

## **DESIGN AND ACCESS STATEMENT**

**28 Hollycroft Avenue, London NW3 7QL**

### **PROPOSAL**

Planning Permission and conservation area consent is sought for extension and alterations to the dwelling house including a basement, ground floor extension to the rear and amendments to the first floor extension conservatory. ( Conservation area consent is sought, though the degree of demolition proposed leaves the majority of the house intact and the Council may view that Conservation area consent is not required. )

### **BACKGROUND**

The property lies in the Redington / Frognal Conservation area.

The house is red bricked semi detached dwelling with a clay tile roof and hardwood doors and windows. There are some areas of pebbledash high on the elevations also.

The Planning History record shows that the house has been extended to the rear in accordance with a planning decision in 1994. There have been some tree pruning related applications over the years and more recently Planning Permission that is still valid and current to form a new basement and carry out other alterations.

The present Application relates to this proposal and details of Camden Council's report in respect of their planning recommendation to approve the Application 2009/ 3490/ P have been taken into account in preparing these proposals. The applicants have considered the house as a whole and the proposals are to form an enlarged family home, with additional amenity facilities whilst reconciling and improving the quality of basement spaces with additional natural lighting and ventilation. In preparing the proposals they have been keen to preserve the garden space that is integral to their enjoyment of the house.

### **THE PROPOSED SCHEME**

The existing total accommodation is	319 m2.
The proposed total accommodation is	496 m2.
The additional accommodation proposed is	177 m2.

The proposed changes at each level are as follows.

### **BASEMENT**

The plot lies generally on an east -west axis generally and falls from the front gate to the rear of the garden by a total of just over 2 meters. It is proposed to use this natural fall as an advantage with the accommodation to the newly formed basement to the rear leading onto the a lawn, with the ground floor terrace overlooking the garden and a flight of stairs leading to the lawn and garden area between some stone clad planters.

The basement is proposed extending under the whole footprint of the existing house and to the rear under the terrace outside the existing ground floor accommodation.

A lowered side passageway alongside most of the existing length is proposed to bring light access and ventilation, improving the quality of these spaces.

As these windows and door and ventilation is formed to the side with a retaining wall it will not be visible from the public highway and it is felt that the additional wall and hardwood painted

windows and doors, in keeping with the detailing of the existing flank wall of the house will not affect the character and appearance of the conservation area.

The flank party wall with No. 30 Hollycroft Avenue will be rendered and painted with the extended sections of the basement flank elevation in brickwork.

The rear elevation is generally of a contemporary style and detail and Portland stone cladding is used to the elevations of rear extension at basement and ground floor level to unify this as well as forming the terrace and steps and planter material. Coursed random length paving will be used for the terrace, steps copings to the planters and pathways between. The Portland stone cladding is returned as Quoins at the corner and the wall is raised alongside the terrace to 1100mm to maintain visual screening. Some additional planting will be incorporated to screen this further from the neighbouring property. Slim profile sliding powder coated aluminium framed doors complete the basement elevation.

## **GROUND FLOOR**

An infill extension with a flat roof is proposed adjacent to No. 30 Hollycroft Avenue with stone cladding to the rear elevation and powder coated sliding aluminium doors coloured dark grey. The doors extend across the rear with a glass balustrade to the LHS of the terrace facing the garden.

Planters and steps in the Portland stone complete the rear terrace.

There are plan changes to the layout of the ground floor as shown and these are otherwise internal. There are structural glass rooflights fitted flush with the roof above the living section of the kitchen / living / dining room as shown.

The accommodation to the rear and the rest of the ground floor is reconfigured to allow the house to have one ground floor level rather than stepping down to the rear. In addition the structure has been modified internally to allow a large Kitchen living family room to the rear of the house.

## **FIRST FLOOR**

It is proposed that the conservatory is rebuilt in a lightweight design but this does not cover the full extent of the terrace leaving a small external area with wrought iron balustrading.

## **SECOND FLOOR**

The internal accommodation has been altered to add an en suite to one of the bedrooms and there are some Conservation roof lights being added to add light to the internal spaces.

## **DESIGN PROCESS**

In preparing these proposals consideration has been given to seeking to minimise the degree of impact to the rear of the property and to preserve the garden. The materials are intended to compliment and integrate the terrace and rear elevation surfaces to form a coherent whole.

In addition, cutting the conservatory back to leave a very small part of the terrace will reduce the bulk and mass of the rear elevation at first floor level. This will make the conservatory more subservient to the main house.

The introduction of windows and a door consistent with the existing detailing to the side is considered to enhance the amenity and use of the new proposed basement accommodation, while this will have no impact visually at the front of the house and will create no new overlooking or amenity issues with the neighbours at No. 26.

## **STRUCTURAL DESIGN**

Consideration has been given to the new policy for considering basements and Structural Engineers Sinclair Johnston have prepared structural proposals with a full Geo-tec survey, both of which are attached to this application.

## **TREES**

As the basement does not encroach within the protection zone of the trees as outlined in the previous Application, it is not felt that a further examination of the tree issues is necessary for this Application.

## **ACCESS**

There is no requirement at present to provide wheelchair access to the property and should this arise, a wooden stair former could be used to access the ground floor where an appropriate WC has been located.

The documents submitted with this Application are:

- Design and Access Statement
- Planning Application forms
- Conservation Area consent Application forms
- Architects Drawings;
  - OS01 – Site location plan. 1:1250@A3
  - E01- Existing Site Location Plan 1:100@ A1
  - E02- Existing Ground Floor Plan 1:50@ A1
  - E03- Existing First Floor Plan 1:50@ A1
  - E04- Existing Second Floor Plan 1:50@ A1
  - E05- Existing External Elevations 1:50@ A1
  - E06- Existing Sections 1:50@ A1
  
  - P01- Proposed Site Location Plan 1:100@ A1
  - P02- Proposed Ground & Basement Plan 1:50@ A1
  - P03- Proposed First Floor Plan 1:50@ A1
  - P04- Proposed Second Floor Plan 1:50@ A1
  - P05- Proposed External Elevations 1:50@ A1
  - P06- Proposed External Elevations 1:50@ A1
  - P07- Proposed Sections 1:50@ A1
  - P08- Proposed Sections 1:50@ A1
  
  - D01- Demolitions Site Plan 1:100@ A1
  - D02- Demolitions Ground Floor Plan 1:50@ A1
  - D03- Demolitions First Floor Plan 1:50@ A1
  - D04- Demolitions Second Floor Plan 1:50@ A1
  - D05- Demolitions Front & Back Elevations 1:50@ A1
  - D06- Demolitions Side Elevations 1:50@ A1
  - D07- Demolitions Sections AA & BB 1:50@ A1
  - D08- Demolitions Sections CC & DD 1:50@ A1
- Structural Engineers report and outline scheme drawings
  - 7607 - 100 Basement Plan
  - 7607 - 101 Ground Floor Plan
  - 7607 - 102 1<sup>st</sup> Floor Plan
  - 7607 - 103 2<sup>nd</sup> Floor Plan
  - 7607 - 200 Section A-A
  - 7607 - 201 Section B-B
- Geo report on soil conditions