

design solutions

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DESIGN AND ACCESS STATEMENT revision 00

Project:

Flat A, 36 Hollycroft Avenue, NW3 7QN

**Lower Ground Floor Extension, Rear Extension
and
Provision for off-street parking at front garden**

Proposal Description

The proposed work consists of excavation under entire Ground Floor Flat and provision of additional accommodation at Lower Ground Floor Level. Instead of existing conservatory at rear, the proposal is for a flat roof single storey extension. Front and rear garden have been remodelled to provide natural light to proposed Lower Ground Floor. Amended front garden section incorporates proposed 'off-street' parking space.

The Process

- Physical Assessment

The existing building (36 Hollycroft Avenue, London NW3) is a three storey, semi-detached house converted into Flat A and Flat B. Flat A occupies entire Ground Floor, Front and Rear garden and part of the First Floor, while Flat B occupies part of the First Floor and entire Second Floor. Common entrance to both flats is located on the Ground floor level and is accessible from side passageway.

The building is located within Redington / Frognal Conservation Area.



Existing Front Elevation



Existing Rear Elevation

- Social Assessment

Proposed works will not affect social context in the area.

- Economic Assessment

The proposed development will create jobs during the construction.

Floor area will be increased; the layout and appearance of the building will be improved. Those factors will affect the value of the property. Increase in value will result in increase in Council Tax.

- Planning Policy Assessment

Relevant policies have influenced our proposal:

B1 –General Design Principles

B3 – Alterations and Extensions

B7 – Conservation Areas

N7 – Ancient Woodlands and Trees

Evaluation

Having in mind the above, it was concluded that proposed works are feasible, and no major objections could be identified.

Design

The scheme was designed having in mind the following:

- Minimise impact on street scene
- Enlarge and improve Flat A layout

Use

There will be no change to the existing use.

Amount

Existing Three Bedroom Ground Floor Flat has been remodelled into Four Bedroom Flat.

Layout

Layout has been improved. Both flats have their private entrance. Flat A has entrance via external front garden stairs, while Flat B uses existing side entrance to the building.

Scale

Total height of the building remains the same, as well as its relationship with adjoining properties.

Landscaping

Proposed Front garden incorporates parking space, landscaped areas around parking space and proposed stairs leading to Flat A.

Proposed Rear Garden incorporates large patio area at the level of the Lower Ground Floor, with the rest of the garden as existing.

Appearance

Proposed Lower Ground and Rear extension will match the existing as close as possible. The bricks matching the existing will be used for walls and the doors and windows will be double-glazed units in timber frames, painted white.

Access

- Vehicular and Transport Links

Proposed development will not affect the existing movement patterns around and through the site.

- Inclusive access

Proposed development will not affect the existing conditions.