

Design and Access Statement

29 & 31 Hollycroft Avenue



View of no 29 & 31 Hollycroft Avenue from the street.

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Introduction:

This design and access statement has been prepared by Alex Tart Architects in support of a joint planning application for no 29 & 31 Hollycroft Avenue.

The properties to which this application relates are semi-detached houses that form single-family dwellings arranged over ground, first, second floor.

The houses are in the Redington Frogmal Conservation area but are not listed. The front façade of the properties contribute to the streetscape however the rear elevation cannot be seen from the street.



Birdseye View of the properties from the rear



Location plan of no 29 & 31 Hollycroft Avenue

Planning history

No 29 Hollycroft Avenue

17972 - Approved

Erection of a dormer window on the side elevation, and minor changes to the fenestration on the side and rear elevations at 29 Hollycroft Avenue, N.W.3.

2018/0589/PRE – Pre-planning application

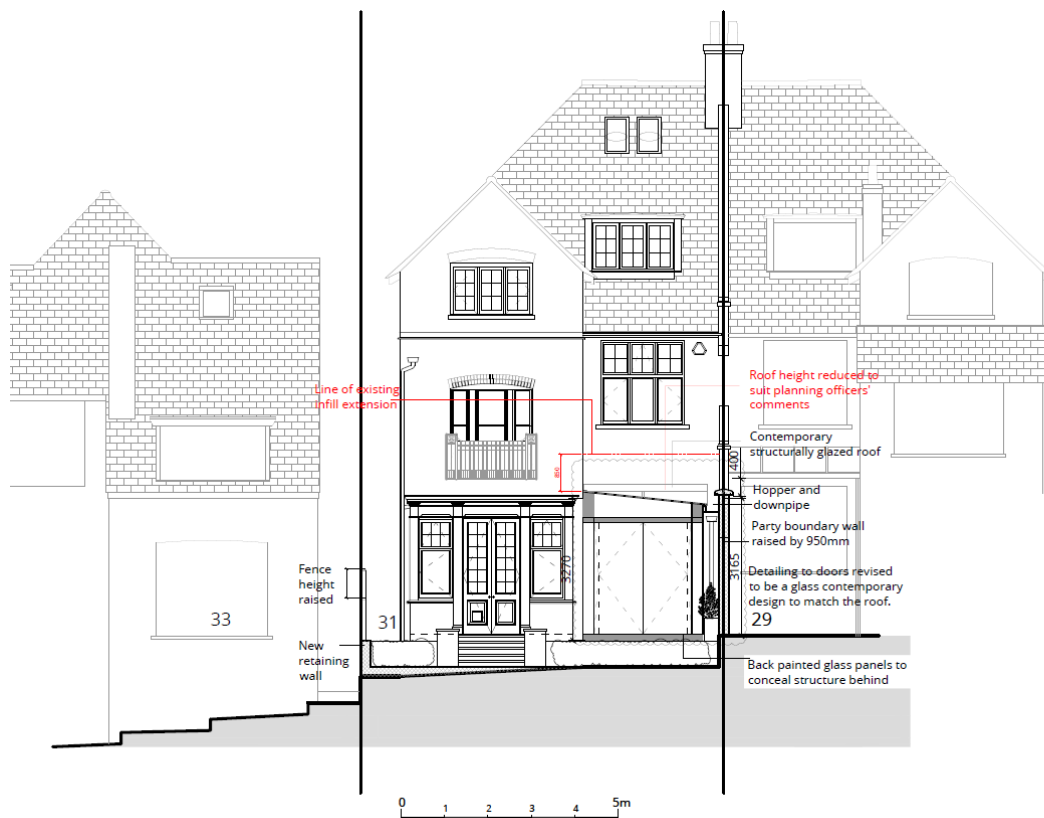
No 31 Hollycroft Avenue

2010/0878/P - Approved

Planning Permission Granted April 18th 2010 - Full Planning Permission - Amendment to planning permission ref: 2009/5113/P granted on 05/01/2010 (for change of use from two self-contained flats into a single family dwelling including extensions and alterations) to include alterations to rear ground floor extension/conservatory.

2018/0721/P - Approved

Demolition of an existing single storey glazed rear extension and formation of a new single storey rear extension with glazed roof. Landscaping works are also proposed to the rear garden and terrace area including changes to the ground levels and a new retaining wall to the boundary with No.33. It is also proposed to extend and raise the height of the party boundary wall with No.29.



Proposed rear elevation of no 31 2018/0721/P recently approved

ALEX TART
ARCHITECTS

The Proposals

Rear infill extension at 29 & 31 Hollycroft Avenue and increasing the height of the partywall between the two extensions.

The neighbours of no 29 and 31 are both interested in working together to build infill extensions at their properties to make the houses better suited to modern family life.

An application (2018/0721/P) at No 31 has recently been approved for an infill extension with an increase in height of the party wall. The design for No 29 has been revised following pre-planning application advice (2018/0589/PRE).

The proposed application includes proposals for highly glazed side extensions to both properties built simultaneously. The creation of open plan layouts to both properties will therefore result in additional light being received in the altered (affected) areas of each property. Loss of light will therefore not be an issue.

The proposed designs are different but are both high quality contemporary designs and would be distinct complementary elements to the existing main houses. The rear facades of both extensions are on the same plane and are set back from the rear façades of the main houses. The party wall will be raised to allow for the construction of the infill extensions.

The design of the extension at no 29

- The proposed infill extension at no 29 is finished with minimalist, contemporary aluminium sliding glazed doors with a slender brick facia in reclaimed stocks to match the main house.

The design of the extension at no 31

- The proposed infill extension at no 31 replicates the design of the approved scheme (2018/0721/P). A single storey contemporary structurally glass roof and rear façade is proposed.
- The only difference between the approved and the proposed scheme is an increase in height.

Additional alterations to the elevation of no 29 Hollycroft Avenue

- A new kitchen side window is proposed to match the existing window W G01.1 (which is being removed).
- The existing side door is to be removed and a new side door is to be constructed further along the side elevation.
- A new boot room side window is proposed to match the existing adjacent window (W G02.1)
- A New rear loft rooflight has been proposed.

External Impact

There will be no external change to the front elevation of no 29 & 31 Hollycroft Avenue.

There are external changes proposed to the side elevation of no 29 Hollycroft Avenue, however, these alterations are to the side of the property and not visible from the road. The rear of the property changes will also not be visible from the road. Very large mature trees obscure the rear elevation of the property from the opposite rear neighbours.

Access Statement

The only pedestrian access to both properties is currently via a flight of external stairs to each entrance. The front doors and route to both properties are being retained in their original locations. Side door access will be retained. Vehicular access will also remain unchanged.