

Site Description

Number 34 Hollycroft is located on the south west side of the street which runs off Ferncroft Avenue and is located in the Frognel Conservation Area. The Reddington and Frognal Conservation Statement mentions the following key points:-

'Hollycroft Avenue is more modest in scale than Ferncroft and has a more informal feel as a result of the fact that it curves along its length and has irregularly spaced trees of varied types and age. The roofline is a particularly important element of this Avenue. The gaps between the semi-detached pairs reinforce the rise and fall of the slopes and is echoed by the tall chimneys and gable end walls. Uncharacteristically for this area 28 – 34 feature Dutch style gables. The houses are predominantly red/orange brick with tile hanging to bay windows'

The house is semi detached with number 32 (see photograph 1 and 2 attached) and accommodation is set over three storeys. No alterations have been made to the front of the property and to the rear the alterations are limited to the addition of a conservatory consent for which was granted in 2007 application reference number 2007/6179/P. Internally the property has been extensively modernised although most original features such as coving, doors and handrails have been retained throughout. To the rear the garden is screened by mature trees and hedges no part of the rear elevation is visible from the surrounding streets.

Proposals

The proposed alterations are confined to the rear of the property and consist of enclosing the first floor terrace to create a larger study area. The enclosure would consist of raising the existing brick corner pillars using brickwork to match existing and removing metal handrail and fitting a warm deck flat roof over. All as illustrated on drawings attached to this application. The openings to the side of this new extension will be fitted with obscure double glazing and to the rear the opening will have fixed glazing to 900 above finished floor level internally with folding sliding glass panels over. The folding sliding glazed panels will be similar to those supplied by Fine line windows and will be framed by ultra slim, black satin finish, powder coated aluminium frames. An example of this type of window is illustrated in photograph 7 attached to his report.

The new flat roof over this extension will form an enlarged terrace to the rear bedroom at second floor level. A terrace already exists at this level as can be seen in photograph 3 attached below. Similar terraces exist on most of the neighbouring properties as illustrated in photographs 4, 5 and 6. The existing terraces to the rear of the properties allow for overlooking of neighbouring gardens. For example the conservatory at number 36 directly overlooks to the terrace at first floor level of number 34. This is illustrated in photograph number 5 which was taken from the terrace at number 34. This overlooking will be significantly reduced by the introduction of obscure fixed glazed unit in the first floor extension and obscure glazed screens to the terrace at second floor level. The use of obscure glazing in these areas will mean that direct overlooking of adjoining owners rooms is

impossible and will also aid in severely restricting the view of the gardens of the adjoining properties.

Planning records indicate that similar alterations and improvements have been carried out to many of the properties in this street the most recent of these being at number 28 and 30 and 36.

Access

No alterations have made to the access into the building and the steps leading to the front door from the garden would make these modifications impossible and out of keeping with the conservation area.

Flood Risk and SUDS assessment.

The site is not located in an area at risk from flooding and a flood risk report has therefore not been included. The proposed modification do not in any way affect the footprint of the building so there is no negative impact in storm water drainage from the site.

Landscaping

The existing mature landscaping to the side and rear of the property is not affected in any way by the proposed alterations.



1. Front elevation of number 34 and 32
No alterations proposed



2. Front elevation of number 34 in relation to 36
No alterations proposed



3. Rear elevation of number 34 showing existing roof terraces to first floor study and second floor bedroom



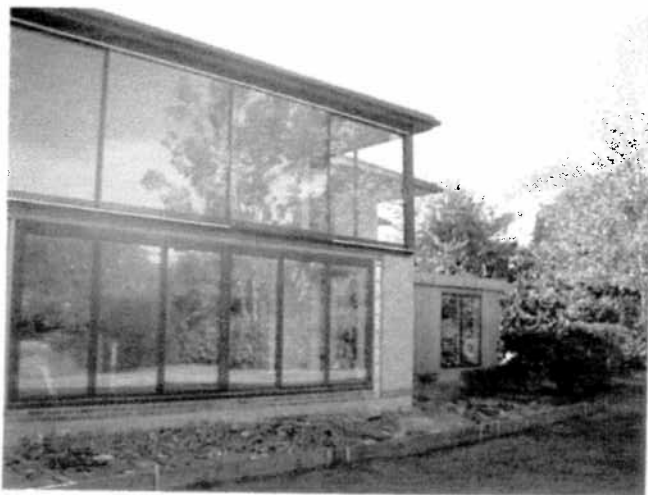
4. Existing conservatory extension at first floor of 36 and roof terrace at second floor level. Extension to First floor rear of 38 also visible.



5. Side elevation of first floor conservatory at number 36



6. View from first floor terrace to number 34 showing roof of conservatory to rear of 34, first floor conservatory to rear of number 32 and modern two storey extension to rear of number 30



7. First floor glazing in photograph attached show example of powder coated fine line window frames