

- a. Pre-application submission by Rose Uniacke Studio

SUMMARY

This document has been compiled to submit a Pre-Planning Application regarding the development of 30 Ferncroft Avenue, NW3 7PH.

The property is a detached, private home located in the Redington Frogнал Conservation Area of Camden. There is an existing lower ground floor and the proposal is to lower the existing floor slab and extend the floor to create a basement beneath the raised ground floor footprint. Also, to replace the existing single storey rear extension with a contemporary extension to match the existing footprint and parameters.

The proposal is to create a private, modern home to provide working from home capability and provision for private exercise.

The GIA of the existing lower ground floor is approximately 70m2. The proposal is to increase the basement to provide 290m2.

The volume of the existing lower ground floor is 210m3. The proposed volume of the basement is 810m3.

The following document outlines the concept of the proposal for Pre-Planning Application comment with specific focus on -

- The extents and depth of the proposed basement.

Camden Policies Reviewed:

The proposed basement extents have been designed with consideration to the Camden Local Plan 2017 and Camden Planning Guidance: Basements. Camden’s BIA Proforma has also been referred to in consideration for the next stage.

The LP Policy A5 outlines policy on basement developments. This document illustrates the impact of criteria f-m, with a-e and n-u taken into consideration throughout the design.

The proposed basement is positioned predominantly underneath the existing building or existing hard standing. There is a small area of proposed development extending in to the garden but situated within the 50% allowance of the front, side and rear garden, as stated in Camden’s policy

Being a corner plot, the visual impact on the neighbours will be kept to a minimum. On the West boundary, the neighbouring property of 28 Ferncroft Avenue has been built to the party wall, this is a substantial brick boundary wall with a fence on top. The East boundary is shared with Hollycroft Avenue and the closest neighbour is approximately 22m away.

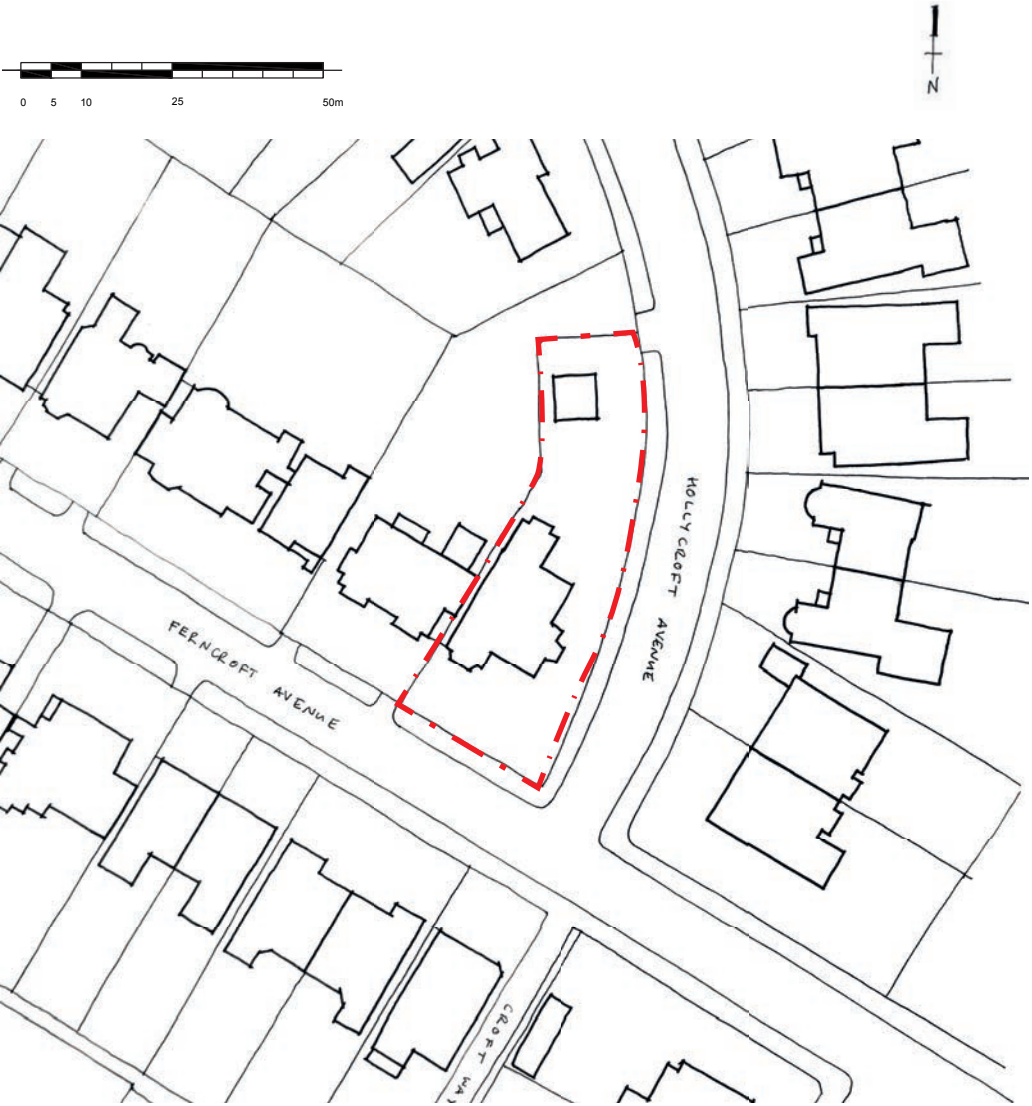
The proposed scope is not considered out of place with the surrounding buildings and will respectfully respond to the existing building and landscaping.

A single roof light is proposed which will be designed to minimise light pollution on neighbours and local biodiversity. This is desired to bring natural light into the lower rooms. This roof light has been set back from the neighbour of No 28 and the East boundary wall.

Other relevant sections to the basement development that will be considered:

- Policy A2 Open space;
- Policy A3 Biodiversity;
- Policy D1 Design;
- Policy D2 Heritage; and
- Policy CC3 Water and flooding.

A full BIA will be provided for the Full Plans Planning Application and all relevant consultants will be appointed.



SITE LOCATION PLAN
1:1000
All Areas are assumed and require checking following a full topographical measured survey.

Total Site Area: 865m² / 9310ft²

Existing GIA: 525m² / 5650ft²
Proposed GIA: 740m² / 7965ft²

Existing Garden Area*: 615m²
Existing Hard Standing**: 220m²

Proposed Garden Area*: 610m²
Proposed Hard Standing**: 225m²

*Garden area - all outdoor space inc. paved, driveway, grassed and landscaped (6.111 of the Camden LP).
** Hard standing area is included in Garden area.

EXISTING PHOTOGRAPHS



IMAGE 01: SOUTH ELEVATION, FERNCROFT AVENUE



IMAGE 02: EAST ELEVATION, HOLLYCROFT AVENUE



IMAGE 03: REAR ELEVATION, HOLLYCROFT AVENUE



IMAGE 04: REAR ELEVATION, HOLLYCROFT AVENUE



IMAGE 05: EAST AERIAL VIEW, HOLLYCROFT AVENUE

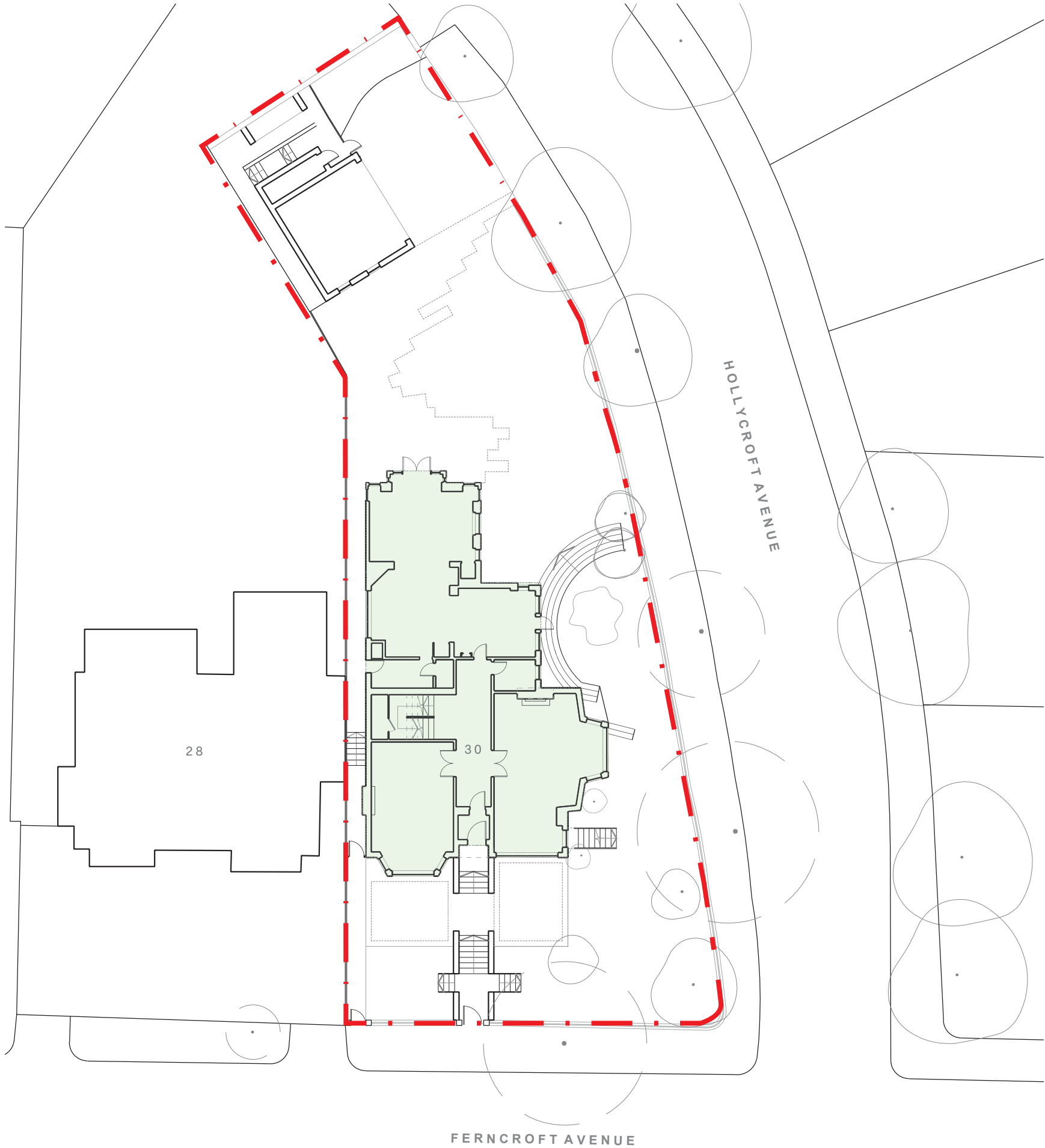


IMAGE 06: SOUTH AERIAL VIEW, FERNCROFT AVENUE



IMAGE 07: EAST AERIAL VIEW, HOLLYCROFT AVENUE

EXISTING SITE PLAN



EXISTING SITE LOCATION PLAN
1:1250

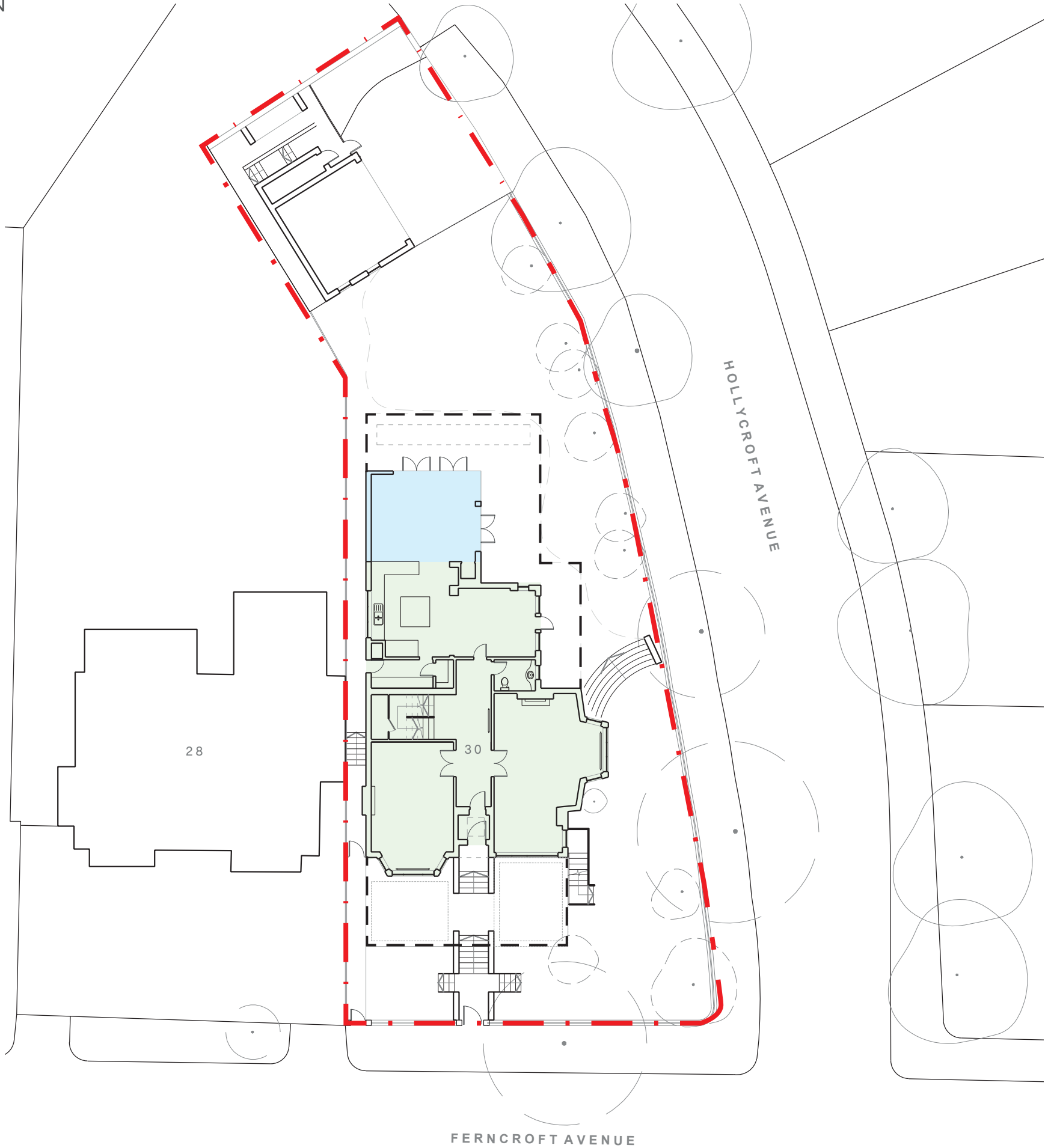
LEGEND

Existing Ground Floor

EXISTING SITE PLAN
1:250



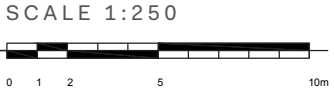
PROPOSED SITE PLAN



EXISTING SITE LOCATION PLAN
1:1250

- LEGEND
- Existing Ground Floor
 - Existing single storey demolished and replaced for same foot print
 - Extent of Proposed Basement

PROPOSED SITE PLAN
1:250



BASEMENT DEVELOPMENT

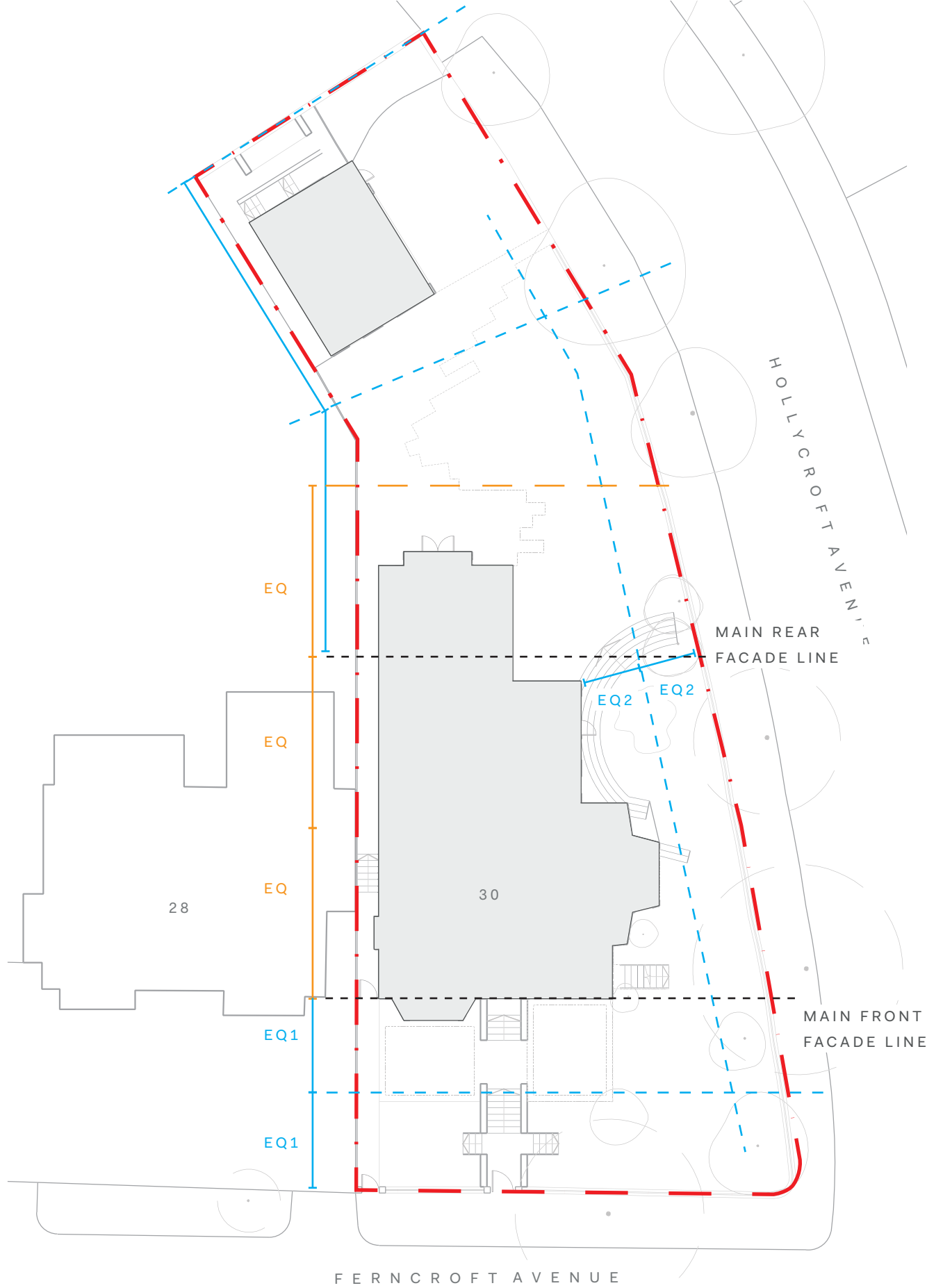


DIAGRAM 01: ANALYSIS OF POLICY 5 CRITERIA ON EXISTING GROUND FLOOR

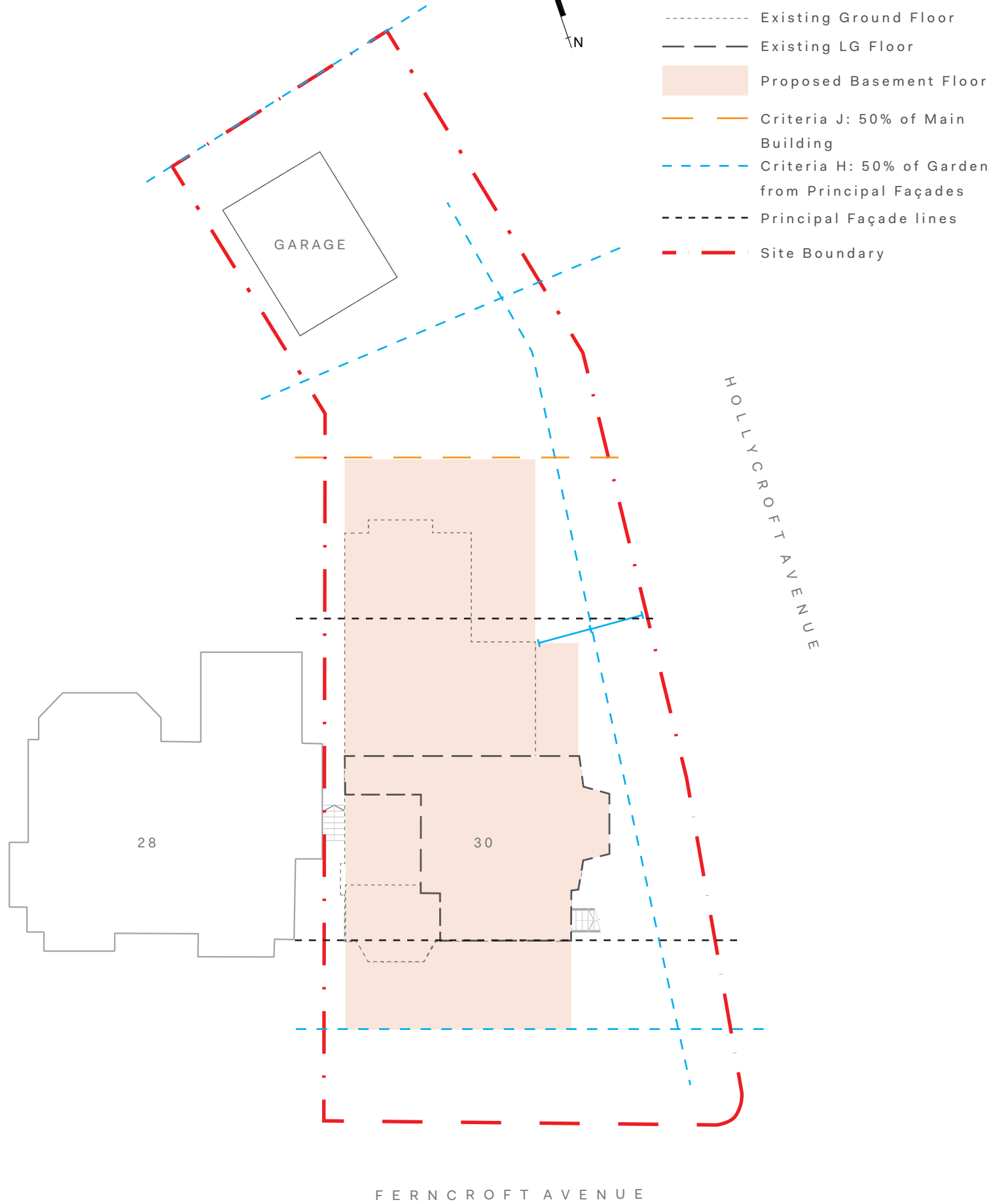
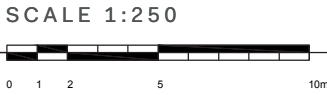
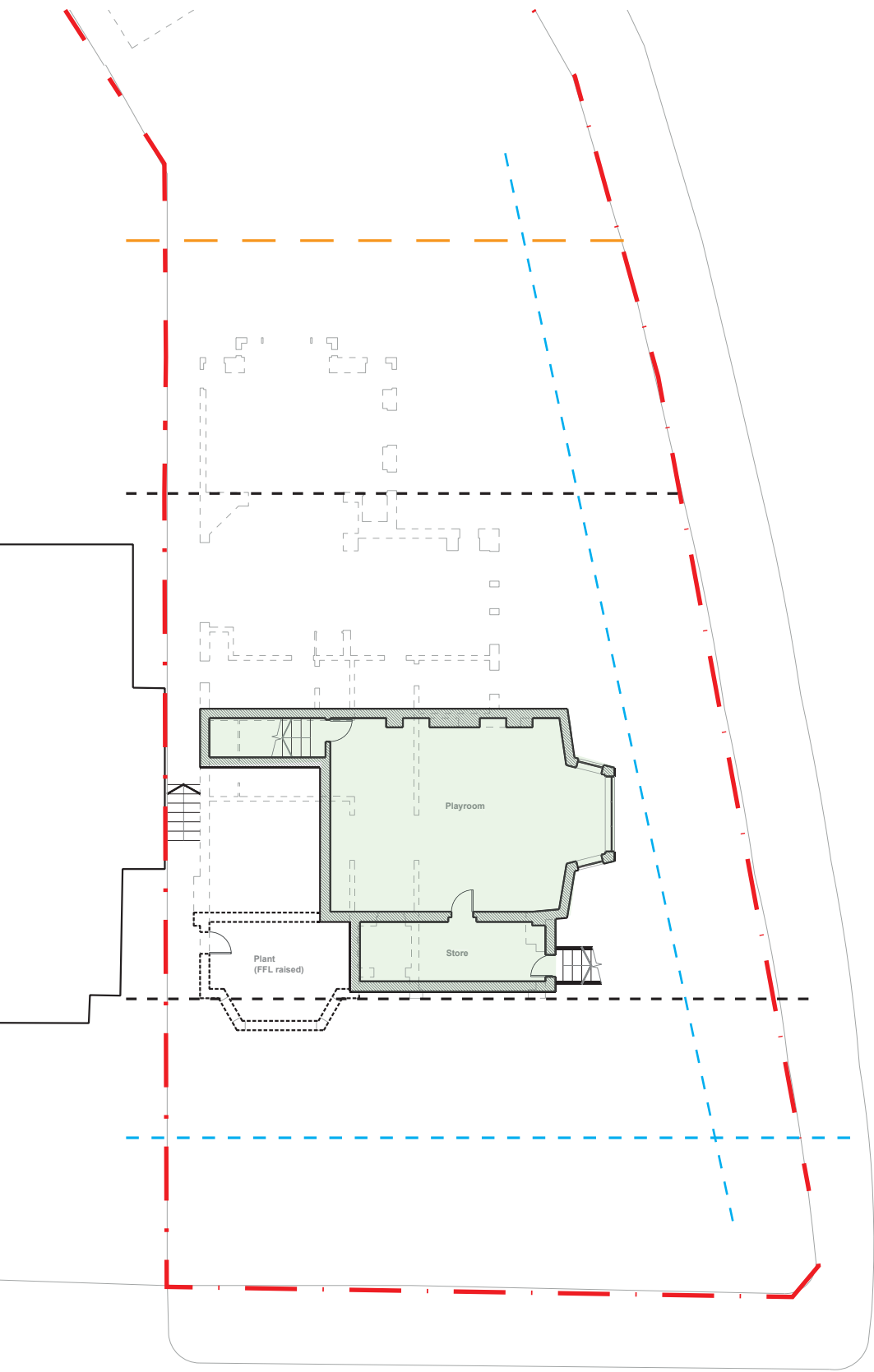


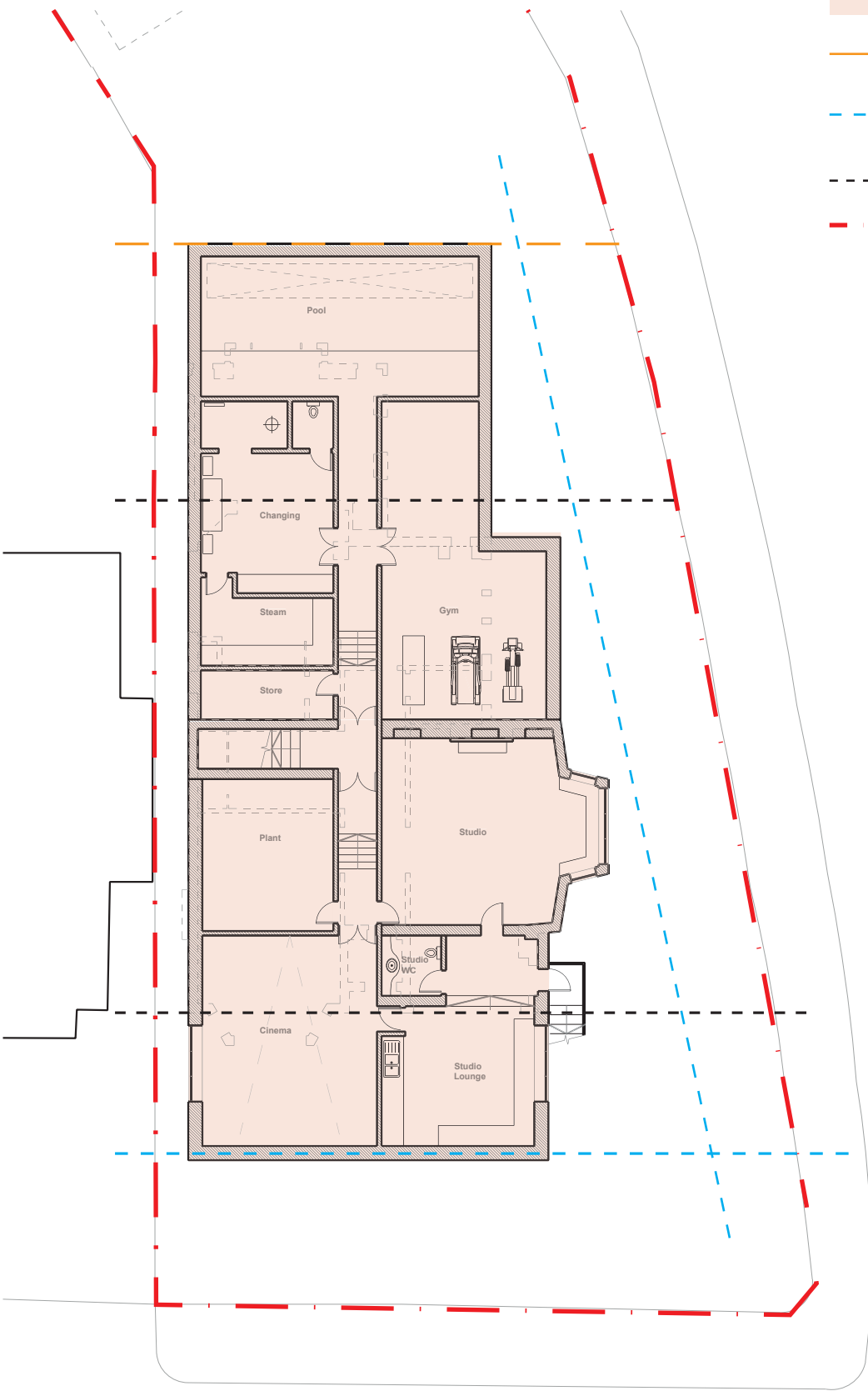
DIAGRAM 02: EXISTING AND PROPOSED BASEMENT FOOTPRINT



BASEMENT FLOOR PLANS



EXISTING LOWER GROUND FLOOR PLAN



PROPOSED BASEMENT PLAN

LEGEND

- Existing LGF GIA
- 70m²
- Proposed Basement GIA
- 290m²
- Criteria J: 50% of Main Building
- Criteria H: 50% of Garden from Principal Façades
- Principal Façade lines
- Site Boundary

SCALE 1:200



EXISTING AND PROPOSED ELEVATIONS

LEGEND

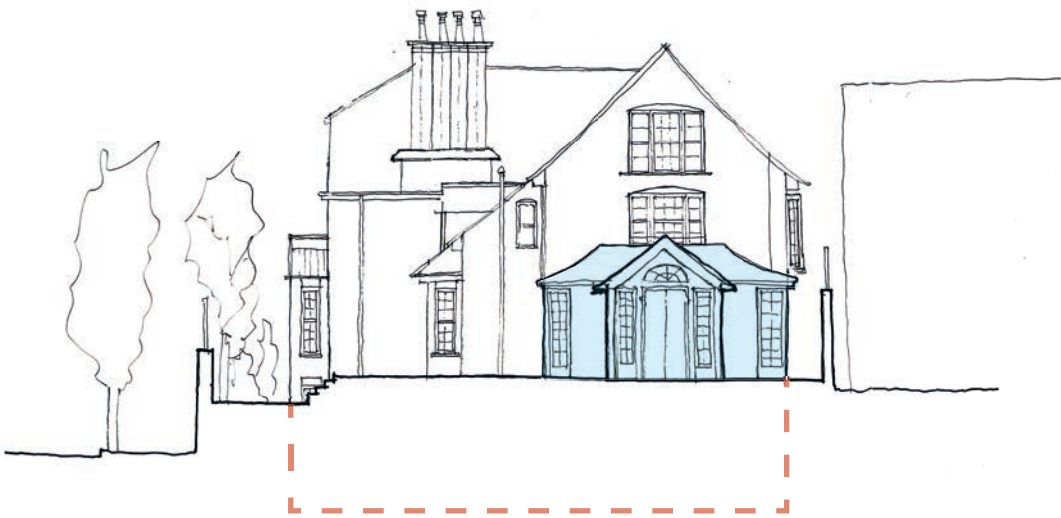
- Existing single storey demolished and replaced for same foot print
- Proposed Basement



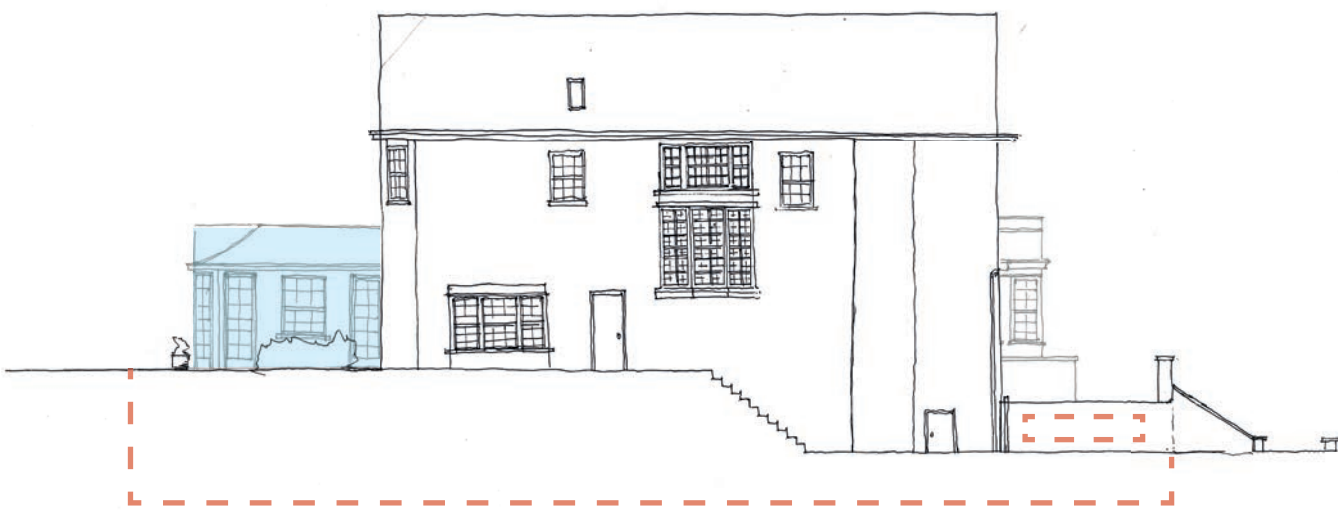
01. SOUTH ELEVATION



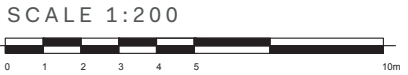
02. EAST ELEVATION



03. NORTH ELEVATION



04. WEST ELEVATION



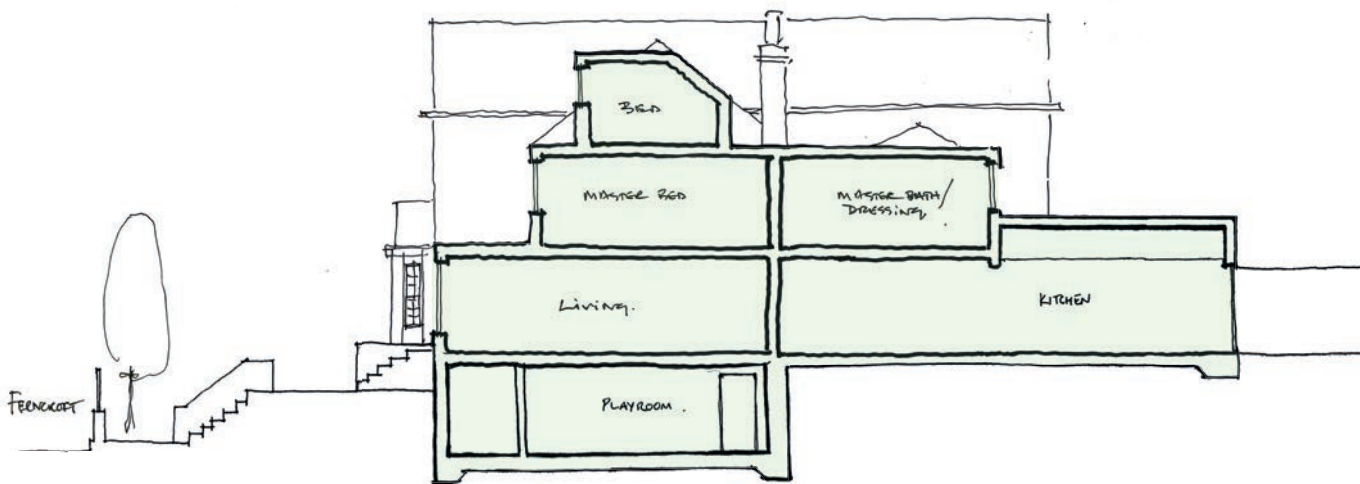
LONG SECTIONS

LEGEND

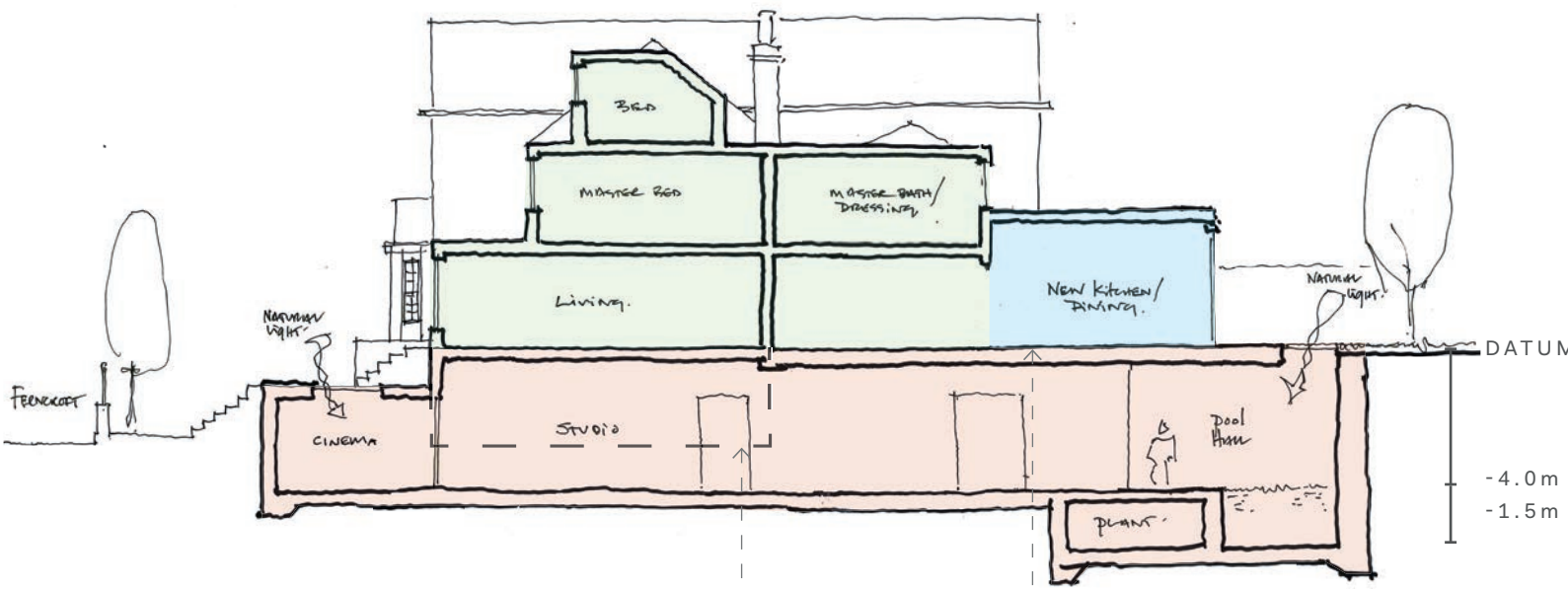
Existing

Proposed

Existing single storey demolished and replaced for same foot print



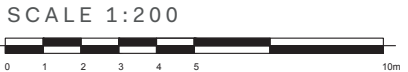
EXISTING LONG SECTION



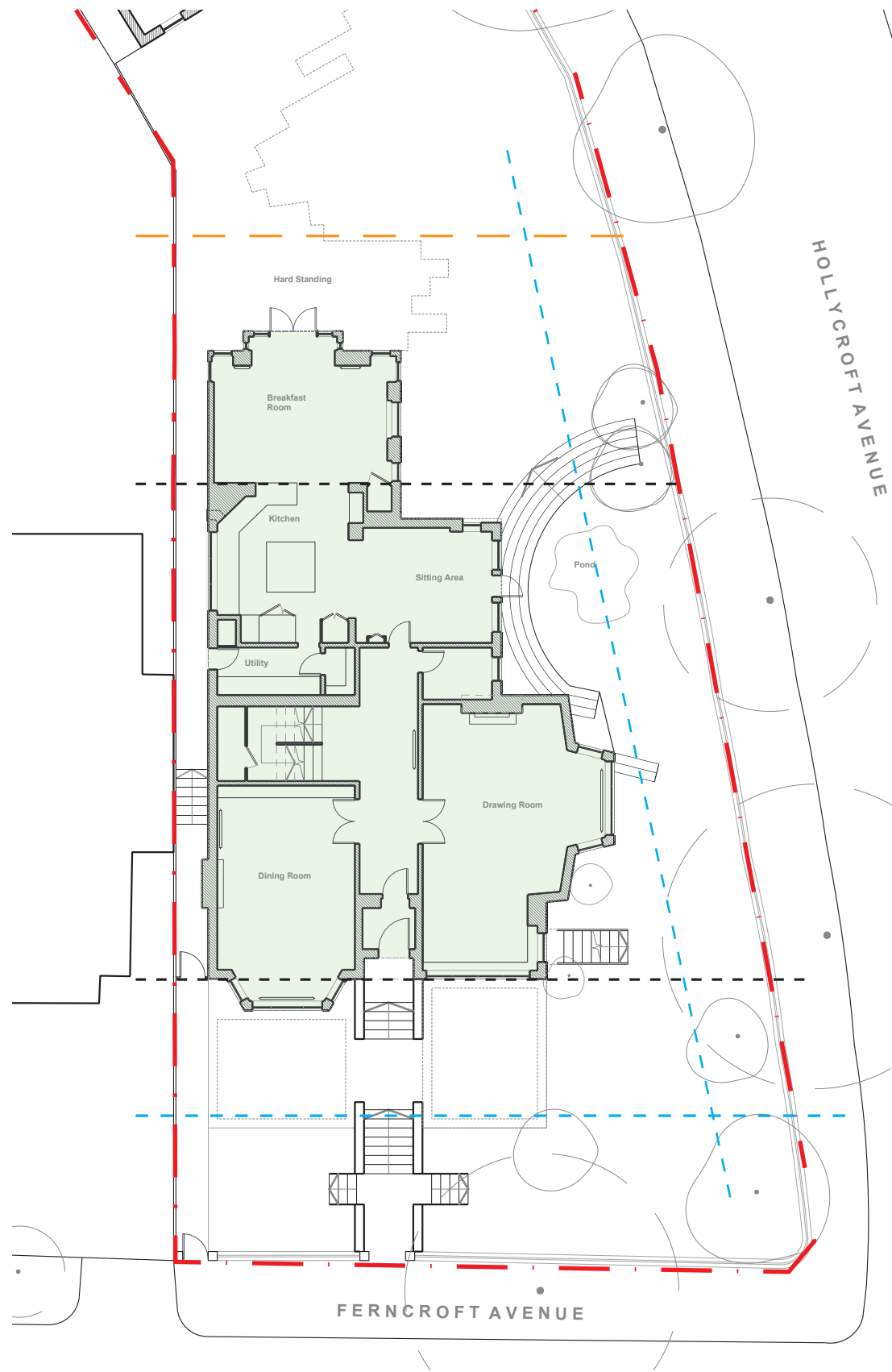
PROPOSED LONG SECTION

EXISTING
BASEMENT

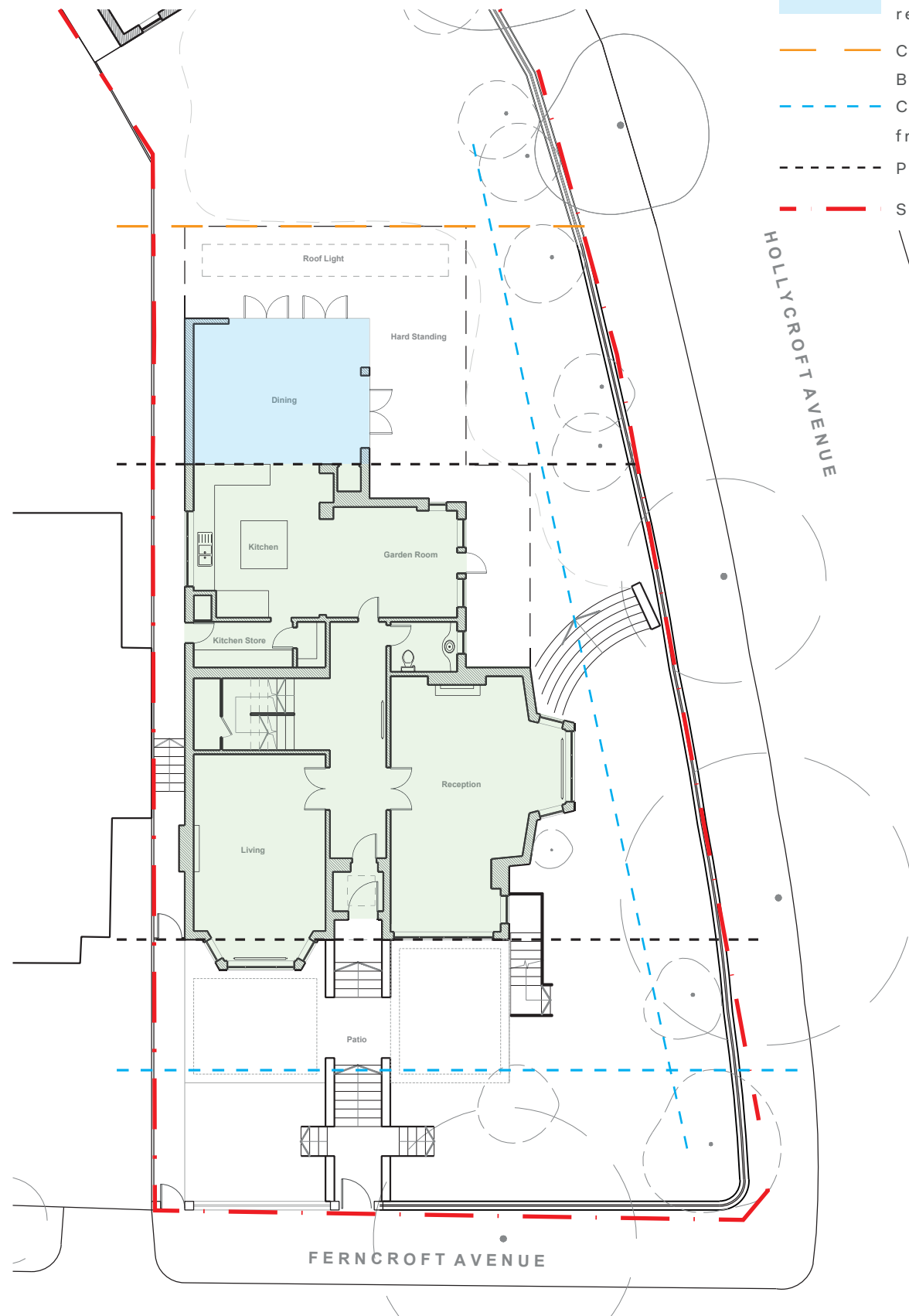
EXISTING EXTENSION
TO BE REPLACED



GROUND FLOOR PLANS



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

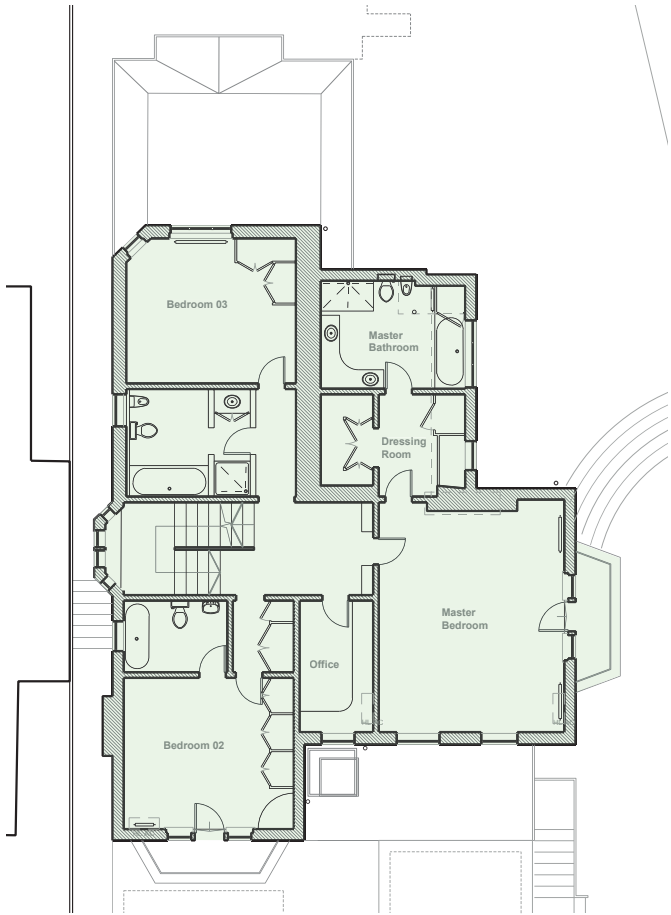
LEGEND

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

SCALE 1:200

UPPER FLOOR PLANS

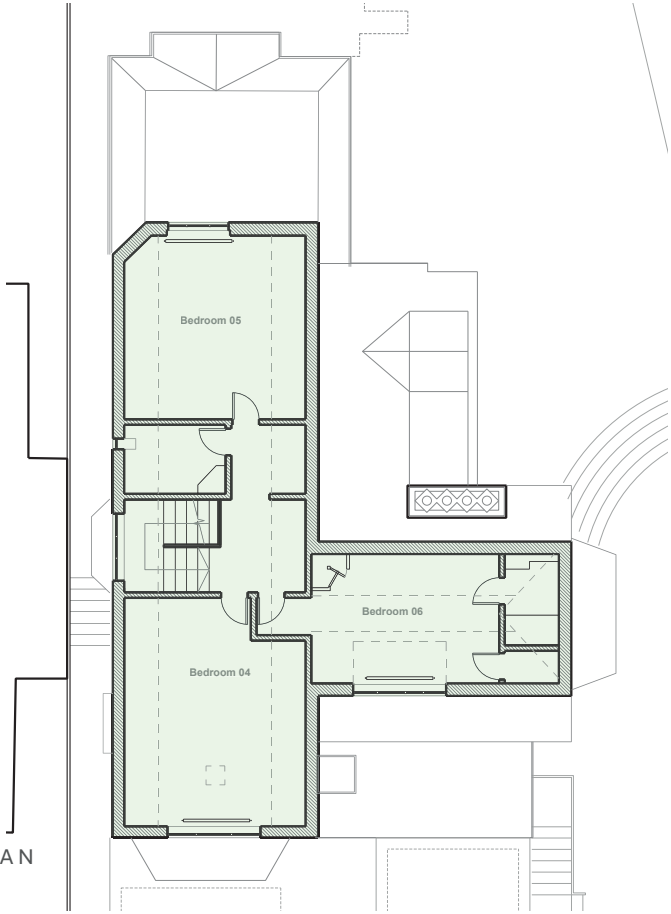
EXISTING FIRST FLOOR PLAN



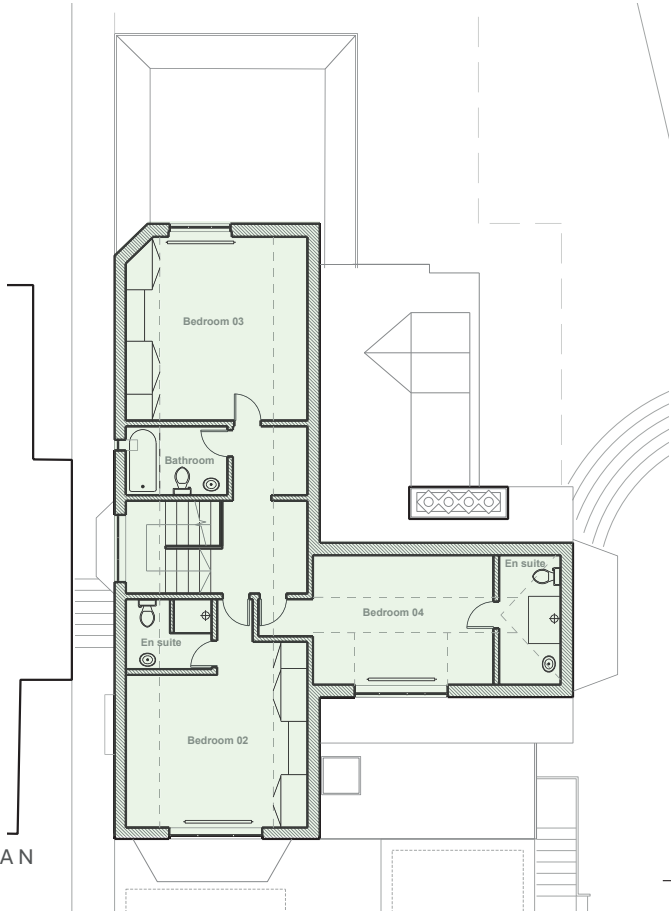
PROPOSED FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



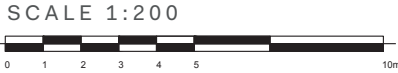
PROPOSED SECOND FLOOR PLAN



LEGEND

Existing

Existing - demolished & replaced

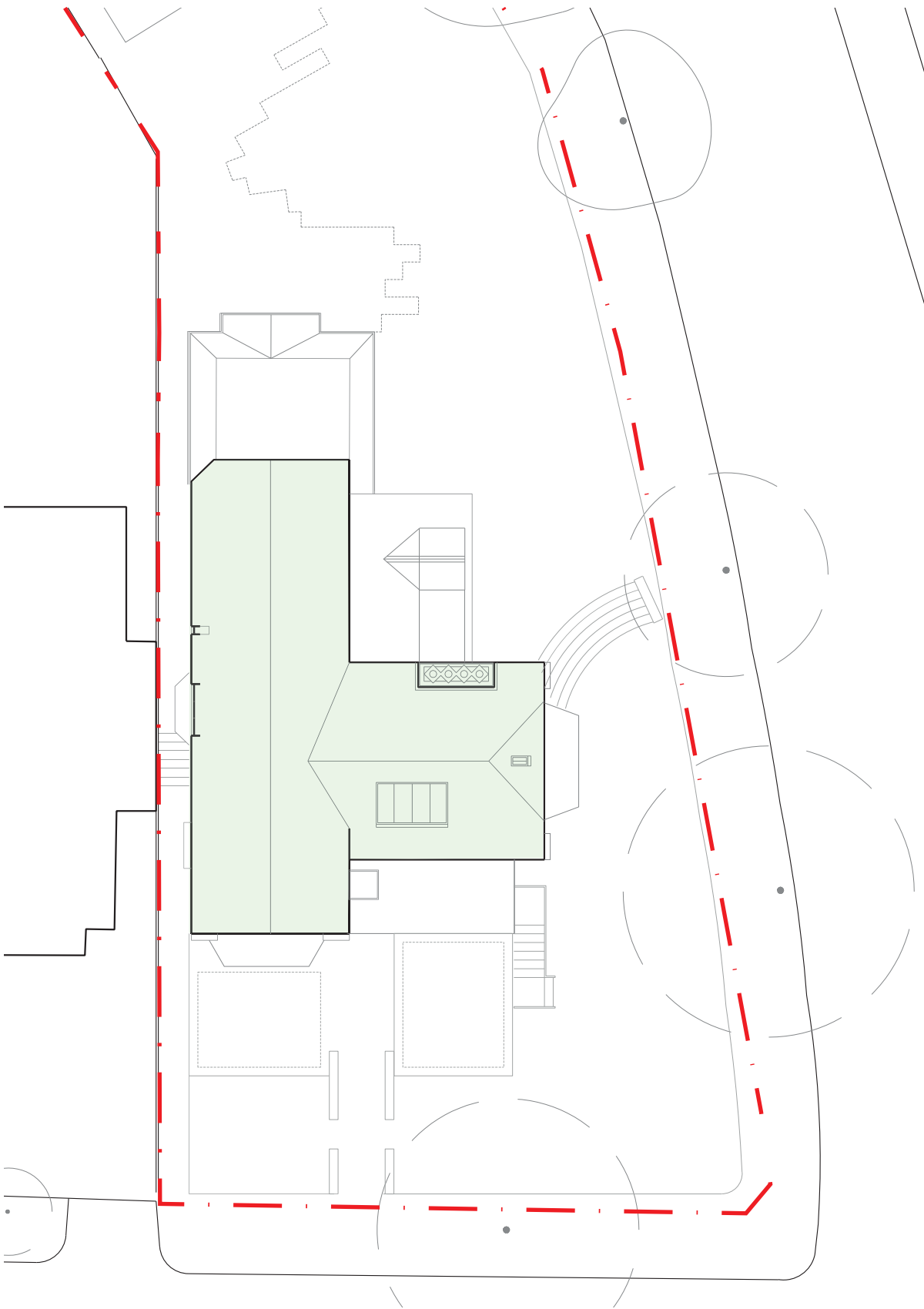


ROOF FLOOR PLANS

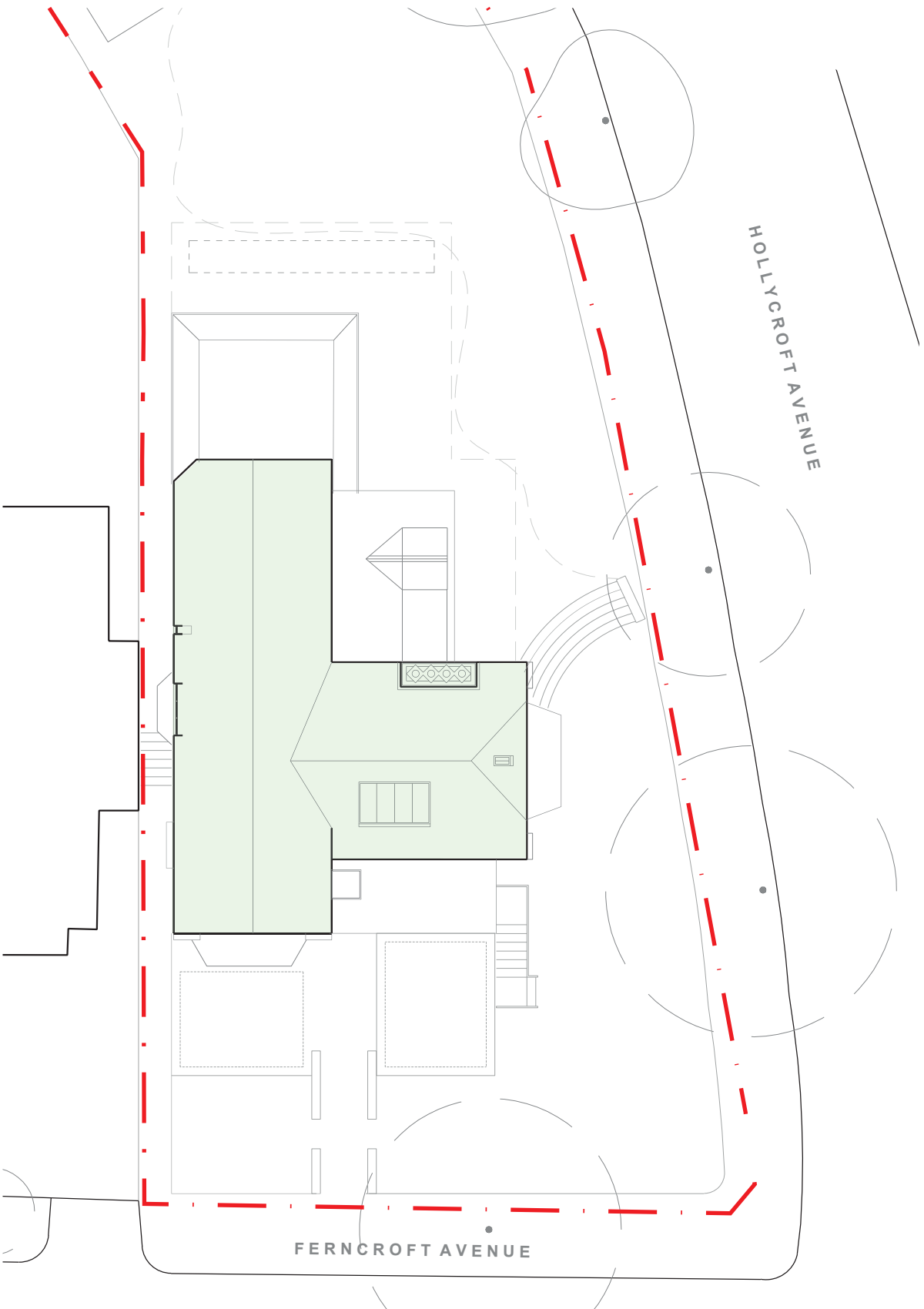
N

LEGEND

Existing



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

SCALE 1:200

0

1

2

3

4

5

10m

REPORT SUMMARY

This document has discussed the proposed extents of a basement proposal for 30 Ferncroft Avenue. It has reviewed Camden Planning Policy, initial concept design and undertaken an initial Arboricultural Report.

The application of Camden Policy has helped to provide the appropriate extents for the basement footprint. The proposed basement is positioned predominantly underneath the existing building or existing hard standing. There is a small area of proposed development extending in to the garden but situated within the 50% allowance of the front, side and rear garden.

The Aboricultral Report states that, there are limited aboricultural constraints to the site and that the adjacent street trees are unlikely to be affected by the proposal.

The conclusions of this document hope to achieve clarity of the appropriateness of the basement proposal in order to proceed to Full Plans Application.