

No. 1 HOLLYCROFT

NW3 7QG

DESIGN AND ACCESS STATEMENT

FEBRUARY 2009



HISTORICAL CONTEXT

No. 1 Hollycroft Avenue is situated within the Redington/Froggnal Conservation Area, in Sub Area Two, "The Crofts" (Ferncroft, Hollycroft and Rosecroft Avenues). This area was developed at the turn of the century and largely completed by 1910, incorporating "a range of domestic styles with differing degrees of formality." The distinct character and appearance of this conservation area is largely due to the homogeneity of the architecture.

Some houses in the area were designed and built by the celebrated Quennell/Hart partnership, Ferncroft Avenue particularly has some fine examples, and 5 of Quennell's houses at 33 to 49 are listed. A large part of Hollycroft Avenue was probably developed by W.J. King.

Although No. 1 Hollycroft Avenue is not especially noted, this proposal is respectful of the house's architectural character and its sympathetic blending with the street.



Existing Front Elevation



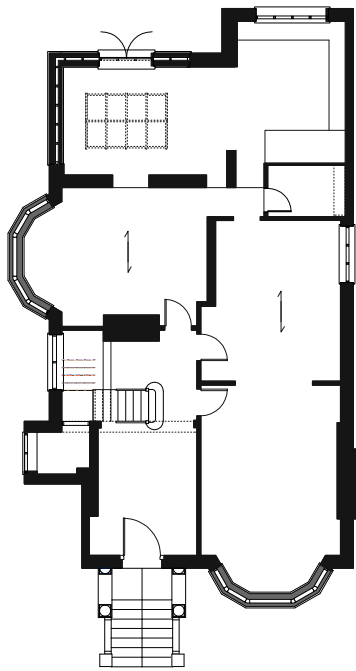
Existing North West Elevation



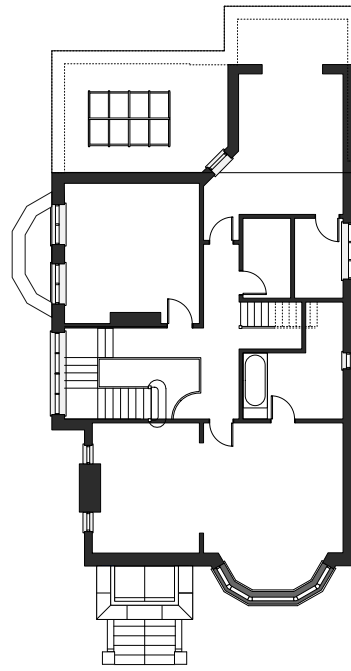
Proposed Front Elevation



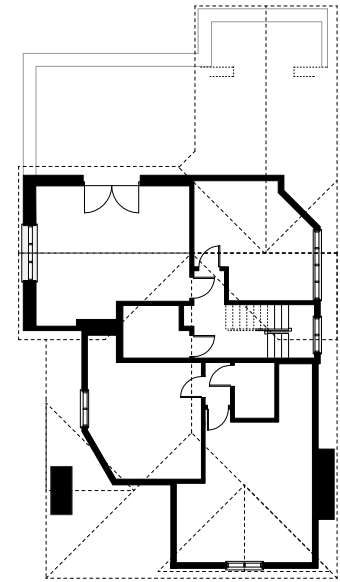
Proposed North West Elevation



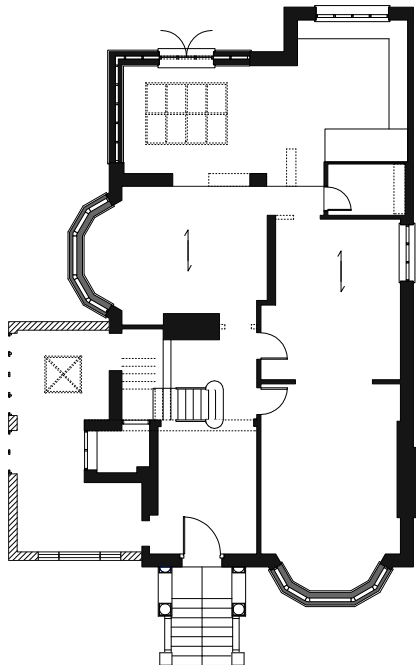
Existing Ground Floor Plan



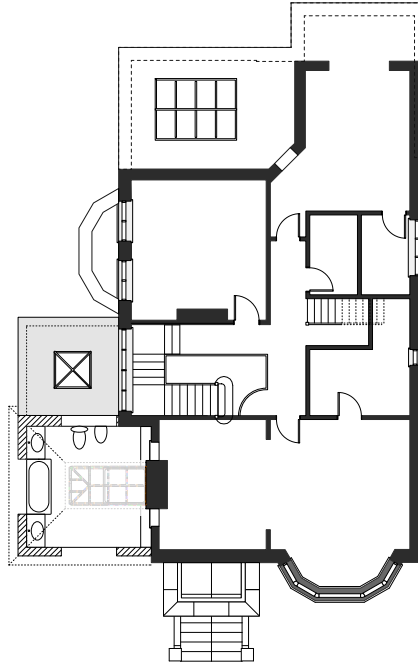
Existing First Floor Plan



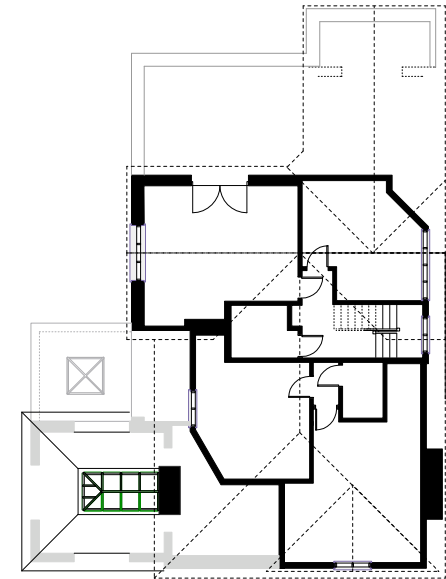
Existing Second Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



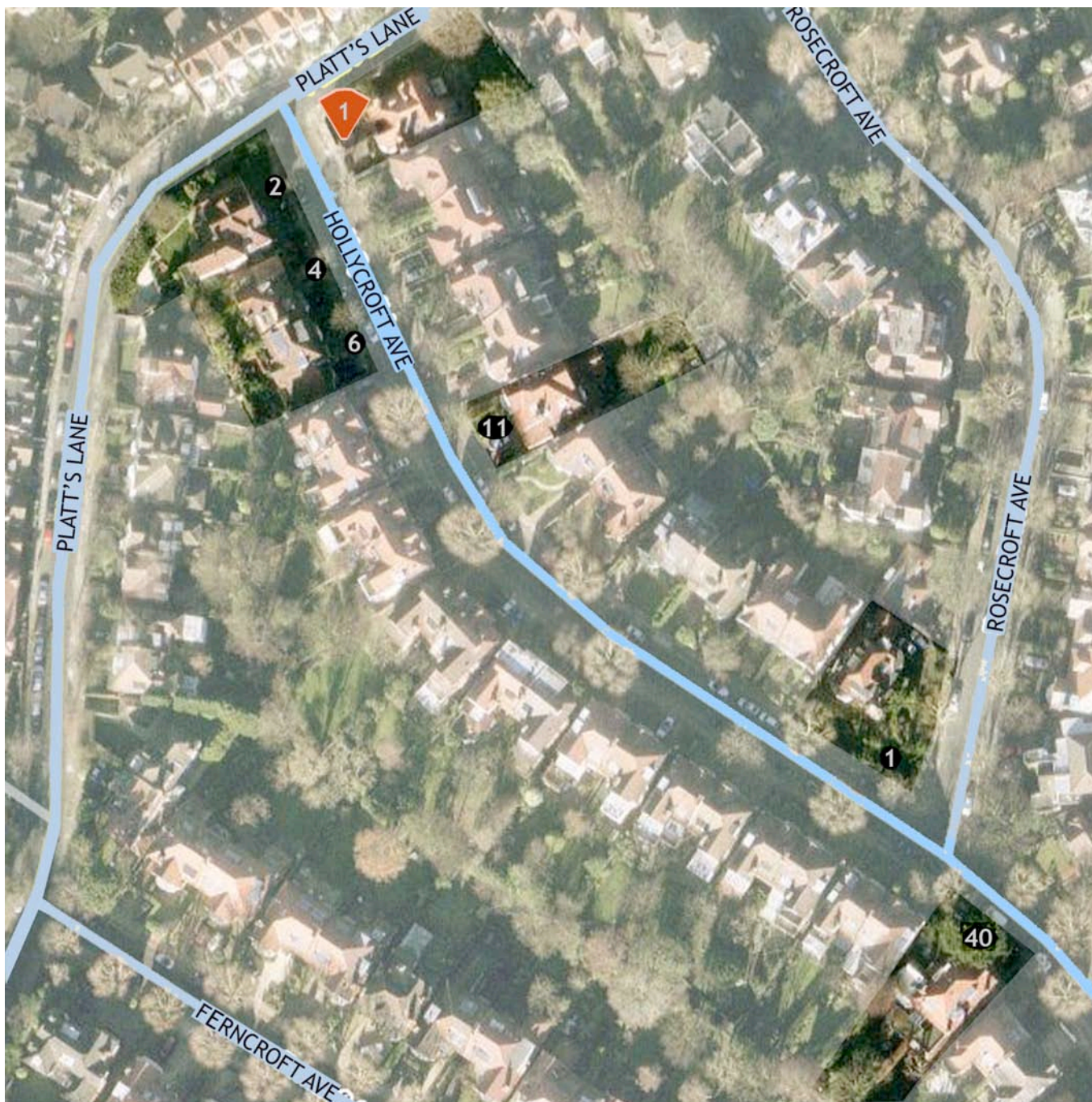
Proposed Second Floor Plan



No. 1 Hollycroft Avenue
Front View



No. 1 Hollycroft Avenue
North West Side View



HOUSES ALONG HOLLYCROFT AVENUE

Most houses on the section of road between Platt's Lane and Rosecroft Avenue are semi-detached.

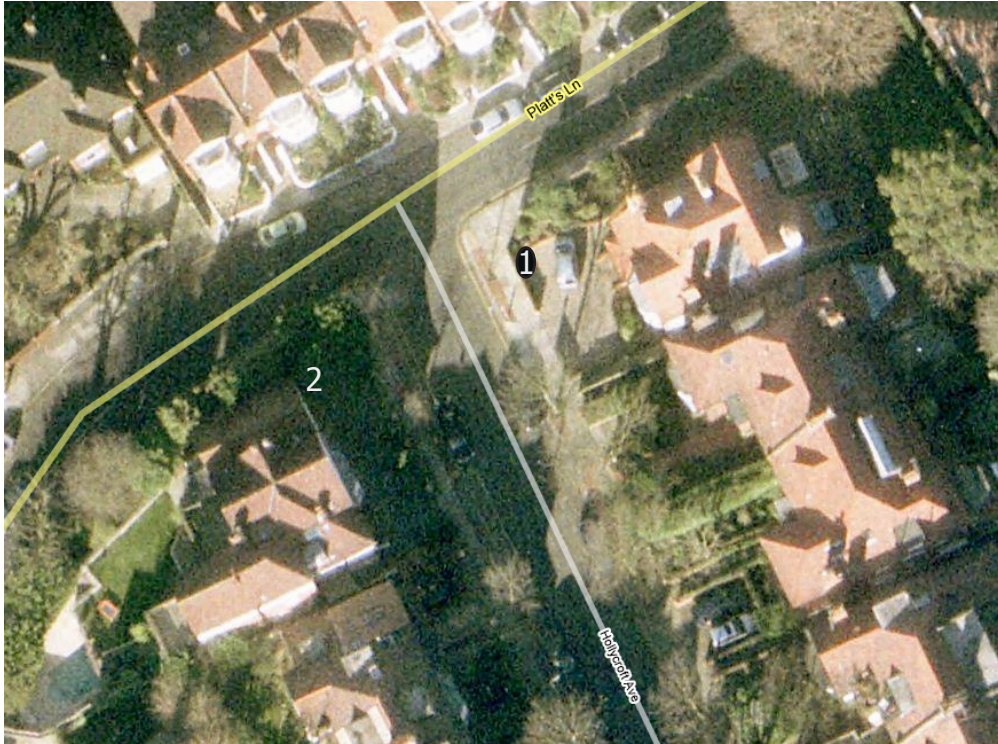
They are predominantly red bricked houses that incorporate areas of white painted render, tile hanging, and bay and dormer windows. The Crofts have the added visual pleasure of a rise and fall in the landscape which is emphasised by the roof line, enhanced by tall chimneys.

At the four corners of this stretch of Hollycroft Avenue, between Platt's Lane and Rosecroft Avenue, are four detached houses (Nos. 1, 2, 40 and 1 Rosecroft Avenue). No. 11 is the other detached house along this section of street.

Nos. 2, 4, 6, 11 and 40 have all added side extensions.

No. 1 Rosecroft (on the corner of Hollycroft) is a substantial turreted detached house. The scale of this building lends considerable weight to the corner of this junction.

An extension to the side of No. 1 may serve to counter-balance the mass presented by No. 1 Rosecroft Avenue.



Aerial View Showing Nos. 1 & 2 Hollycroft Avenue



No. 2 Hollycroft Avenue

SIDE EXTENSIONS TO THE SEMI-DETACHED
HOUSE COMPRISING NOS. 4 AND 6
HOLLYCROFT AVENUE



No. 6 Hollycroft Avenue
Front View



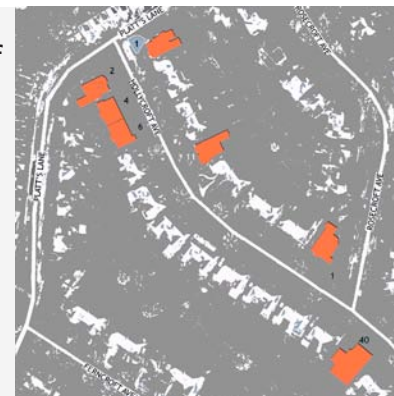
No. 4 Hollycroft Avenue
Front View



No. 11 Hollycroft Avenue

The Side Extension to No. 11 has ignored the intrinsic character of the original house.

No. 1 Rosecroft lends substantial weight to the junction of Hollycroft and Rosecroft Avenues.



No. 1 Rosecroft Avenue, Viewed from the corner of Hollycroft Avenue



Front View, Viewed from Rosecroft Avenue

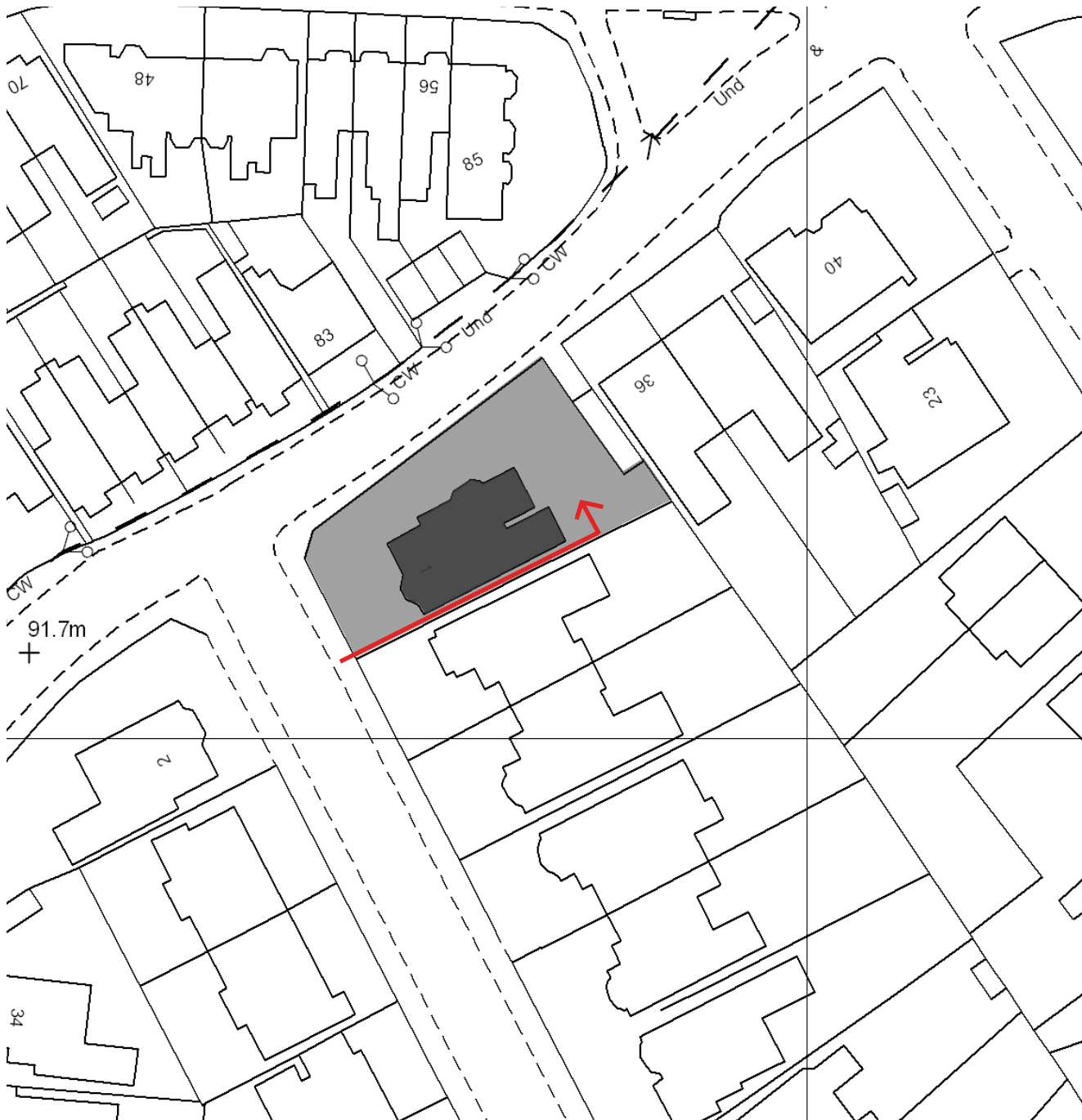


BUILDING LINE WITH PLATT'S LANE

The recent side extension to No. 2 Hollycroft Avenue (marked in blue on the map) is not indicated on the current Ordnance Survey maps.

Extending a line (shown in green) from the edge of this extension along Platt's Lane, to meet the side of No. 40 Platt's Lane, indicates that the proposed extension to number No.1 Hollycroft Avenue does not infringe the current building line.

The proposed addition extends towards Platt's Lane so there is no conflict with neighboring rights.



ACCESS

The front door to the existing house is raised by eight steps and does not provide for disabled access, however access to the rear of the house can be reached from the street and if necessary a ramp to accommodate three steps to the back of the house could be provided.