

Existing Photographs
ref REP J174/4.02

Planning Application
ref PP-05135696

May 2016

21 Rosecroft Avenue, NW3 7QA

Allan Rosenberg Architects
14 Belsize Avenue
London NW3 4AU

t 0203 112 0044
e arosenberg@architects-london.com

Existing external photographs



Existing external photographs

View of the garden at 21 Rosecroft (above) and view towards 23 Rosecroft Avenue (below)

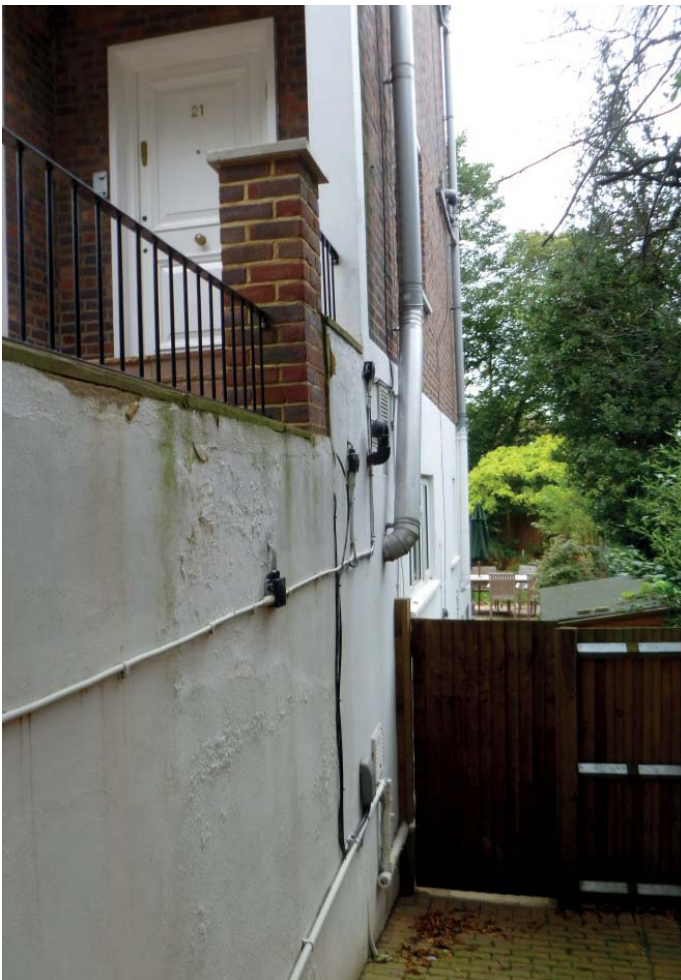


Existing external photographs

Views from the gardens of 7 and 9 Hollycroft Avenue showing that the house is barely visible.



Existing external photographs



Existing external photographs

View of the existing indented corner at upper and lower ground level.



Existing internal photographs at lower ground level



At lower ground/garden level the indented corner shown below has previously been granted permission to be infilled with a rear extension to create a kitchen/ dining/ family room that connects well to the garden.



Existing internal photographs at upper ground level



Views of the upper ground level kitchen and dining room which are awkward due to the indented corner on plan. The glazed corner infill has been previously approved.

The kitchen currently spills into the hallway across the stairway. The kitchen is located at the garden level in this application in accordance with the previously approved application.

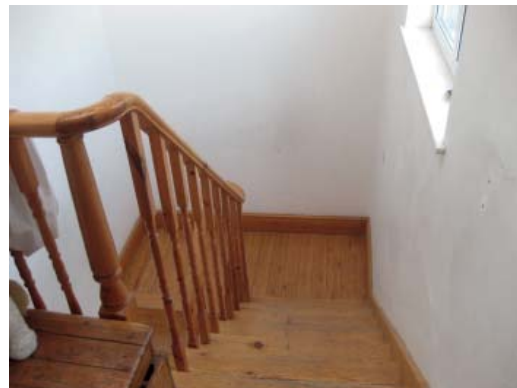


Existing internal photographs at upper levels

Views of the stairwell and window at second floor, view out of the stair window and view of the second floor bathroom and it's rear window.



Above : view of second floor landing
Below : view out of first floor stair window



Above : passing view out of second floor stair window
Below : view of/through the first floor bathroom window



Existing photographs at upper levels



Views from the second floor bathroom window.

Above : view through an opening pane of the window shows how it could be opened up with the proposed glazed elevation.

Below / right: views through the existing window which is heavily framed and sub-divided, breaking up the view. Moreover the solidity of this wall blocks the rest of the view over the trees and rooftops.

