

W O L F F A R C H I T E C T S

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31 Hollycroft Avenue, NW3 7QJ: Design and Access Statement

Background

31 Hollycroft Avenue is located in the Redington Froggnal Conservation Area in the London Borough of Camden. The property comprises a 3 storey house, built in the earlier part of the 19th Century.

Existing Site Parameters

The site has a total area of 420.4m² with an overall depth of just over 53m. The front boundary to Hollycroft Avenue is 8.3m in length.

Existing Buildings and Use

There is a three storey dwelling on the site which was originally constructed towards the earlier part of the 19th Century. The building has remained as a residential property since its erection. It has been used as 2 converted flats since 1965. The existing dwelling is 7.4m wide by 19.3m deep and is set back 9.2m from the pavement. The overall height of the building from the pavement level to the roof ridge is approximately 14.0m.

Adjoining Properties

33 Hollycroft Avenue

The property on the right side of 31 Hollycroft Avenue is a detached two storey single family dwelling.

29 Hollycroft Avenue

The property on the left hand side is a mirror image of No.31 and is also a single family dwelling.

Proposals

The proposed planning application is to convert the two existing flats back into a single family dwelling. It is also proposed to add a single storey glass extension to the ground floor level at the rear of the property, an excavate below part of the house to form a basement. Minor internal alterations are also proposed in association with converting the house back into a single family dwelling.

Parking

The two existing garages at the front of the property will be demolished and transformed into off-street parking for two cars.



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Unit Sizes & Design

As the building is located in a conservation area we would like to retain the existing character of the property. We propose to maintain the use of the property as a residential dwelling which has not altered since its erection.

To the front of the property the scale and bulk of the main house will not be changed. The proposed alterations increase the area of the ground floor plan from approximately 130m² to 138m². The glass extension is proposed in order to provide more natural light at the rear of the property into the sitting area and make it a more airy and natural environment.

The design of the internal layout is to be amended creating more open plan spaces for a more flexible living arrangement. The location of habitable rooms and bathrooms has also been adjusted.

Detailed Design & Materials

The proportions of the different elements of the design have been carefully considered.

Walls:

As the building is in a conservation area, we would like to preserve the existing look of the buildings façade. The new external walls will be finished in a reclaimed yellow London stock brick to match the existing building materials.

Windows & Doors:

The position and design of the proposed windows and doors have been carefully considered to ensure harmonious integration with the building's rear and side elevations.

The external doors and windows will have painted timber frames with double glazed glass panels as indicated on the accompanying drawings. These elements will be of a profile and detail to match the existing doors and windows.

Refuse Storage

The refuse and recycling storage is to be housed within a new enclosure located to the side of the existing driveway.

Summary

The proposed alterations to the existing property have been designed in consideration of the building context and existing use. The rear glass extension has been carefully designed to enhance the quality of space and light of the internal and external layout while having minimal impact on the external appearance.

In terms of its relationship to the local area this would not be materially altered as the rear elevation of the property cannot be seen from any public spaces and the ground floor level cannot be seen from the adjoining properties as there are large mature hedgerows to either side of the site at the rear.

In conclusion the proposed alterations to the rear fenestration would not materially affect the overall look of the property and would enhance the overall aspect of the rear of the property. The choice of material will be in line with the look of the existing property.



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Access Statement:

31 Hollycroft Avenue, London, NW3 7QJ

Access:

Existing Pedestrian and Vehicular links

Pedestrian access is gained through the main entrance gate from the public footpath. There is also vehicular access from the street to two enclosed and covered garages.

Existing Access to the Building

At present the building has one main access to the front, a stepped entrance leading from the walkway to the front door. The entrance is unsuitable for ambulant disabled purposes, and there is no means of access for people in a wheelchair.

There is a currently an additional secondary access to the side of the building with a stepped entrance leading to a side door.

Proposed Pedestrian and Vehicular and Public Transport links

Pedestrian access will not be altered by the proposed development. Vehicular access will remain unchanged, but will instead give access to off- street parking in the proposed application.

Proposed Access to the Building

The proposed access to the front door of the building will remain unchanged, on the other hand the steeped entrance to the side door will be lowered to ground level becoming suitable for ambulant disabled proposed as well as allowing access for people in a wheelchair.



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