

35 Hollycroft Avenue London NW3 7QJ

HA DAS October 2024

Design and Access Statement to accompany a planning application for removal of a conservatory at the rear and reinstatement of the first floor roof terrace.

1.0 Location and property description



Front of the property on Hollycroft Avenue

- 1.1 The property is located on the east side of Hollycroft Avenue and, although not listed, is situated within the Redlington/Froggnal Conservation Area.
- 1.2 The property forms part of a three-to-four storey early 20th century building, built in a traditional style with Queen Anne characteristics, that was originally a semi-detached house and is now arranged as two large maisonette flats .
- 1.3 The lower maisonette has sole use of the large garden at the rear of the property and currently the upper maisonette has no private external amenity space.

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Glazed conservatory above the back addition



Conservatory overlooking the garden

1.4 The property originally had a roof terrace above the back addition but this was enclosed by a glazed conservatory when it was subdivided into maisonette flats. The conservatory sits above the parapet of the back addition and overlooks the rear garden.



Roof terraces at No. 45 and 43



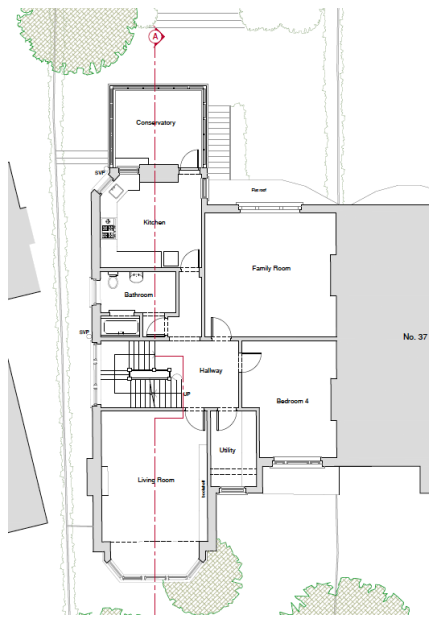
Rear of No 37 and 35

1.5 The adjoining property No. 37 also had a roof terrace above it's back addition but it was recently enclosed by a an extension at first floor level. Other properties nearby, such as Nos. 43 and 45, also have roof terraces above their back additions.

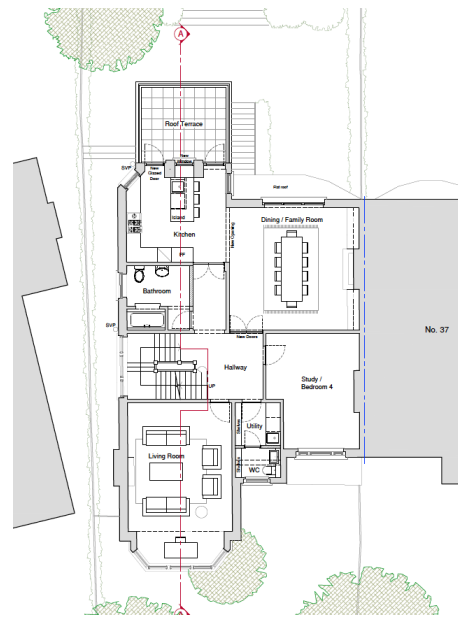
2.0 Proposal

2.1 The scheme proposes removing the conservatory, that has been built above the rear addition, in order to provide a small roof terrace for the upper maisonette flat.

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Existing First Floor Plan



Proposed First Floor Plan

2.2 The roof terrace will be accessed by the original rear door and the kitchen window will be altered to provide a matching second door. To further connect the kitchen with the roof terrace a new window will be formed by opening up the rear chimney.



Existing rear elevation



Proposed rear elevation

2.3 The roof terrace will be made safe by fixing traditional metal balustrading to the top of the brick parapet wall.

2.4 With the conservatory removed the tall chimney and gable roof of the back addition will be more visible and the original elevation effectively reinstated.

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3.0 Conclusion

3.1 The proposed alterations are intended to provide much needed external amenity space for the family that have children living in the upper part of the property. The proposals are designed to be sympathetic to both the original property and surrounding area, and will not impact on adjoining properties.

3.2 Access to the property will not be affected by the alterations.

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