

46 HOLLYCROFT AVENUE - **DESIGN AND ACCESS STATEMENT**

USE

There is an existing single-family dwelling house on this site and this planning application seeks to extend it to the rear and to the side. Please note that there is an existing planning approval (2008/1144/P) for a similar scheme, but our client no longer wishes to implement it exactly. Our proposals replicate the permitted scheme precisely to the front façade (with an additional small window at basement level), differing however in its treatment to the side and to the rear

AMOUNT

This design is for a five-bedroom house over basement, ground and two upper floors. The total floor area above ground is 373 sq.m. approx (gross internal) with a basement of 109 sq.m.

This is 10% smaller than the permitted scheme above ground, and still smaller (by 10 sq.m. approx) if you include the basement areas.

LAYOUT

The existing house (and the permitted scheme) is not laid out at Ground Floor level well, nor does it meet the requirements of modern family life.

- The living room is insufficiently sized for the house.
- The kitchen, where much family life is played out, is at the front of the house, not enjoying any sun or relationship with the garden, and is unconnected to the dining room at all.
- There is no family room where childrens toys, for example, can be left out and for TV watching etc.

Our proposals rectify these faults by extending the house by three metres sideways to enlarge the living room (and master bedroom above) and by adding a dining room extension to the rear, adjacent to the proposed kitchen.

On the upper floors, there is only one bathroom and a small shower room to service the existing five bedroom house. We propose en-suite bathrooms to each of bedrooms one to four, and a larger master bedroom as one might expect in houses of this size and value and consistent with current market expectations.

We also propose a basement under part of the house (predominantly the new part) to provide a gym and sauna suite, media room, laundry room and store.

SCALE

We propose to extend the front of the building to Hollycroft Avenue by three metres, exactly as the existing permission. The façade will be extended in a style entirely matching to the existing building, involving the moving of the chimney.

The rear extension, at Ground level only, we propose to build with a more contemporary treatment, using crisp modern detailing and composition, and using significant areas of glass behind a colonnade. This will connect the house to the garden in a way that it currently does not.

The house is well screened from its neighbours, as below.

LANDSCAPING

Both the front and rear gardens are well landscaped with mature trees and shrubs, but these are somewhat overgrown at present. We intend to retain them where possible, whilst cutting some specimens back where appropriate.

We propose to introduce an additional staircase to the front, to enable easier access to the house for people who might struggle up the existing stairs. This will be done in such a way that the remaining space can be landscaped creatively, so that the visual impact of the new staircase can be minimised.

APPEARANCE

Front and Side Elevation. The existing house is in Arts and Crafts style, and is attributed to Guy Dawber. However, a report was commissioned on the building from Robert Adam Architects at the time of the previous planning application, which points out that on his death, his own firm compiled a comprehensive list of his works, but failing to note this project at all. It states that 'whether Dawber was not pleased with the finished building, or whether it was simply missed off in an oversight we shall never know'.

We share the previous architects' view that a sympathetic extension of the building, as proposed, is entirely appropriate. The demolition work would salvage and set aside all materials for re-use where possible, whilst all new material required (bricks, rainwater goods, windows, flashings etc) would be reclaimed where appropriate or specified to match the existing as closely as possible.

Rear Elevation. On the rear elevation however, we propose that the ground level extension is constructed in a contemporary style, using different but complementary materials of high quality with crisp modern detailing.

We feel that the architectural style proposed of a layered facade onto the garden is an honest and creative expression of the spaces behind. The oversailing roof helps to shade the large panes of glass behind from southern sun, but the columns supporting it break up the scale of the large sliding doors and establish a pleasing sense of rhythm and harmony.

We have also ensured that the 'new' element at the rear does not compete with the bulk of the house, which is intended to look 'original', i.e. constructed at the same time as the rest of the house. We believe that the relative small scale of the contemporary element ensures that this is the case.

Materials The materials (as per the design generally) will be chosen to contrast but also complement the existing house. – including Portland Stone and powder coated aluminium windows etc, Portland stone paving externally

DESIGN SUMMARY

This application consists of a carefully designed alteration and extension to the house, aiming to

- provide accommodation of a higher standard than existing.
- sympathetically extend the house in an Arts and Crafts style, aiming for a seamless junction between old and new to the greater extent, but aiming too
- create a small rear extension designed in a contemporary style, to an extremely high standard, intended to be distinct from the existing, of contrasting period, style and materials but deliberately secondary to the existing.

ACCESS

Access to the house generally is unaltered. However, we do propose an additional low-gradient staircase from pavement level to the Ground level of the house. This is a specific request from the new owners, who often need to access and leave the house with a child in a pushchair.

Of course, this access will also be of assistance to others, e.g. people with large items to carry, or the elderly or infirm.

CONCLUSION

We trust that you will find this proposal to be of high design quality and integrity, respectful of the Conservation Area and the existing building.

Given this, and that it is a smaller scheme than the already permitted proposals, we trust that you will be able to support it.