

40B HOLLYCROFT AVENUE, LONDON REDINGTON / FROGNAL CONSERVATION AREA

DESIGN & ACCESS STATEMENT

Process | Use | Amount | Layout | Scale | Landscaping | Appearance | Access

The proposed development is on the Ground Floor rear infill and internal alterations, First Floor windows alteration and omission of existing skylights, Second Floor new pitched roof extension that forms a room with rear dormers, side and front dormers.
The main house entrance is elevated over 2 meters of the road level.

- Ground Floor-
The existing rear extension now integrated with the house and eliminates the inaccessible areas between the structures.
- First Floor-
The proposed fenestration tries to unify the windows of the original house.
- Roof-
The extension is subordinate to the original house and compliments the street scene. The roof extension is over a rear wing which is set back over 7.5m from the front of the building and over 16.0m from the road (it is hardly visible from the road).

Landscaping – there are no proposed changes in regards to the Landscaping.

Appearance

The proposed materials are to match existing.

ACCESS STATEMENT

There is no relevant information for any of the Lifetime Home Standards since:

- There are no proposed changes to the property and to the access from the street.
- There are no proposed bathrooms or bedrooms.