

A081 *Hollycroft Avenue*

*Design & Access Statement
Revision A*

August 2023

BRISCO LORAN

Ground Floor Shop
165 Battersea High Street
London
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1 Introduction

The application seeks permission to alter the size of two windows by dropping their cills to form doors, alongside the installation of a balustrade within each structural opening. The new doors are proposed to match the width, opening pattern, material, and colour of the original windows, with their length the only change.

The proposed balcony addition learns from the equivalent work that has been undertaken to the neighbouring property. This proposal will greatly improve the quality of life for the owners. These works look to subtly change the appearance of the building's elevation (rear garden elevation) through maintaining the window design and simply extending down to the existing floor level. The majority of the extended opening would be obscured by the existing brick parapet.

In summary, the applicant hopes to improve the apartment, while respecting the existing architectural character of the building.



top to bottom

1. aerial rear view of 51 & 53 Hollycroft Avenue
2. front facade



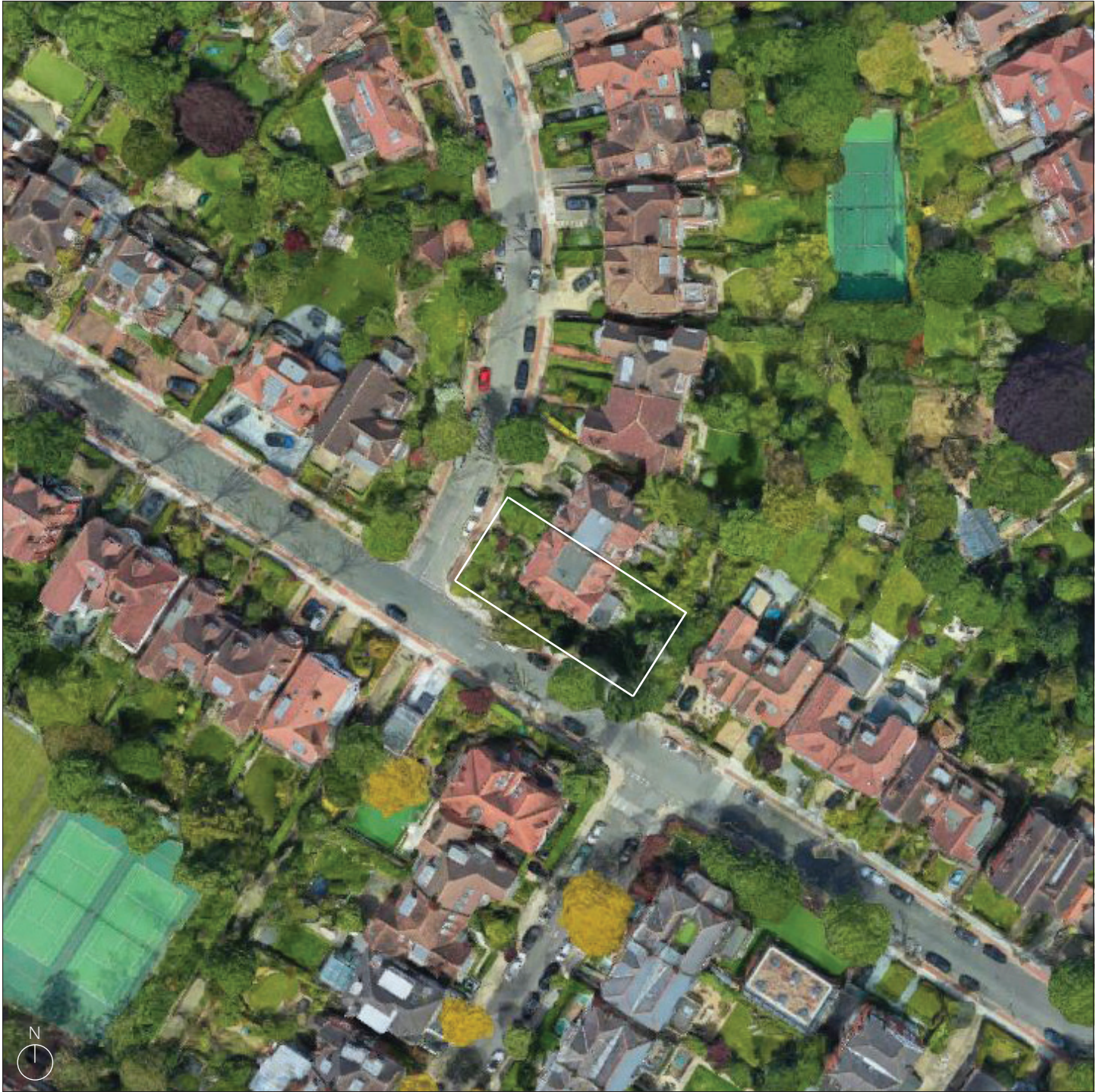
2 Context



Location : Site Plan

53 Hollycroft Avenue is a semi-detached apartment block that sits on the corner of Hollycroft Avenue that runs adjacent to Ferncroft Avenue. The building is comprised of 4 flats. Access to 3 of the flats sits on Hollycroft Avenue while the half-basement flat is accessed from Ferncroft Avenue. This property sits within the Redington Frognal Conservation Area.

2 Context



Location : Aerial Photography

image

1. An aerial photograph of the site taken in 2021

2 Context



Site History

This building was built within the early 20th Century.

Planning Context

Having searched through the available records on the planning portal, we discovered that the property was previously one house that was converted into 4 flats within the late 1940s.

The plot sits within the Redington and Frogna Conservation Area, Camden. It is not a listed property.

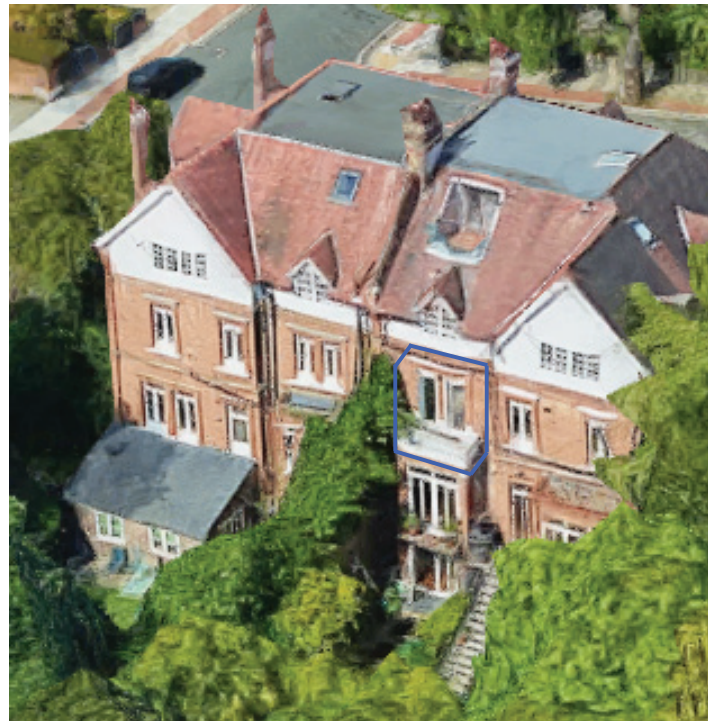
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1. 1948 Planning Application Proposed Plans

2 Context

The Surroundings

The semi-detached neighbours at 51 Hollycroft Avenue, are a precedent for this application as they have been granted permission for the same strategy. A simple metal balustrade has been introduced to meet safety regulations whilst retaining the structural opening widths.



top to bottom

1. 51 & 53 Hollycroft Avenue rear aerial view
2. Existing south-east elevation demonstrating no. 51's doors and balustrade

3 The Proposal



The proposal extends the windows to become doors whilst maintaining their opening function as inward opening pairs. A white-painted metal balustrade is installed to provide fall protection with a timber handrail for comfort.

The scheme involves:

- no change to the established residential use
- no change to the arrangements of apartments across the building
- no change to the volume of the building
- no additional materials or colours
- no change to site access

above

1. Proposed elevation

4 Brisco Loran architects

Architectural Approach

Brisco Loran is an architecture practice intent on observing and enhancing the special qualities that characterise a building, place, or region. We closely study the environments in which we work to uncover the thought, materials, and techniques that made them and in doing so we equip ourselves to form harmonising proposals that strengthen that unique local building culture.

Pictured right, is an extension to an 1860's-built semi-detached home in Norwich, creating a new artist's studio whilst clearing a series of internal partitions to create connected new spaces for living and making. Emblematic of our approach, the architectural language emerged from an observation of the surrounding area's tall walled rear gardens and a detailed reading of the existing house's pale window joinery and adjoining Suffolk White and Norfolk Red brickwork elevations.

Our work at 53 Hollycroft Avenue draws on the same approach with an aim to intervene in harmony with its existing qualities and character.

Experience

Practice director Thom Brisco has been engaged with the delivery of homes within historic environments since 2008; working first with Jamie Fobert CBE and later with Duggan Morris Architects before setting up practice in 2016. Then operating as 'Alder Brisco' he was the project architect for 'Studio Nencini'.

Director Pandora Loran is currently working on a 600-year old grade II-listed cottage in Kent, and has recently overseen the completion of works to a cluster of early 19th century buildings in Bath where the practice has refurbished a large public house.

Post-planning retention

The applicant has appointed architects Brisco Loran to lead the delivery of the proposals outlined in this application beyond the planning phase and onward across the RIBA Stages of Work 4, 5, and 6.

top-to-bottom

1. Our art studio extension to an 1860's-built home in Norwich built in brick and timber
2. The studio's side facade and gate
3. Studio interior with exposed timber structure



Appendices

Appendix A

Existing Drawings

Appendices

Appendix B

Proposed Drawings