

**DESIGN AND ACCESS ASSESSMENT FOR THE PROPOSED
ALTERATIONS TO REAR EXTENSION, LIGHT WELL TO FRONT AND
INTERNAL REFURBISHMENTS AT 16 HOLLYCROFT AVENUE NW3 7QL**

Rev A - 30 March 2017

Rev B - 31 March 2017 – showing correct floor plans on Pages 8 and 12

**Rev - C 18 April 2017 – splayed wall removed – rear glazing reduced.
See amended and additional notes + new drawings**



FRONT VIEW OF 16 HOLLYCROFT AVENUE, LONDON NW3 7QL

LOCATION

The property lies within The Redington and Frognal Conservation Area. The conservation area is further sub-divided and Ferncroft Avenue lies within Sub Area 2. There are three roads known as The Crofts. Hollycroft Avenue is one of these roads. Hollycroft Avenue is more modest than Ferncroft Avenue and largely comprises of semi-detached houses of varied individual appearance but with a “mix and match” set of elements and materials. This gives the street an overall coherent appearance. While most of the houses are built of red brick, these are interspersed by houses with rendered upper floors or tile hanging. The continuity of a small palette of materials play a significant roll in the overall harmony of the appearance of Hollycroft Avenue but this is also helped by the regular spacing of mature London Plane trees that dominate the street view looking upwards along Hollycroft Avenue.

Windows are mainly timber framed traditional casement style. The fronts of the houses are set mainly as pairs of houses. However, the rears of the houses have changed considerably over the years. There is an eclectic mix of sizes and styles of architecture from traditional to modern. There are large mainly glass extensions and multiple single and double storey extensions that have grown over the years giving a patchwork of heights and depths to the rear extensions. The garden rises up at the rear and landscaping work should be kept to a minimum to avoid high retaining walls.

HISTORY

No. 16 Hollycroft Avenue

There is no relevant planning history within the planning website that relate to house that I can find.

The property was built as a single family house and has been used as a single family home for many years. The original rooms of the house have been preserved and much of the original detailing is still apparent. There is visual evidence however that the house has been extended at Garden level to the rear, although this is historic– See image below.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2006/3456/T	16 Hollycroft Avenue, London, NW3 7QL	REAR GARDEN, ALONG BOUNDARY WITH 24 HOLLYCROFT AVENUE: 1 x Ash - Fell.	FINAL DECISION	31-07-2006	No Objection to Works to Tree(s) in CA
T9601844	16 Hollycroft Avenue London NW3	The removal of 1 X Conifer from above garden	FINAL DECISION	06-06-1996	Approve works (TPO) -with conditions
8644	No. 16 Hollycroft Avenue, N.W.3.	The formation of a means of access to the highway at No. 16 Hollycroft Avenue, N.W.3.	FINAL DECISION	17-03-1970	Conditional

No. 14 Hollycroft Avenue

There is planning history to the neighbouring house which, I believe, is relevant. Planning permission for a large 3 storey rear extension has been allowed last year and this has implemented by starting on site.

2015/3208/P	14 Hollycroft Avenue London NW3 7QL	Three storey rear extension from lower ground floor to first floor to replace existing two storey rear extension, including first and second floor roof terraces.	FINAL DECISION	10-07-2015	Granted
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No 14 Hollycroft Avenue
Planning Application - 2015/3208/P
Granted 17-12-2015

Rear view of no. 14 Hollycroft Avenue – as approved by Camden: date 10-07-2015

20 Hollycroft Avenue

This house benefits from a 2 storey rear extension with a side extension. No 20 has a wider plot than normal and a wider rear extension has been allowed.

2008/5174/P	20 Hollycroft Avenue London NW3 7QL	Amendment to planning permission granted on 5th October 2007 (2007/3638/P) for change of use of the existing flat and maisonette to a single family dwellinghouse, including re-building to enlarge the basement, ground and first floor extensions with balcony, and alterations at roof level, namely erection of extension with pitched roof at rear first floor level.	FINAL DECISION	17- 11- 2008	Granted



No .24 and 22 Hollycroft Avenue
EACH WITH A SIDE PROJECTION
TO REAR EXTENSION

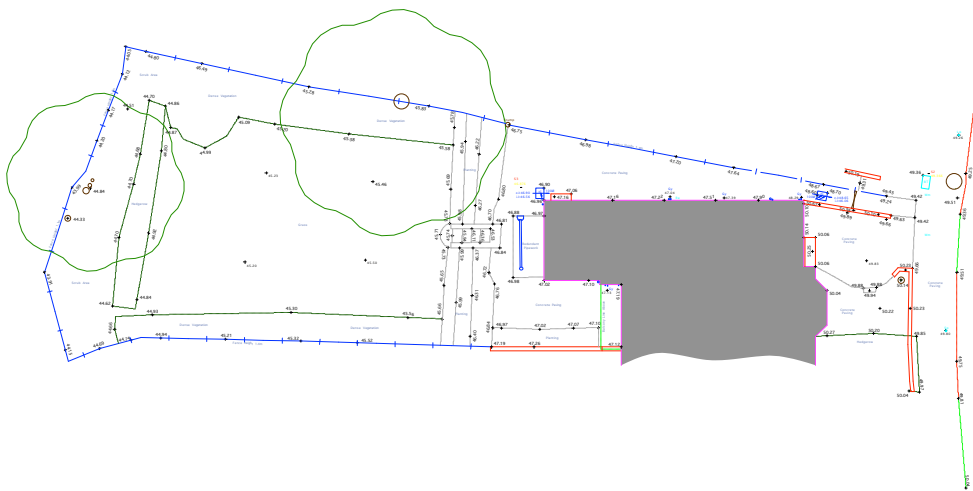


No .20 Hollycroft Avenue
ALSO WITH A SIDE PROJECTION
TO THE REAR EXTENSION

**3 no. EXAMPLES OF SIMILAR NEARBY HOUSES EACH
WITH WIDER REAR/SIDE EXTENSIONS.
PHOTOGRAHS TAKEN OF 24, 22 and 20 HOLLYCROFT
AVENUE, NW3**

REASON FOR THE PROPOSAL

The site is a large area and benefits from the side boundary that is splaying at an angle giving a particularly wide plot for this house. This offers the potential for a wider rear extension without enclosing the neighbours property. See site plan below.



The current rear view of the property is poorly detailed and does not contribute to the architecture of the locality – see photograph below.



IMAGE B – Existing Rear View as seen from the garden

Rear View showing splayed boundary and ugly rear blank wall.

The upper floor of the extension is finished in a particularly ugly pebbledash finish. Note, the proposed new rear extensions will be built of red facing to finish as the traditional house and to copy its adjoining neighbour.

The client's brief is to achieve a full improvement and renovation to the house to make it sustainable for future generations. The ground floor has magnificent rooms of good proportion. The ornate cornice detail, picture rails, skirting, window shutters and door architraves are original and the client does not want to harm or destroy these features.

The proposal involves rebuilding the extension with a slightly enlarged footprint, extending part of the side passage way, to give light and views to the particularly lovely garden to the two main floors.

The plot size is large compared to most in this locality and this wider plot offers more scope for a wider rear extension. This additional width provides the opportunity to create a wider rear facade, with views to the rear garden, which has a more definite relationship with the existing building, using stock red bricks to match the existing in style, proportion and colour.

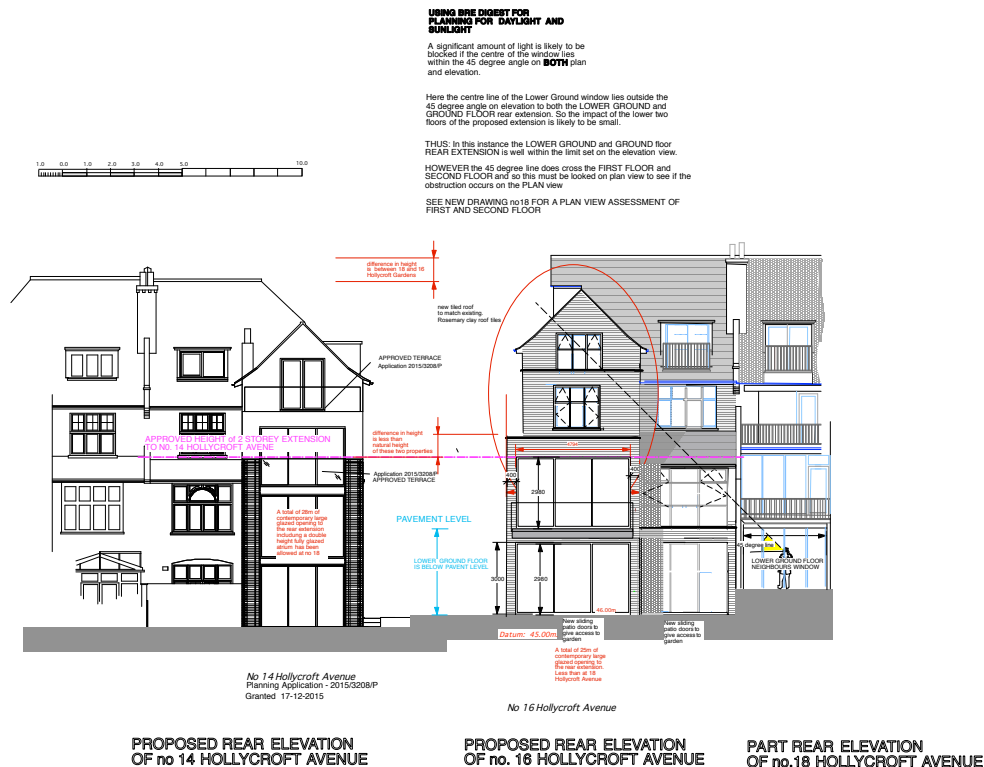
Replacing the existing garden blank rear wall with a new sliding doors giving garden access will further enhance the relationship and create an impression of one singular build to echo the architecture of the neighbouring properties. See the approved plan of the neighbouring property at no.14 Hollycroft Avenue – elevation drawing below.

DAYLIGHT AND SUNLIGHT TEST

The Daylight and Sunlight angles have been checked against the requirements of the BRE Digest for Planning for Daylight and Sunlight.

None of the proposed building will cross a 45 degree line on BOTH elevation and plan. Thereby it is deemed the loss of Daylight and Sunlight is not significant.

The house at 16 Hollycroft lies to the North East of the adjoining house no. 18 Hollycroft Avenue and there will be no loss of sunlight during any part of the day caused by this proposal



The rear extension has been reduced in its overall bulk by removing the splayed angle of the flank wall. The width at the rear is now only 5.500 mm wide compared to 7.000mm wide on the previous revision.

The gap between this property and no 14 Hollycroft is now dramatically improved and the proposed extension can no longer be said to threaten or overbear the flank and garden to no 14 Hollycroft Avenue

The extent of modern glazing to the rear extension has been reduced on this latest revision. There are many examples of modern glazing being allowed to the rear of these houses.

The area of glazing we are proposing is LESS than that already approved at no 14 Hollycroft Avenue. See Rear elevation drawing 06.951.12 Rev F

LAYOUT and SITE PLAN

Internally the Ground floor has been lowered to enhance the internal spaces and create a more open, sustainable and usable living area overlooking the beautiful spacious garden.

A new internal staircase has been introduced to improve the internal circulation and link the Garden floor with the Lower Ground floor rooms

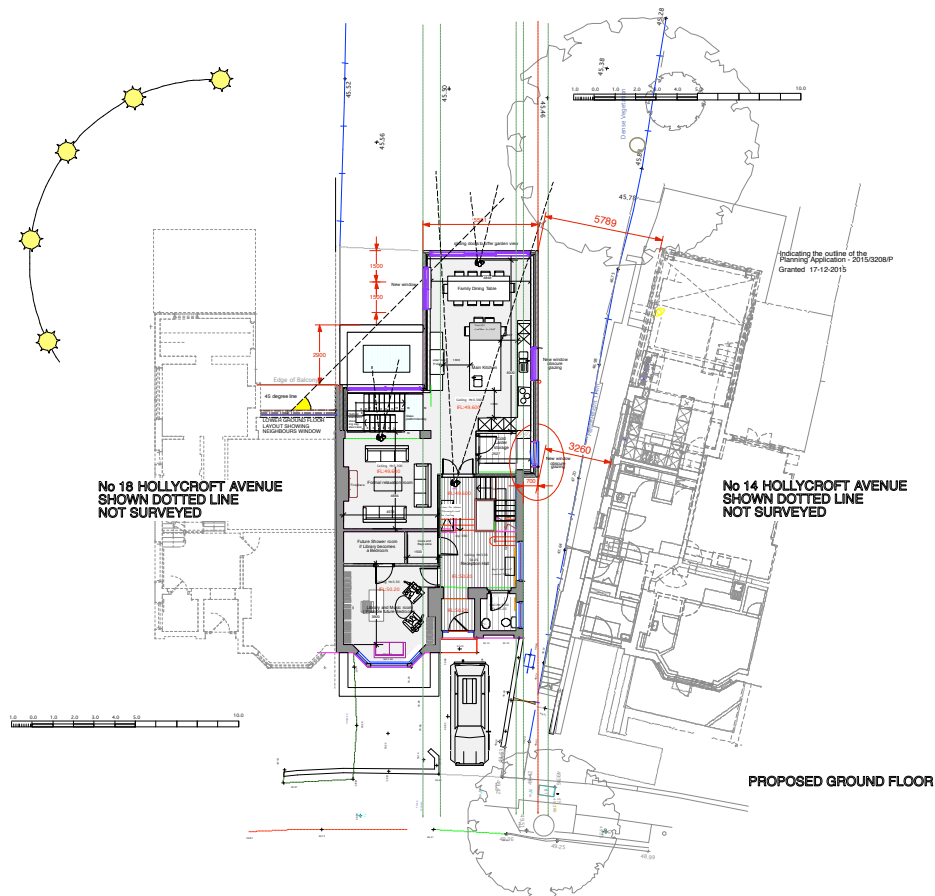
On the first floor the proposed extension now encompasses a master bathroom which links to a dressing room and then to a large master bedroom.

It is proposed to drop the lower ground floor level to achieve a greater floor to ceiling height of 3.3m throughout. This will enable the client the opportunity to occupy the entire area and create a more desirable and usable living space.

Towards the front of the existing house it is proposed that a new light well should be constructed to allow the intake of natural light into the lower ground floor (see drawing 06.951.17 for details). The proposed light well to the front of the property will be discreet in its appearance, using a glass panel sitting on stainless steel supports. The internal walls of the light well will be painted white in order to reflect sunlight into the spaces below. There will be some soft landscaping/ planting within the space.



SITE PLAN SHOWING PARTICULARLY WIDE PLOT TO no. 16 HOLLYCROFT
COMPARED TO OTHER PLOTS IN THIS LOCALITY



GAP BETWEEN BUILDINGS

This is a particularly wide plot with a wide gap between it and its neighbouring property. The gap becomes wider as the plot fans out to become a particularly wide garden at the rear.

The gap between the regular houses in Hollycroft Avenue vary but are rarely greater than 2,000mm

Projecting side extensions are evident in the locality, and can be found at 20, 22 and 24 Hollycroft Avenue.

Allowing for the proposed projecting rear extension the gap between the two properties is greater than 3,000mm and widens to be in excess of 5,000mm at the rear of the proposed extension.

The rear extension has been reduced in its overall bulk by removing the splayed angle of the flank wall. The width at the rear is now only 5.500 mm wide compared to 7.000mm wide on the previous revision.

The gap between this property and no 14 Hollycroft is now dramatically improved by removing the splayed design and the proposed extension can no longer be said to threaten or overbear the flank and garden to no 14 Hollycroft Avenue

Use

The client wishes to renovate and extend the property as his own family dwelling house. The client has no desire to sell the property on completion. The extension and alterations are to better incorporate the garden into the function of the house and to provide a more efficient and better organisation of spaces. The proposal provides an enlarged kitchen at ground floor which will give great views over the rear garden. Access to the Lower Ground floor is via a feature staircase and linked via a double height void. The first floor will be reconfigured to provide a large dressing room off the master bedroom, a bedroom with an en suite at the rear and a small linen cupboard. The proposed alterations to the front garden are to incorporate an existing car parking space for a single vehicle and to establish a more structured planting area.

PROPOSAL - USE

The current use of the building is that as a single-family house
It is intended to create accommodation for a new younger family and a parent's room at Lower Ground floor. In this way the house will be fully SUSTAINABLE for more generations.

DESIGN

REAR EXTENSION

The rear extension has been designed in consideration of guidance notes in the Conservation Area Statement and in particular with paragraphs F/N19 and F/N20. It has regard for the scale, design and use of appropriate materials (See notes below). It is two storey in height when seen from the garden. It has regard for the rear views of this group of houses. It will not adversely affect the rear of the surrounding group of houses as the rear line has been broken several times and there is no constant theme to the rear appearance.

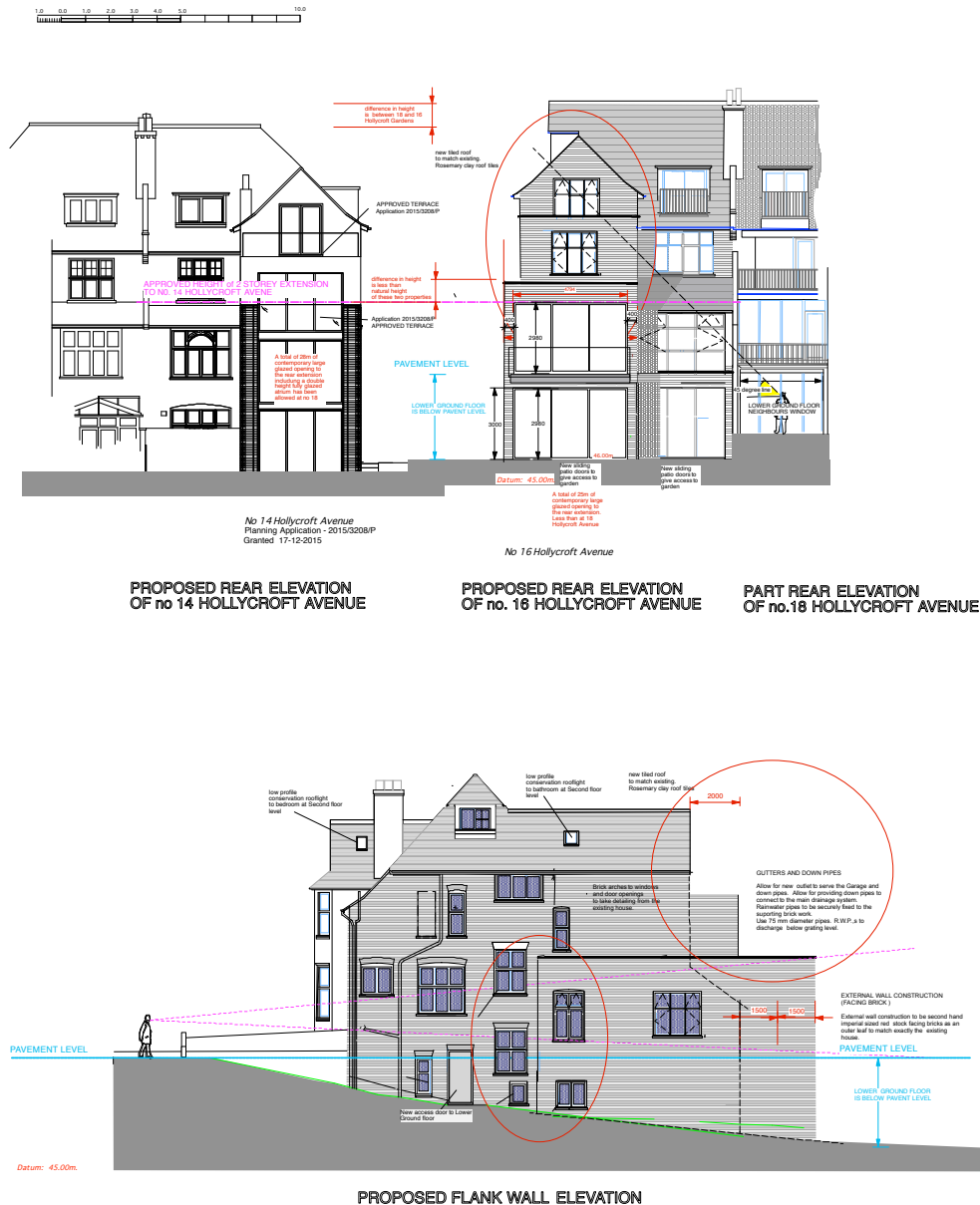
The rear extension has been stepped back at the roof level of both the Ground and the First floor. The uppermost floor, the Second floor is kept on the same plane as the existing extension – no extension. This “stepped” design of the rear extension is similar to that already approved at no 14 Hollycroft Avenue

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The gap between this property and no 14 Hollycroft is now dramatically improved and the proposed extension can no longer be said to threaten or overbear the flank and garden to no 14 Hollycroft Avenue

The extent of modern glazing to the rear extension has been reduced on this latest revision. There are many examples of modern glazing being allowed to the rear of these houses. One of the best features of this particular house is its wonderful garden. The owners would like to take full advantage of the view of their garden from within their house.

The area of glazing we are proposing is LESS than that already approved at no 18 Hollycroft Avenue. See Rear elevation drawing 06.951.12 Rev F



The rear extension has been stepped back at the roof level of both the Ground and the First floor. The uppermost floor, the Second floor is kept on the same plane as the existing extension – no extension. This “stepped” design of the rear extension is similar to that already approved at no 14 Hollycroft Avenue

The plot has a dramatic slope from front to rear garden. Access is via a steeply sloping ramp. This means that the proposed Lower Ground floor is totally below the pavement level to Hollycroft Avenue.

The effect will be that the great part of the rear extension will appear below foot level and be not obtrusive.

The extension will NOT remove the view from the pavement to the trees in the rear garden.

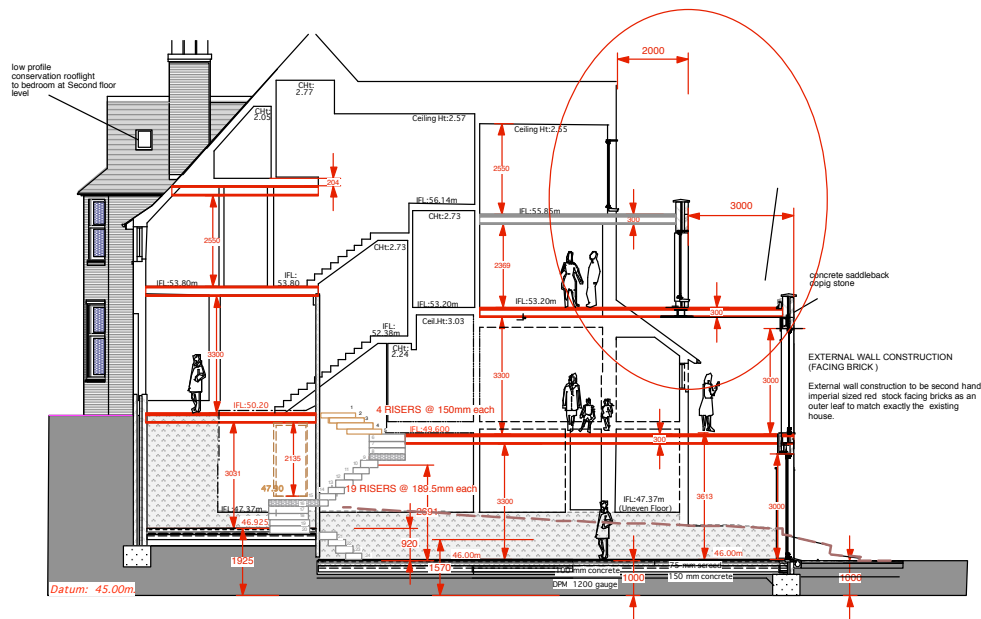
The proposed lowering of the basement floor allow the lower ground floor to be become accessible to the garden by sliding doors, thereby allowing the opportunity for additional family space to be accessible to wheelchair user

The existing openings at the flank wall have been largely maintained meaning that the internal staircase will still enjoy a comfortable intake of natural light.

All windows and doors are to be painted timber construction with period detailing. The proposed extension is subordinate to the host building. The bulk of the rear extension cannot be seen from the street and therefore is not contrary to Guidance.

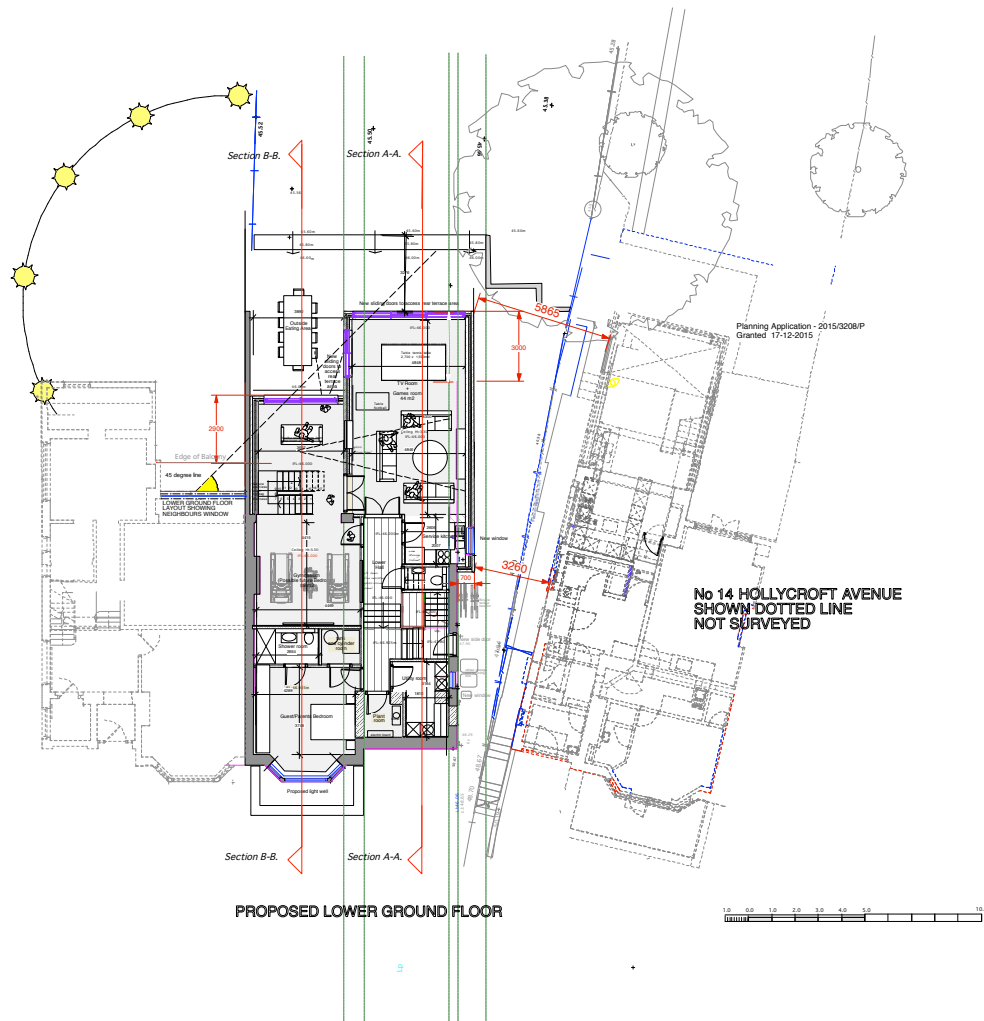
The alterations to the rear extension are to help accommodate additional family space. It has been designed to give a sensitive and lightness of touch to compliment the original house. The replacement windows at Ground and Lower Ground floor level are selected to maximise the light and views to the rear garden.

The rear fenestration allows light to flood into the family areas. This will give light into the main rooms and give views to the garden and sky and a provide a feeling of space rather than a heavy solid construction (Camden Planning Guidance SPG).



SECTION A-A INFORMATION

The rear extension has been stepped back at the roof level of both the Ground and the First floor. The uppermost floor, the Second floor is kept on the same plane as the existing extension – no extension. This “stepped” design of the rear extension is similar to that already approved at no 14 Hollycroft Avenue



EXTRACTS FROM THE POLICY GUIDANCE

Rear extensions

4.9 A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight.

Neighbouring properties have been fully considered with regard to daylight/sunlight and any possible overlooking

The rear extension has been stepped back at the roof level of both the Ground and the First floor. The uppermost floor, the Second floor is kept on the same plane as the existing extension – no extension. This “stepped” design of the rear extension is similar to that already approved at no 14 Hollycroft Avenue

The rear extension has been reduced in its overall bulk by removing the splayed angle of the flank wall. The width at the rear is now only 5.500 mm wide compared to 7.000mm wide on the previous revision.

The gap between this property and no 14 Hollycroft is now dramatically increased and the proposed extension can no longer threatens to overbear the flank and garden to no 14 Hollycroft Avenue

General principles that have been taken into account with this proposal.

4.10 Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; *YES*
- respect and preserve the original design and proportions of the building, including its architectural period and style; *YES*
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks; *YES*
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space; *YES*
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure; *YES*
- allow for the retention of a reasonable sized garden; *YES*
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

4.11 Materials should be chosen that are sympathetic to the existing building wherever possible (see also CPG3 Sustainability on Sustainable use of materials). *YES*

Materials have been chosen that are sympathetic to the existing building. The windows to the front and flank elevations can be timber framed painted white. Removal of window openings will be in filled with salvaged bricks and be properly keyed into surround brickwork with pointing to match.

Height of rear extensions

4.12 *The new extension is subordinate to the original building. Its height respects the existing pattern of rear extensions. Ground floor extensions are generally considered preferable to those at higher levels.*

Width of rear extensions

The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

See earlier notes and examples of other rear extensions within the larger plot size.

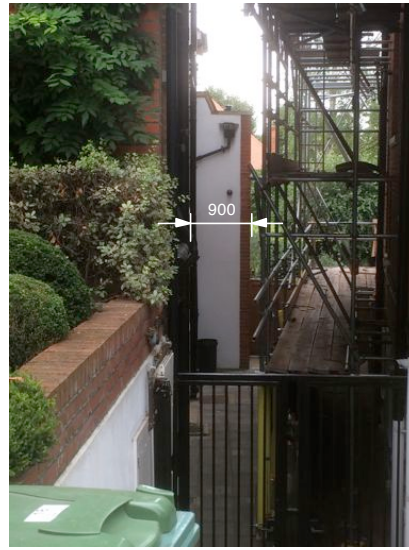
The new extension is subordinate to the original building, its height respects the existing building heights.

The rear extension has been reduced in its overall bulk by removing the splayed angle of the flank wall. The width at the rear is now only 5.500 mm wide compared to 7.000mm wide on the previous revision.

BELOW ARE EXAMPLES WHERE REAR EXTENSIONS HAVE BEEN ALLOWED TO BE SLIGHTLY WIDER THAN THE FACE OF THE FLANK WALL. THEY DO NOT DETRACT FROM THE STREET VIEW. IN THE PROPOSED SCHEME, AT No.16 HOLLYCROFT AVENUE, THE GAP BETWEEN THE TWO NEIGHBOURING BUILDINGS IS FAR GREATER THAN IN THESE EXAMPLES AND THE ENCROACHMENT WILL BE FAR LESS THAN THOSE ALREADY APPROVED IN THIS LOCALITY



**No .24 and 22 Hollycroft Avenue
EACH WITH A SIDE PROJECTION
TO REAR EXTENSION**



**No .20 Hollycroft Avenue
ALSO WITH A SIDE PROJECTION
TO THE REAR EXTENSION**

Side extensions

Certain building forms may lend themselves to side extensions. Such extensions should be designed in accordance with the general considerations set out above in paragraph.

Side extensions should also:

- be no taller than the porch; and
- set back from the main building.
- significant views or gaps are compromised or blocked;
- the established front building line is compromised;
- the architectural symmetry or integrity of a composition is impaired;
- the original architectural features on a side wall are obscured; or
- access to the rear of a property is lost.

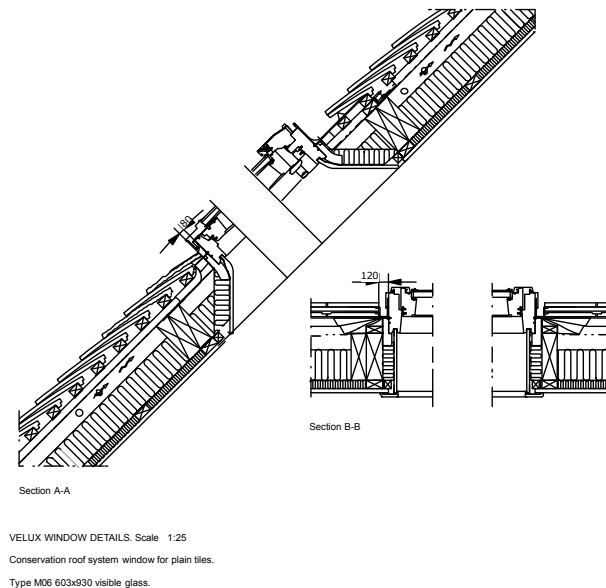
All of the above have been taken into account with this proposal

Roof lights

5.21 Roof lights can have an adverse impact upon the character and appearance of buildings and streetscapes.

5.22 Roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface.

It is intended to only use the Conservation style roof light that will sit flat with the surrounding roof tiles. See drawing 06.951.18 for details



Balconies and terraces

5.24 Balconies should form an integral element in the design of elevations. The key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located. Consideration should therefore be given to the following:

- detailed design to reduce the impact on the existing elevation;
- careful choice of materials and colour to match the existing elevation;
- possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;
- possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook; and
- need to avoid creating climbing opportunities for burglars.
- It should not result in overlooking of habitable rooms of adjacent properties.

The proposed inset balcony at the rear elevation at Second floor level will copy the detail of the neighbouring property and thereby emphasize the symmetry at roof level.

ENERGY SAVING AND RENEWABLE ENERGY PROPOSAL

A range of thermal efficiency measures are proposed to be implemented.

These include:

1. Ensure that the building is in a good state of repair.

A FULL REFURBISHMENT OF THE PROPERTY IS TO BE UNDERTAKEN TAKING HIGH HEAT LOSS BUILDING INTO A LOW THERMAL HEAT LOSS AND WELL INSULATED BUILDING.

2. Minor interventions - upgrade the easier and non-contentious elements:
 - insulate roof spaces and suspended floors;

THE ROOF SLOPES ARE TO BE FULLY INSULATED TO CURRENT BUILDING REGULATION STANDARDS. THE SOLID LOWER GROUND FLOOR SLAB IS TO BE FULLY INSULATED TO CURRENT BUILDING REGULATION STANDARDS.

- provide energy efficient lighting and appliances

LIGHT FITTINGS WILL BE LOW ENERGY TYPE

- draught-seal doors and windows;

ALL WINDOWS WILL BE DOUBLE GLAZED AND FITTED WITH THERMAL BREAK WHERE APPLICABLE TO THE SLIDING ALUMINIUM DOORS AT THE REAR GROUND AND LOWER GROUND FLOOR.

- provide hot water tank and pipe insulation.

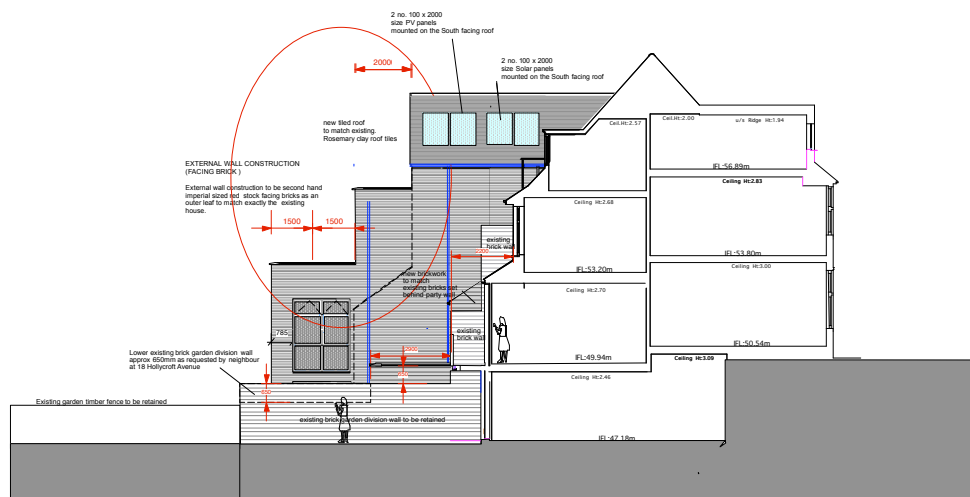
ALL NEW PLUMBING INSTALLATION WILL BE FULLY INSULATED

- install high-efficiency boiler and heating controls;

HIGH EFFICIENCY BOILER WILL BE SUPPLIED AND FITTED

- install solar panels, where not visible from the street or public spaces.

IT IS PROPOSED TO INSTALL BOTH SOLAR AND PV PANELS TO THE REAR ROOF SLOPE. SEE DRAWING No's. 06.951.13 and 16 for proposed location of panels.



ELEVATION VIEW FROM No. 18 HOLLYCROFT AVENUE



ACCESS

Both access points to from Hollycroft Avenue to the main house are to be retained. There will be the existing front door; a side door with access to the staircase from the side passageway. In addition the glazing system will provide access to the rear garden from the house. The existing main staircase from ground to second floor will be retained. A new staircase from lower ground to ground has been proposed.

The main front door will have only a single stepped access to the property. This will allow easier access for semi ambulant persons.

The rear garden sliding door is accessible by going down the side ramped access pathway to the rear terrace level giving scope for the enjoyment by a wheelchair user.

SUMMARY

The extensions have been sympathetically designed to harmonise with the host building without dominating it.

There is no harm to the environment, other than the process of building, which will be limited to about 6 months.