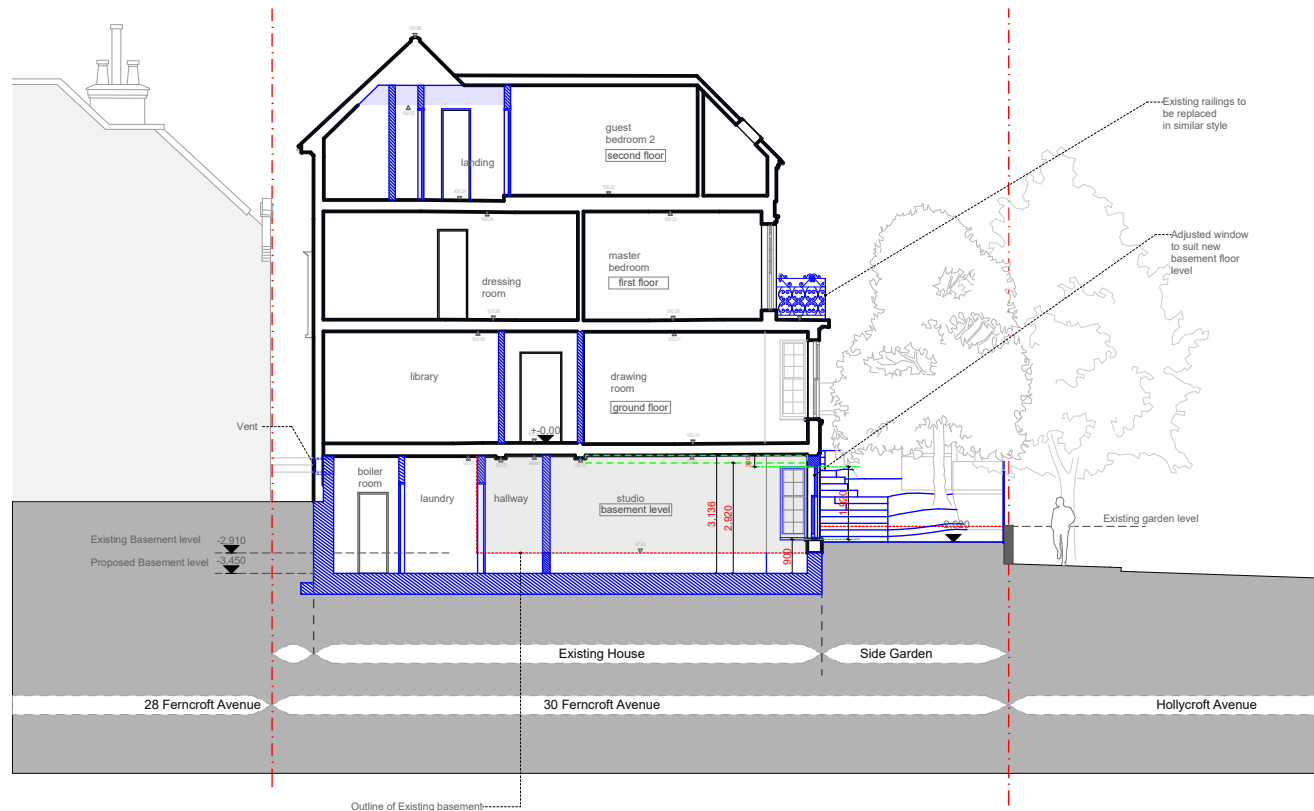
As the project will not involve construction significantly larger than the existing, the amenity of neighbours and communities will not be affected. There are no changes that would impact on privacy, daylight, overshadowing, transport provision, or water infrastructure.

As with any construction project there will be some noise, vibration, and dust will be generated during certain activities. A full construction management plan will be implemented prior to construction commencing, which will identify potential negative impacts and propose solutions to mitigate them.

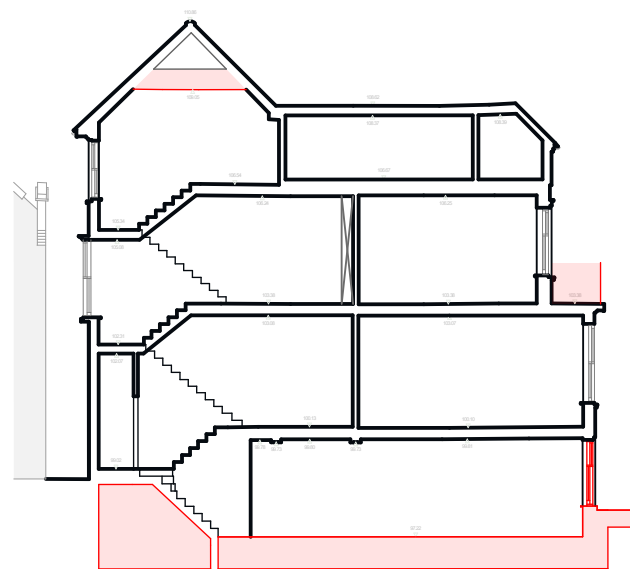
A basement dig would typically be an operation with potential for noise and vibration to pass through party walls to neighbouring properties. In this case the existing house is completely detached from all neighbouring buildings, and as the dig would be a manual operation taking place under the house, the extent of noise transmission would be mitigated.

Neighbours will be given prior warning of activities that may cause nuisance, and the contractor will be limited to operations during the council's permissible working hours.

As a safety measure, movement monitoring would be undertaken during construction work to give early warning of any building movement.



Proposed Section



Existing Section, showing area to be demolished



Existing Perspective



Proposed Perspective



## 4. Design Proposals and response to local planning policy.

### d. Policy A3 Biodiversity

#### Trees

The tree report by Landmark Trees notes that the most significant tree specimens are on the street surrounding the property, and that there are good specimens inside the curtilage. From the tree survey plan it can be noted that the trees are around the perimeter of the property, distant from the extended building footprint. Existing street trees are sufficiently remote from construction works therefore will be unharmed by the development.

Refer to Appendix e. Existing Tree survey by Landmark Trees from April 2020

#### Landscape

The project has been set out to improve and enhance the existing landscape, by proposing a green roof and permeable pavement that will have a positive impact on biodiversity. The proposal has an area of planting and there are also new trees being introduced in containers on the south terrace of the house.

The existing trees which are located hard against the boundary wall will be replaced with a new large multi-stemmed *Koelreuteria paniculata* in the centre of the garden space. This is a more appropriate, drought tolerant, long lived tree than the willow and placed with a better relationship to the boundary walls and the other trees nearby.

The planting along the east side of the garden is replaced with large specimens of *Osmanthus*, *Kolkwitzia*, *Eriobotrya*, *Camellia x Williamsii*, and trees including *Betula*, and *Magnolia grandiflora*. These create an upper canopy. Beneath this will be planted a diverse woodland carpet of shade tolerant perennials including natives such as *Gallium odoratum*, *Ajuga reptans* and *Convallaria majalis*.



Green roofs



Permeable pavement



Enhanced biodiversity

Refer to Appendix d.  
Landscaping proposal by Tom Stuart-Smith Ltd.

### e. Policy A4 Noise and Vibration

In use the building at 30 Ferncroft Avenue will be as a detached private house before and after the development proposed, therefore will not introduce a new risk of noise nuisance post construction.

New insulation to the house, to improve thermal performance, will have the positive side effect of improving the acoustic performance of the property, reducing the likelihood of transmission of noise to the neighbours.

As detailed equipment and associated noise data has yet to be finalised it is proposed to set external plant noise limits at 1m from the intake and exhaust louvres, as presented below.

Table 3: Plant Noise Limits at 1m

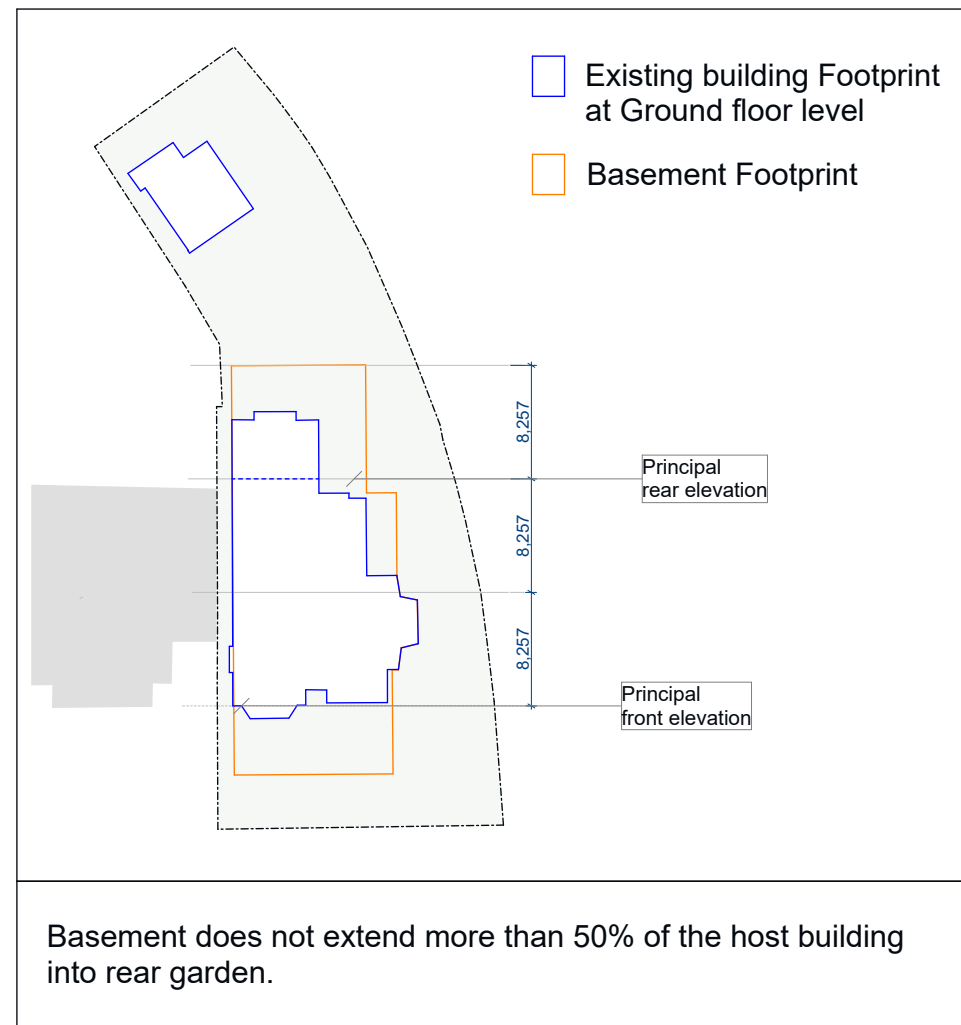
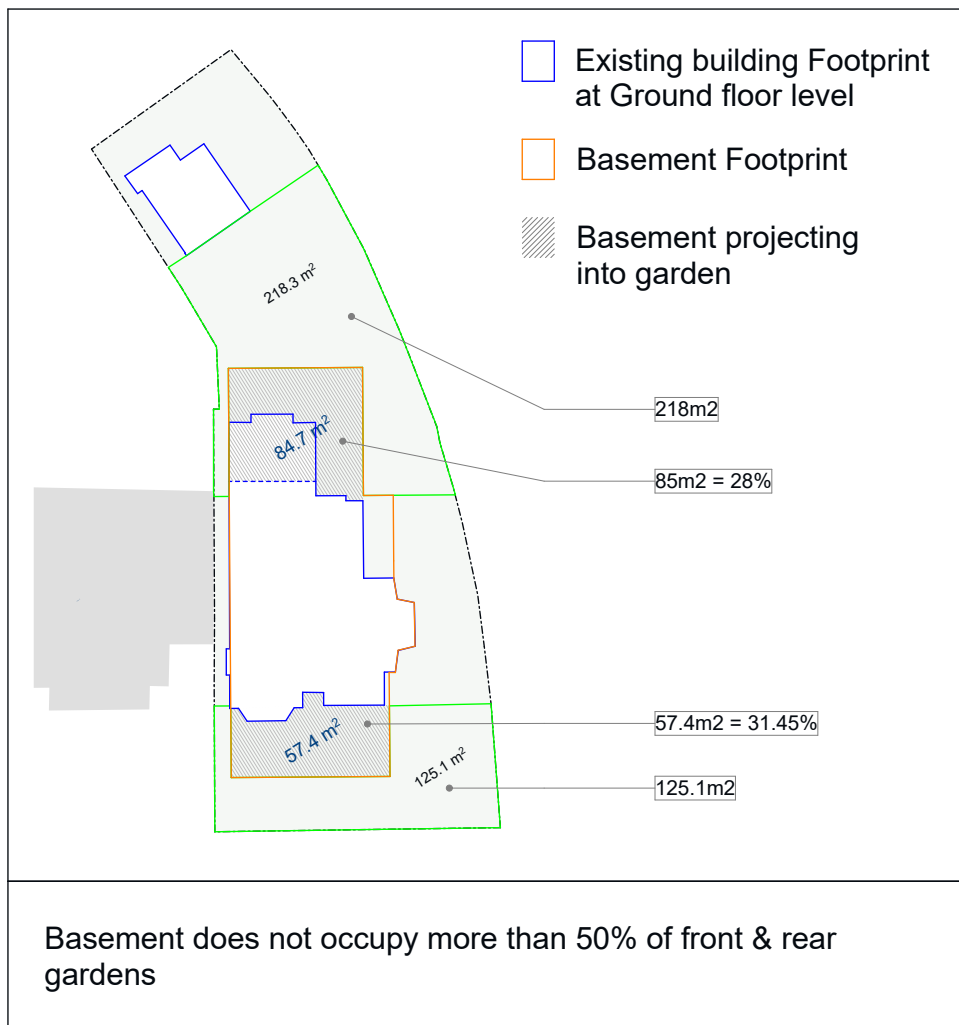
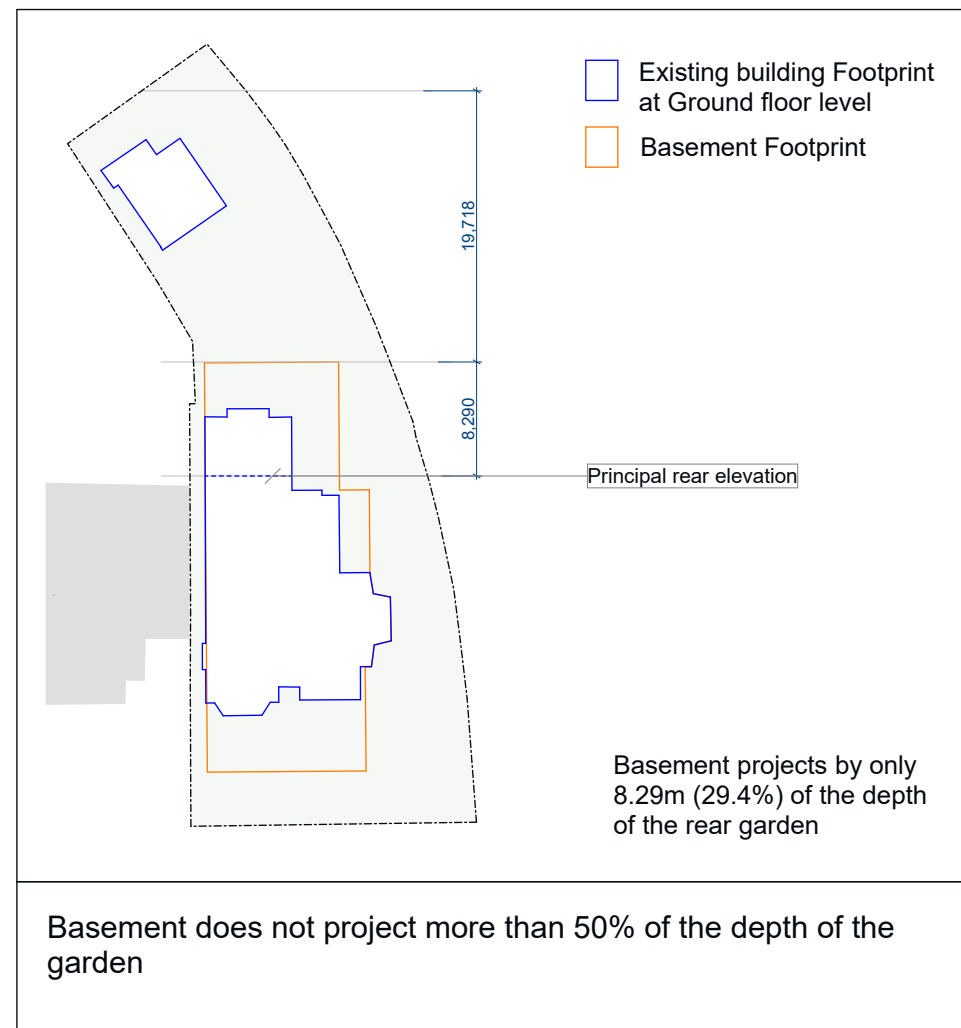
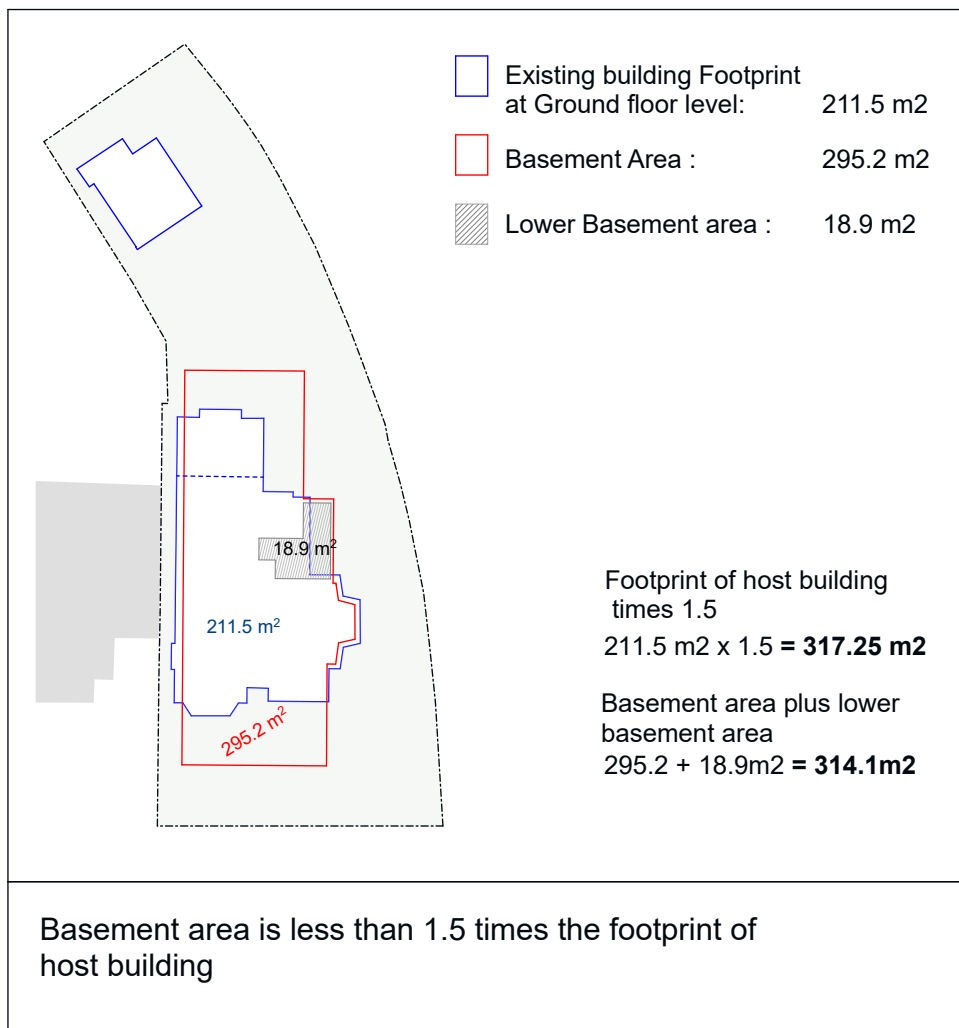
Noise Source	Plant Noise Limit at 1m $L_{A_{r,Tr}}$	
	Daytime / Evening (07:00-23:00)	Night-time (23:00-07:00)
Intake Louvre	48 dB	43 dB
Exhaust Louvre	48 dB	43 dB

Appendix 1: Site Plan & Measurement Locations



Refer to Appendix I.  
Acoustic Report by AAD.





## 4. Design Proposals and response to local planning policy.

### f. Policy A5, Basements

The Basement design has been set out in accord with the development parameters in Policy A5, as outlined in the diagrams in this section.

There is an existing basement which will be extended to front and rear. The majority of the basement will extend into the rear garden of the house, where it will be entirely underground. The rear garden is large enough to support the development without loss of soft planting areas.

The proposed basement is within the site curtilage, and will not touch neighbouring buildings or party walls.



## 4. Design Proposals and response to local planning policy.

### f. Policy A5, Basements

#### Basement Impact Assessment - Structural Engineer's report

A Structural Engineer's Report and Suggested Basement Construction Methodology has been prepared by Mint Structures and submitted as part of this application.

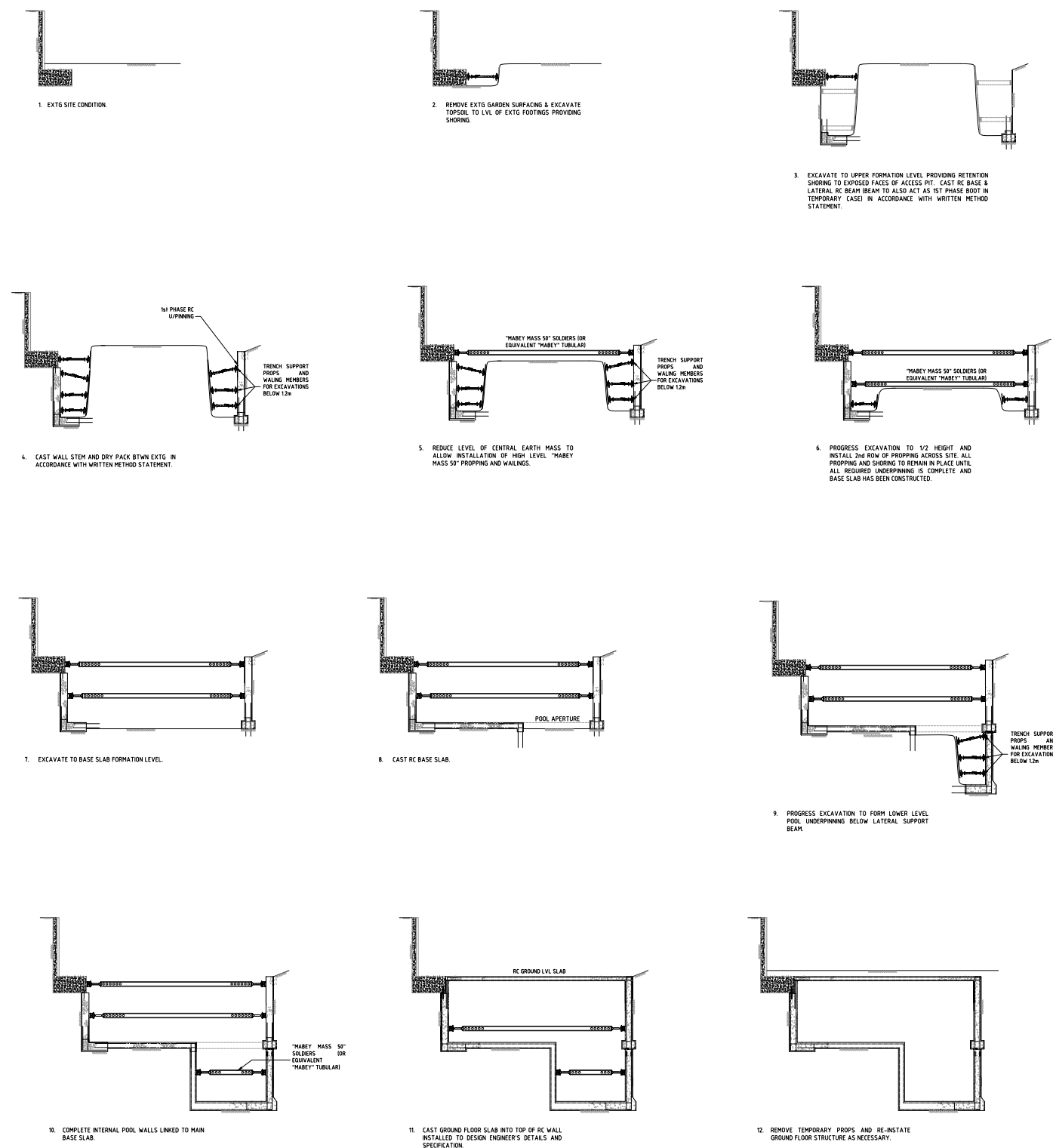
This follows the Basement Impact Assessment template required by Camden Council, and includes a geotechnical study by GEA.

Their summary, below, indicates that the works can be carried out without undue impact on neighbouring buildings, or increase the flood risk in the area

6 CONCLUSION	
CONCLUSION	<p>The result of this preliminary pre-planning report indicates that the proposed basement can be completed successfully without causing undue impact on neighbouring buildings, or its local surroundings, provided the works are undertaken by suitably qualified and experienced contractor/s.</p> <p>The suggested use of standard and well proven construction methods/materials mean the inherent risks often associated with largescale mass excavations will be largely mitigated in this case, provided careful design and onsite practices are adhered to. In making this conclusion, it is assumed the suggested recommendations and sequence of works above will be largely similar to those used in the final design.</p> <p>The works must be constructed in adherence with all relevant statutory guidelines, designed by a suitably experienced and qualified design team. Detailed and well-designed method statements and calculations for all enabling and temporary works must be prepared well in advance of the commencement of site activities. These must also be distributed for comment from all relevant parties.</p> <p>It is imperative that professional monitoring is carried out to record the movement of the subject and neighbouring properties over the full course of works, to be agreed and included as a part of Awards produced under the Party Wall Etc. Act 1996. Relevant parties such as Party Wall surveyors, Design engineers and site management members will be required to ensure that adequate supervision and monitoring are carried out, paying particular attention during critical stages such as excavation and demolition.</p> <p>The proposed development is unlikely to significantly increase flood risk at the site and its surrounding area.</p> <p>It should be noted that the above conclusion is based on the information available at the time of writing and should also be read alongside recommendations and conclusions made in the site specific geotechnical analysis.</p>

Refer appendix j

Structural Engineer's Report, by Mint structures, March/2021.



Extract from Construction Method Statement



4M GROUP



## 4. Design Proposals and response to local planning policy.

### g. Policy CC1 Climate change mitigation

The existing house and basement are poorly insulated and are expensive to heat in winter, and is prone to overheating in the summer. Measures are proposed that will reduce the energy use of the property in line with the energy hierarchy.

In terms of planning, the project comprises extended basement, replaced extension, and sundry replaced items of building fabric. The overall project will include refurbishment, with a view to providing insulation throughout to provide U-values as close to current standards as the existing period building will allow.

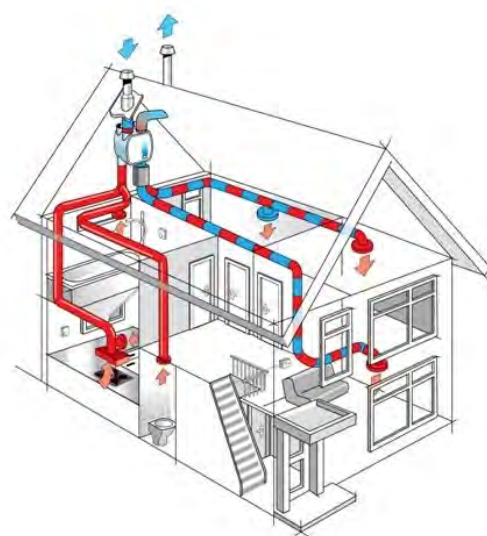
It is accepted that wellbeing is enhanced by provision of good natural light and ventilation. An MVHR system will be installed throughout which will provide natural ventilation via a heat exchanger, minimising energy loss and providing a healthy internal environment. The client will consider if a Ground Source Heat Pump solution will be practical for this property. Otherwise the property will continue to have gas central heating.

The new extension is intended to improve natural light, and to provide a closer relationship of inside and outside spaces.

The project is intended to allow working from home, with work and leisure activities provided.



Floor Insulation



MVHR System diagram

### h. Policy CC2 Adapting to climate change

The project seeks to breath new life into a valued built resource, to make it robust and weathertight for future use, and to ensure it has a reduced carbon footprint. Key environmental features:

#### Green roof

The roof to the extension will be greened, to provide additional habitat support, and to provide natural water retention, and reduce volumes of surface water to be drained from the site from the site. Some surface water will be captured for use in irrigation of the garden.

#### Surface water

Hard landscaping will be permeable to replace impermeable, to allow surface water to drain away naturally, and reduce the burden on the drainage infrastructure.

#### Enhanced habitat

The site has large garden areas which will be planted to provide enhanced wildlife habitat, privacy, and to contribute to the character of the conservation area.

### i. Policy CC3 Water and Flooding

The property is located in a low flood risk area. The Structural engineer's report indicates that the impact of the development on ground water will not be significant.

21 PROPOSED SOLUTION	<p>The volume of water that will runoff of the proposed development means that to rely on a storage system for reusing all the water volume later is not feasible.</p> <p>Due to soil having low permeability, the use of infiltration would not be an effective means of disposing of the surface water runoff.</p> <p>There are also no suitable ponds or open water features to discharge into locally.</p> <p>Therefore the surface water runoff is proposed to be discharged into to the Thames Water surface water network.</p> <p>A CBPP attenuation storage system will be required to store surface water runoff up to a 100year return rainfall even (1:100 + 40% c/c). The attenuation system will be fitted with an appropriate restrictor to limit the outflow into the public sewer to the equivalent greenfield runoff rate.</p>
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Refer to Appendix k.  
SUDS Report by Mint Structures



4M GROUP



## 5. Conclusion

From the content of the planning application and this design statement it is evident that the Property owners at 30 Ferncroft Avenue, who will occupy the house as a family home, understand the importance of complying with both the policy and the spirit of the conservation area.

The owners seeks not only to develop the house within the law, but to improve and enhance the property, with sensitive design interventions that are in keeping with the area, to improve its environmental performance, and to secure the future wellbeing of the house.





## 6. Appendices

- a. Pre-application submission, Rose Uniacke
- b. Pre-application response, Camden Council
- c. Architect drawings, 4M Group
- d. Landscape design, Tom Stuart Smith Landscape Design
- e. Arboricultural report/survey, Landmark Trees
- f. Arboricultural Mitigation report, Landmark Trees (to follow)
- g. Tree root survey (to follow)
- h. Heritage Statement, Bernard Stilwell Architects
- i. Geotechnical & Basement Impact Assessment report, Mint Structures
- j. Structural Engineer's report, Mint Structures
- k. SUDS Report, Mint Structures
- l. Acoustic Report, AAD
- m. Existing building Survey drawings by CAD Plan

