

Design & Access Statement with Photographic Montage

36b Hollycroft Avenue, London, NW3 7QN

July 2023

1.0 Location

The property lies within The Redington and Frogna Conservation Area. The conservation area is further sub-divided and Ferncroft Avenue lies within Sub Area 2. There are three roads known as The Crofts. Hollycroft Avenue is one of these roads. Hollycroft Avenue is more modest than Ferncroft Avenue and largely comprises of semi-detached houses of varied individual appearance but with a “mix and match” set of elements and materials. This gives the street an overall coherent appearance.

While most of the houses are built of red brick, these are interspersed by houses with rendered upper floors or tile hanging. The continuity of a small palette of materials play a significant roll in the overall harmony of the appearance of Hollycroft Avenue but this is also helped by the regular spacing of mature London Plane trees that dominate the street view looking upwards along Hollycroft Avenue. Windows are mainly timber framed traditional casement style. The fronts of the houses are set mainly as pairs of houses. However, the rears of the houses have changed considerably over the years. There is an eclectic mix of sizes and styles of architecture from traditional to modern. There are large, often glass extensions and multiple single and double storey rear extensions that have grown over the years giving a patchwork of heights and depths to the rear extensions.

2.0 Proposal – an overview

The proposal is to amend the current configuration of the steps to the side entrance of no 36b Hollycroft Avenue, replace the existing party wall fence, replace the current porch, new recessed pavement lights and insert a new entrance gate which will open inwards at the front of the property.

3.0 Materials

Canopy- The new canopy over the entrance door to no 36b will be constructed from lead clad painted timber with a black painted galvanised steel gallows bracket.

Steps- Permeable limestone paving

Boundary fence- Concrete fence posts and gravel boards to hold back soil from adjacent property. Chestnut or larch hit and miss fencing.

Gate to front of path- Timber 900mm high gate.

Gate to rear garden- Replace existing timber gate with new black painted galvanised steel with translucent plexi-glass infill for privacy.

Pavement lights- Recessed low voltage IP65 Stainless steel lights

4.0 Access

Access arrangements are as existing.

The property is close to the shops on Finchley Road which include a Sainsburys and Waitrose supermarket at around 30 minutes walk. It is well placed for schools and is served by buses running along the A41 to the west, and Heath Street /Fitzjohn's Avenue to the east. Hampstead is the nearest tube station (Northern Line) 10 minutes walk away, and West Hampstead station for Thameslink, Jubilee Line and Overground services is 15 minutes walkaway. By car, the A41 is at hand, which immediately links with the A406 (the north circular) and the M1 for the North.



Current front entrance steps to side passage



Side passage looking towards street from front entrance to number 36b



Current porch



Proposed example of access gate to garden