

515

11 HOLLY WALK
LONDON NW3 6RA

PLANNING DESIGN & ACCESS STATEMENT AND PHOTOGRAPHS

DESCRIPTION OF THE PROPERTY

A detached 3-bedroom single family dwelling house

PURPOSE OF APPLICATION

Roofspace redevelopment to create new master bedroom suite for the applicants.

DRAWINGS, DOCUMENTS & ENCLOSURES

Application Form

Ownership Certificate A *and* Agricultural Certificate

Planning Design & Access Statement (this document) including photographs

515 001	existing plans
515 002	site location and street elevations
515 003	existing elevations
515 011	proposed plans
515 012	existing and proposed sections
515 013	proposed elevations

HISTORICAL BACKGROUND

No 11 was built in 1959, on a garden plot where there had been no building previously. The two storey detached house, with part basement to the rear, sits into a steeply sloping site, falling away to the west facing garden. The northern side boundary is formed by an older brick retaining wall to the Mount Vernon footpath, and there is also the remnant of an older brick wall along the southern part of the boundary to Holly Walk. Other boundaries are formed by timber board fences.

The house is of brick and timber construction, typical for its date. The external walls are faced predominantly in Fletton brickwork, partly clad with painted weatherboarding on the southern elevations, and there is a shallow pitched concrete tile roof. Windows were originally painted steel frame and single glazed, though a number of these have more recently been replaced with hardwood framed double glazing.

Planning approval was granted in 2005 to extend the basement to the rear, and add a two storey entrance bay on the street elevation; these works having now been completed.

DESIGN ISSUES

The existing house is of relatively slight architectural character externally and does not contribute strongly to the street scene; it is identified as a 'neutral building' in the conservation area statement. At two storeys, and with its shallow pitched roof, it is smaller in scale than neighbouring buildings and the houses facing across Holly Walk. In particular the low pitch roof and concrete tiling are at odds with the prevailing characteristics of the surrounding buildings. These relationships are shown on the street elevations drawing. Underlying the development of these proposals it is our proposition that increasing the roof pitch, and replacing the concrete tiles with natural slate, will improve the relationship of this building to its neighbours, and in this respect should be considered an enhancement of the conservation area.

Taking account of the comments made to our preliminary enquiry ENQ/03723 the new accommodation is now revised to fit within the pitched roofline, rather than being expressed as an additional storey as previously outlined. To the front elevation the pitched roof plane is unbroken, with conservation style roof glazing over the stairwell set flush into the roofline. To the rear elevation dormer windows are set back into the roof plane with only minimal projection, as shown on the proposed sections.

Even after the increase in roof pitch, and ridge height, this building will remain significantly smaller in scale than its neighbours.

It is to be noted that, taking account of the redevelopment of no 16 Holly Walk, the many and various alterations and additions to Moreton House, the architecture on this side of Holly Walk encompasses a wide range of different styles, as compared to the more homogenous groups of 19C houses on the opposite side of the road.

DAYLIGHT, AMENITY & ENVIRONMENTAL ISSUES

The proposed roof pitch will result in an increased ridge height over existing, however this will still remain substantially below a 25° sightline from windows of the facing property, no 7 Holly Walk so that a more detailed assessment of daylight and sunlight effects would not be required under BRE guidance.

Windows have been carefully placed in the side and rear elevations so as to minimise overlooking to neighbouring properties.

Rebuilding the roof, and replacing and extending the timber cladding to external walls (see below) will create the opportunity to upgrade thermal insulation to current standards, thereby reducing energy use for the house as a whole.

The green roof proposed over the west elevation of the house will offer natural habitat and opportunity for increased biodiversity, and reduce rainwater run-off.

CONSTRUCTION & MATERIALS

Structural engineers' site investigation and feasibility study has shown the existing structure and foundations will be adequate for increased loading from these proposals so there will be no need for excavation, substructure or underpinning works.

External walls

Brickwork

Alterations and new brickwork to be carried out using reclaimed bricks laid and pointed all to match existing.

Timber boarding

The existing timber weatherboarding, which has been overpainted, is in need of replacement. Proposed vertical timber boarding to a natural/clear finish, will incorporate thermal insulation: to replace the weatherboarding to the south and west elevations, and also weatherboarding to the north elevation and returns over the existing brickwork.

Roof

The existing concrete tiles to be replaced by natural Welsh slate and leadwork dressings

Dormer cheeks and roofs in leadwork with wood cored roll joints

Windows

New and existing hardwood framed double glazed windows to be painted finish.

Roof glazing

Conservation style metal framed glazing over stairwell set into the roof plane, finished dark grey to match slates.

Boundary walls

The brick boundary walls to Holly Walk and Mount Vernon will not be affected by the works

Generally

New materials used in construction will be selected for low energy use, and sourced from sustainable resources.

TREES

Trees on the site, and on adjoining land, are shown on the site plan.

No tree work is necessary or proposed in relation to these proposals. As there will be no excavation, substructure or foundations work associated with these proposals there is no risk of interference or damage to tree root structure.

A precautionary plywood hoarding protection to the maple within the site boundary would be provided and maintained throughout construction.

ACCESS

There is no alteration to vehicle or pedestrian access.



Front (east) and north elevations from Mount Vernon



South elevation from Holly Walk