
Planning Application - 2nd August 2018

Property address: Flat A, 41 Hollycroft Avenue, NW3 7QJ

Agent: Giles Hardy | Design

Contact details: Giles Hardy
54 Gowlett Road, Peckham Rye, London SE15 4HY
07973 525 550
020 8299 4955
gileshardy@gmail.com

Applicants: Howard & Laura Hymanson
Flat A, 41 Hollycroft Avenue, NW3 7QJ

The application is for a rear dormer extension to the upper-most roof space of the property, with the insertion of two roof windows to the front street facing roof slope at the same level and a roof window at the rear.

Contents:

- Site location plan - existing
- Site / block plan - existing & proposed
- Design & access statement, including site photographs
- Scaled plans, elevations & sections
- Summary

Site location plan Existing

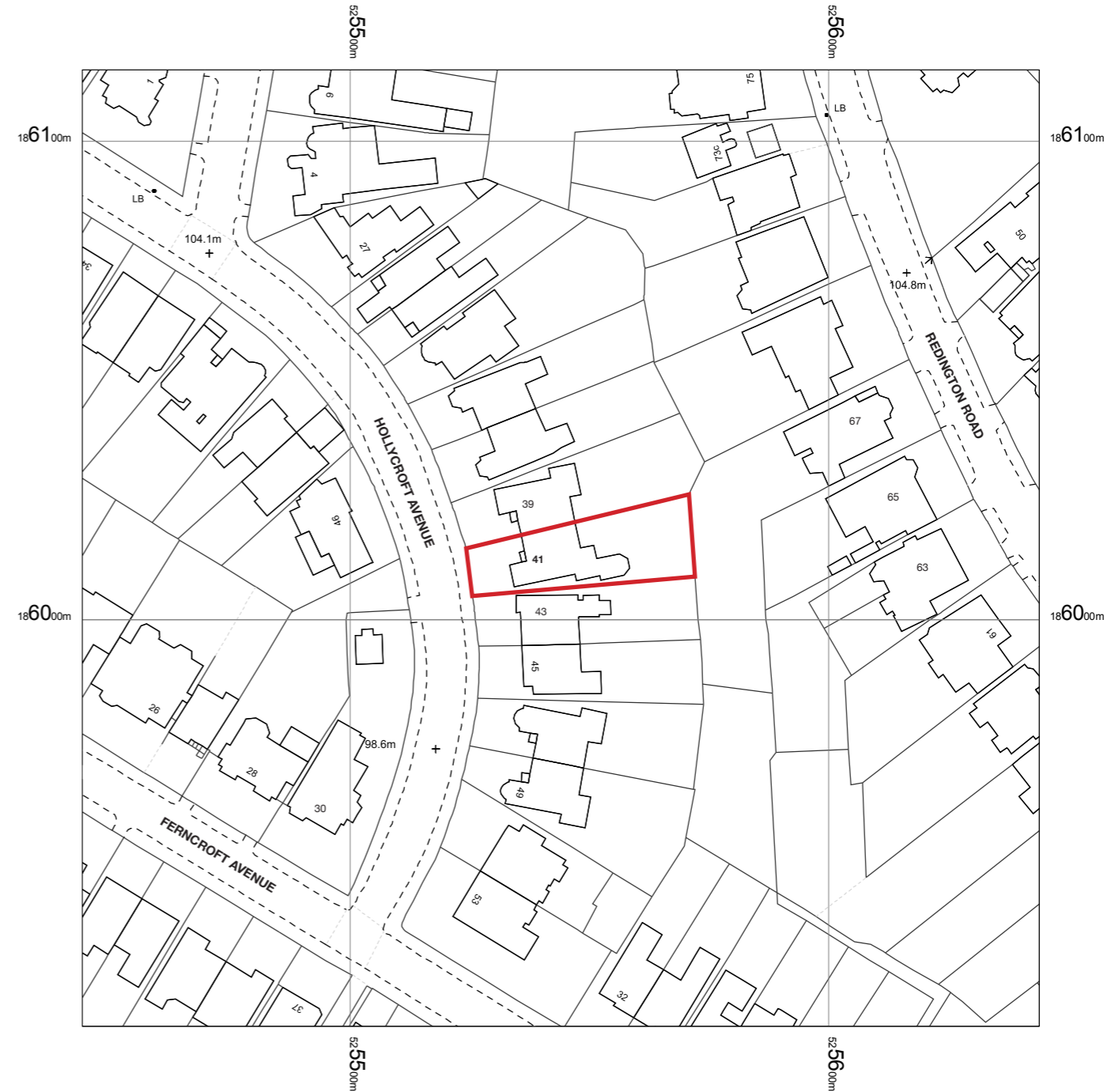
OS MasterMap 1250/2500/10000 scale
Tuesday, July 17, 2018, ID: BLJT-00727568
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1:1250 scale print at A4, Centre: 525544 E, 186015 N

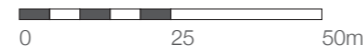
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- Immediately adjacent properties to the site are:
- 39 & 43 Hollycroft Avenue (Left & right receptively)
 - 46 Hollycroft Avenue & 30 Ferncroft Avenue (Opposite)
 - 63, 65 & 67 Redington Road (Rear)



Site location plan
Scale 1:1250 @ A3



Site plan Existing

OS MasterMap 1250/2500/10000 scale
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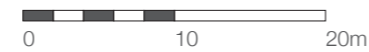


- Immediately adjacent properties to the site are:
- 39 & 43 Hollycroft Avenue (Left & right receptively)
 - 46 Hollycroft Avenue & 30 Ferncroft Avenue (Opposite)
 - 63, 65 & 67 Redington Road (Rear)

Site area
658m²



Site plan
Scale 1:500 @ A3



Site plan Proposed

OS MasterMap 1250/2500/10000 scale
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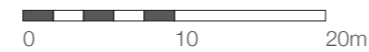


- Immediately adjacent properties to the site are:
- 39 & 43 Hollycroft Avenue (Left & right receptively)
 - 46 Hollycroft Avenue & 30 Ferncroft Avenue (Opposite)
 - 63, 65 & 67 Redington Road (Rear)

Position of proposed
dormer extension
indicated by grey block



Site plan
Scale 1:500 @ A3



Design & access statement

Includes:

- Overview
- Use
- Heritage statement
- Planning history
- Street scene
- Access
- Scale
- Proposed design components & solution

Overview

The property, Flat A, 41 Hollycroft Avenue, is an upper floor level maisonette property used as a family dwelling house, located on the northeast side of Hollycroft Avenue, London NW3 7QJ

The property is set over 3 floors, which, for the purposes of this application are named as first, second and third floor (attic) levels. The proposed development is located on the third floor level, which is currently an accessible, partly habitable attic space.

41 Hollycroft Avenue is a semi-detached property adjoined with 39 Hollycroft Avenue.

Use

As described above, the property is currently used a family dwelling house, resided by a large family. This will remain the case following the proposed alteration works.

The enclosed proposal for a dormer extension to the rear of the property, is driven by the applicants wish to create further habitable living space within the current attic room.

Heritage statement

Hollycroft Avenue is situated within the Redington / Frognal Conservation Area, which is more specifically referred to as 'The Crofts' within the Conservation Area statement dated 2003.

Whilst the building itself is not listed, it is noted as making a positive contribution to the Conservation Area within the statement.

As several properties on Hollycroft Avenue, and within the Conservation Area, the house was designed by the Architect Charles Quennell, and constructed by builder / developer George Hart.

The property has a particular Arts and Crafts style, using rich red and soft orange brickwork, clay roof tiles, tile hanging, gables, bay and dormer windows.

Planning history

When first constructed in the early 20th Century, 41 Hollycroft Avenue was built as a single dwelling house situated over 5 floor levels, including a lower ground floor at the same level as the rear garden.

In 1982 a planning application* was made and approved to split the property into two dwelling houses / self contained maisonettes.

Ref: 35479* - *Change of use and works of conversion to form two self-contained maisonettes including the erection of a ground floor conservatory at the rear supported on brick piers a storey high and the formation of a side entrance.*

The conversion included adding a side entrance door and steps to create access into the upper maisonette.

The lower maisonette was split over two levels, lower ground (garden level) and ground floor, and as described above, the upper maisonette, known as Flat A, 41 Hollycroft Avenue is over 3 levels.

In 1985 a further planning application** was made and again approved, to add a lower ground floor level extension with roof terrace to serve the lower maisonette dwelling.

Ref: PL/8501/851** - *Construction of rear extension at lower ground / basement level with a balcony over for use in connection with the lower maisonette.*

Several other external alterations have been made to the upper maisonette, Flat A, 41 Hollycroft Avenue, before the current owner / application purchased the property. These are three small roof windows to the rear and side roofs of the existing attic space, and a small terrace of off the first floor living room overlooking the rear garden. There appears to be no record of when these alterations were made, and by whom, although looking at the condition of each, they might be at least 20 years old.



Extract / drawing from the 1982 planning application, showing the now built side steps and entrance to allow access to Flat A (1). The conservatory (2) was not built, albeit the later application for rear extension and roof terrace was.

Site - aerial photograph Existing

- 01. Site boundary (yellow dotted line)
- 02. Roof / attic space existing (white dashed line)
- 03. Front garden
- 04. Rear garden
- 05. 39 Hollycroft Avenue
- 06. 41 Hollycroft Avenue



Street scene Existing

39 Hollycroft Avenue

41 Hollycroft Avenue

43 Hollycroft Avenue



Upper maisonette (Flat A),
above yellow line:
- 3rd floor (attic)
- 2nd floor
- 1st floor

Lower maisonette,
below yellow line:
- Ground floor
- Lower ground (garden level)

Access

The access to the property will remain as it currently is, via a path from the main highway (Hollycroft Avenue), and entered via the side entrance door and steps that were built following the planning application made in 1982 as described above.

39 Hollycroft Avenue

Flat A, 41 Hollycroft Avenue

43 Hollycroft Avenue



Path to side entrance door



Entrance to Flat A

Path to side entrance door and gate to rear garden

Side entrance access built as part of the alterations to convert the building into two self contained maisonettes

Rear of property
Existing

Flat A, 41 Hollycroft Avenue



The extension and roof terrace can be seen here to the lower maisonette at lower ground floor and ground floor level

39 Hollycroft Avenue



Flat A, 41 Hollycroft Avenue



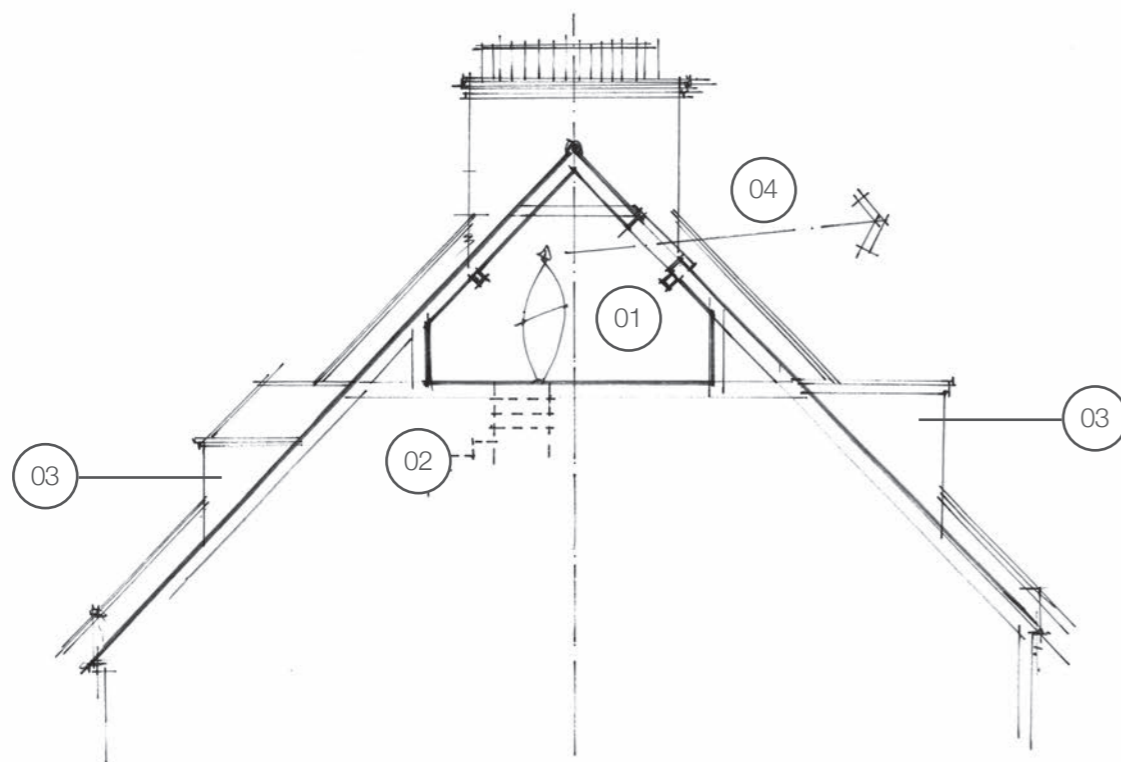
Scale - Existing

The current attic space on the 3rd floor level sits within the existing profile of the roof, with exception to the slight projection of 3 small roof windows above the original clay tiles.

Key elements:

- 01. Existing attic space
- 02. Existing access / stairs into attic space
- 03. Existing dormer windows to floors below
- 04. Existing roof windows

Please refer to scaled plans, elevations and sections later in this document for further information.



Schematic section through existing attic space
Scale 1:100 @ A3

0 5 10m

Photograph of the existing property, viewed from the rear garden at lower ground floor level



Scale - Proposed

The proposed rear dormer extension will be in keeping by way of scale to the existing property. It will sit well below the ridge line of the existing upper roof, and be set back from the boundary line between the adjoining semi-detached neighbour 39 Hollycroft Avenue.

The overall width of the dormer extension will be the same width as the existing French doors below on first floor.

Key elements:

- 01. Proposed roof space
- 02. Access / stairs into roof space (as existing)
- 03. Dormer windows to floors below (as existing)
- 04. Proposed dormer window / extension.
 - 3.5m wide, with full height sliding / folding doors.
 - 350mm below ridge line
- 05. 2 No. roof windows to front roof slope
 - circa 900 wide x 1600 high

Please refer to scaled plans, elevations and sections later in this document for further information.

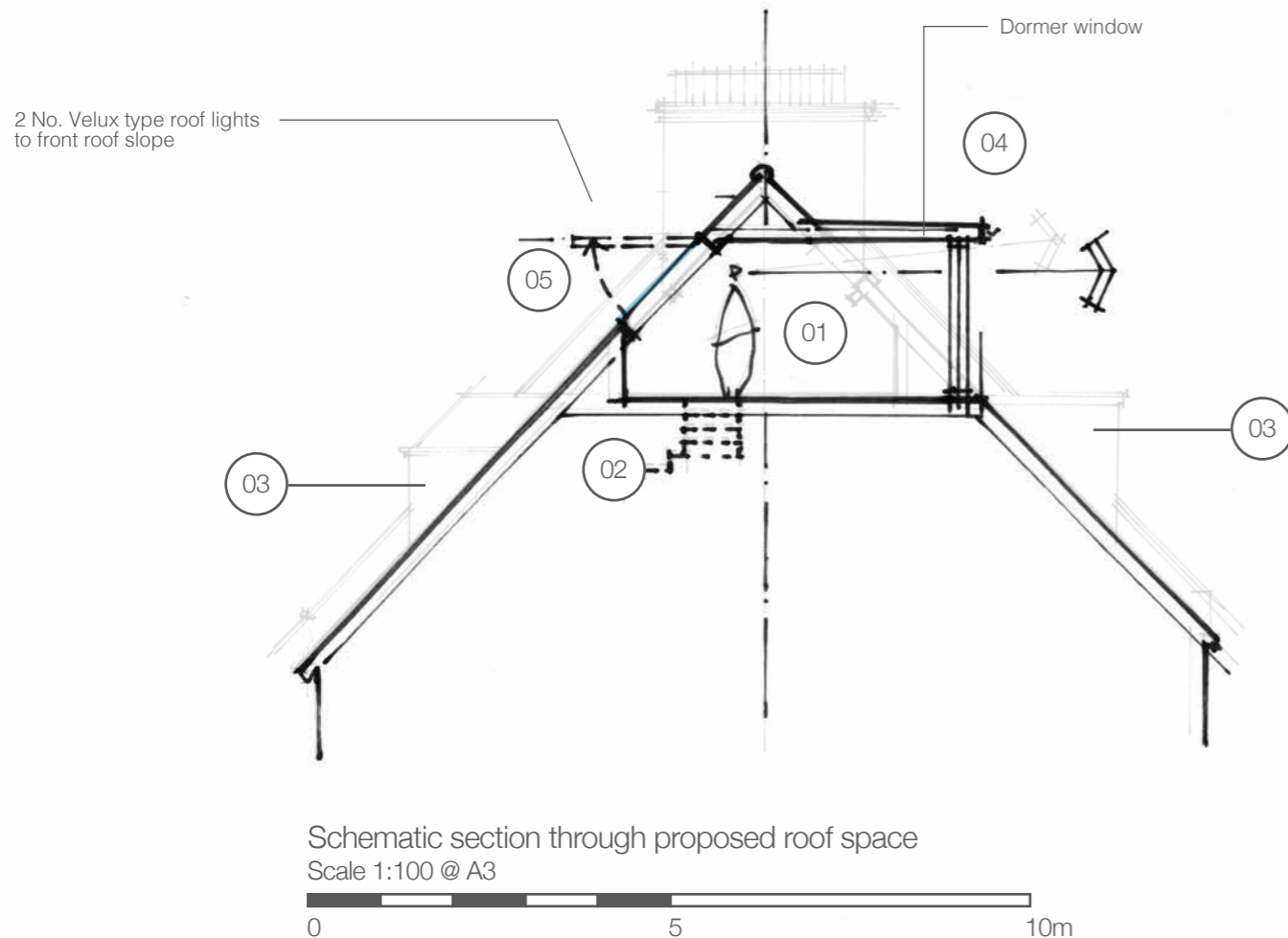


Photo-montage of the proposed scheme, viewed from the rear garden at lower ground floor level



Materials and appearance

Overall, the current appearance of the property resembles what we understand to be the original design and details, with exception to the later additions as highlighted above.

The proposed dormer extension will use materials, finishes and details that match as closely as possible to all original and existing elements of the property, ensuring that it's appearance is sympathetic and in keeping to the Redington / Froggnal Conservation Area

The roof the proposed dormer will be flat and covered with zinc, as the existing dormer below, with the side / flank walls being tile hung using clay tiles to match the existing surrounding roofs.

The doors to the rear will be double glazed timber units, detailed to match the windows and door to the rear of the property below.

The roof windows to the front of the property will be dark grey powder coated aluminium, with a vertical centre glass parting bead.

Much needed repair works will also be undertaken to the roofs and windows, to help retain the structural integrity of the building, as well as enhance the overall appearance.



- 01. Zinc roof to the existing rear dormer window at second floor level
- 02. 'Heritage' roof windows will be used on the front roof slope and hipped end of the converted attic space
- 03. Existing clay tiles will be matched to, where used, as well as much needed repair work undertaken.
- 04. Doors to the dormer will match those to the first floor level balcony.

Amenity & surrounding area

Whilst the dormer extension will clearly provide a higher vantage point than anywhere else within the current configuration of Flat A, we feel that it will have no detrimental effect to the amenity of the immediate neighbours by way of overlooking, noise or overshadowing.

From the existing roof windows of the current attic space, the rear garden to 39 Hollycroft Avenue can already be overlooked, albeit with limited visibility.

From the first floor living area, and second floor bedroom, the rear garden to 39 Hollycroft Avenue can also be overlooked, but again with limited visibility, even more so within the summer months due to the dense tree growth on the boundary line.

The rear garden to 41 Hollycroft Avenue can't be seen at all from these locations due to the foot print of the building at this levels. A gable roof restricts this view.

01.



- 01. View from the attic space towards the rear garden of 39 Hollycroft Avenue
- 02. View from the first floor lounge / balcony towards the rear garden of 39 Hollycroft Avenue
- 03. View from the second floor bedroom towards the rear garden of 39 Hollycroft Avenue
- 04. View from the attic space towards the rear garden of 41 Hollycroft Avenue

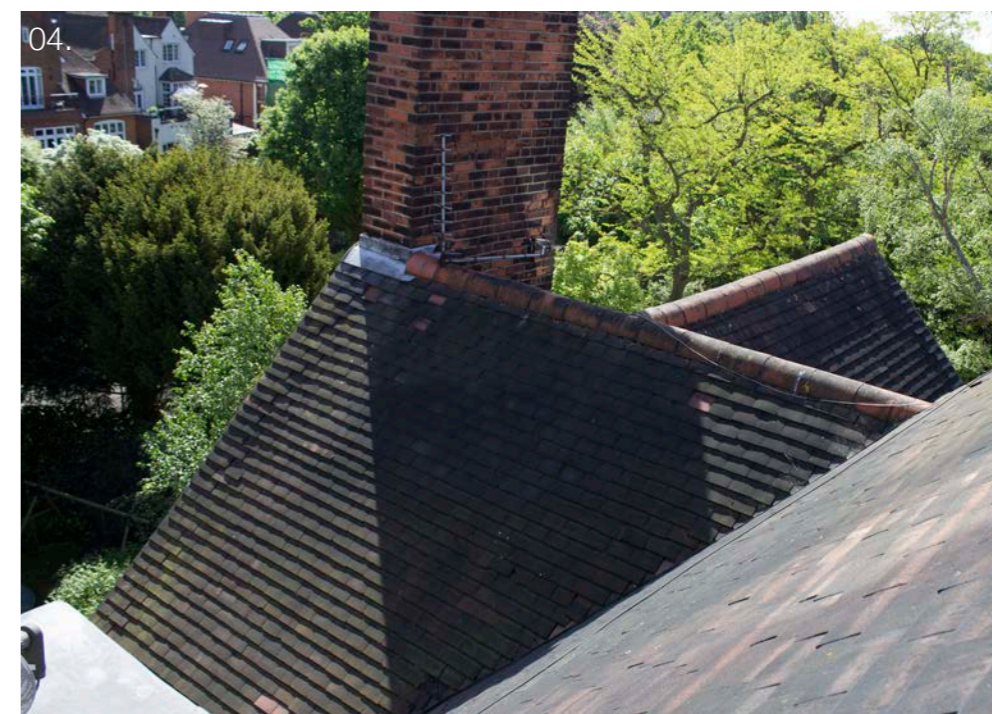
02.



03.



04.



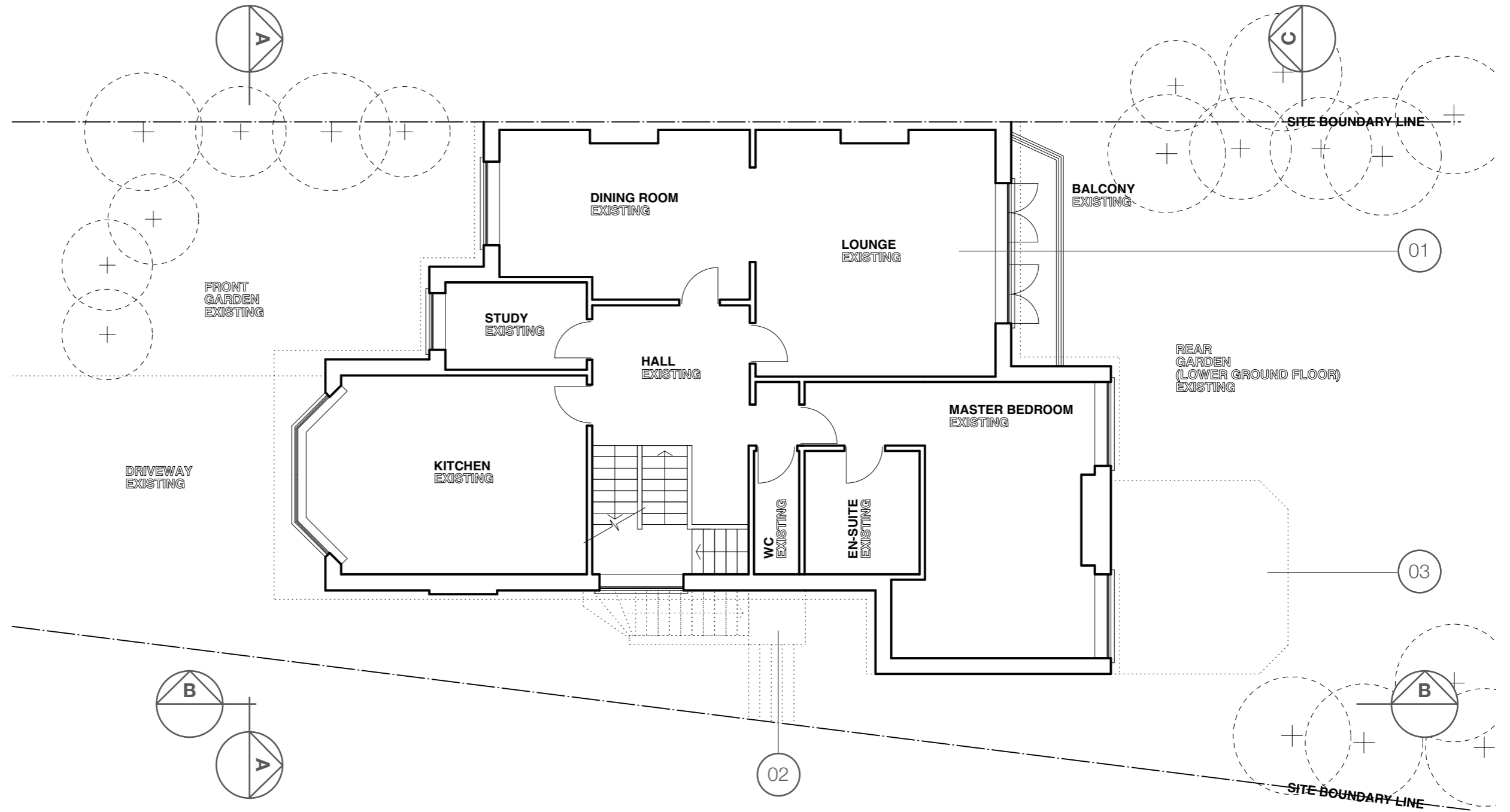
Scaled plans, elevations & sections

- 101 First floor general arrangement - Existing
- 102 Second floor general arrangement - Existing
- 103 Third floor / attic space general arrangement - Existing
- 104 Third floor / roof space general arrangement - Proposed
- 105 Roof finishes - Existing
- 105 Roof finishes - Proposed

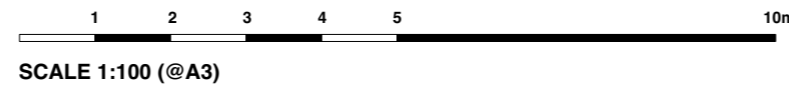
- 201 Front elevation AA - Existing
- 202 Front elevation AA - Proposed
- 203 Side elevation BB - Existing
- 204 Side elevation BB - Proposed
- 205 Rear elevation CC - Existing
- 206 Rear elevation CC - Proposed

Drawing ref: 101
 First floor GA plan
Existing

- 01. Existing first floor configuration of Flat A
- 02. Existing steps / access from lower ground floor to Flat A
- 03. Existing lower ground floor extension and roof terrace to the lower maisonette



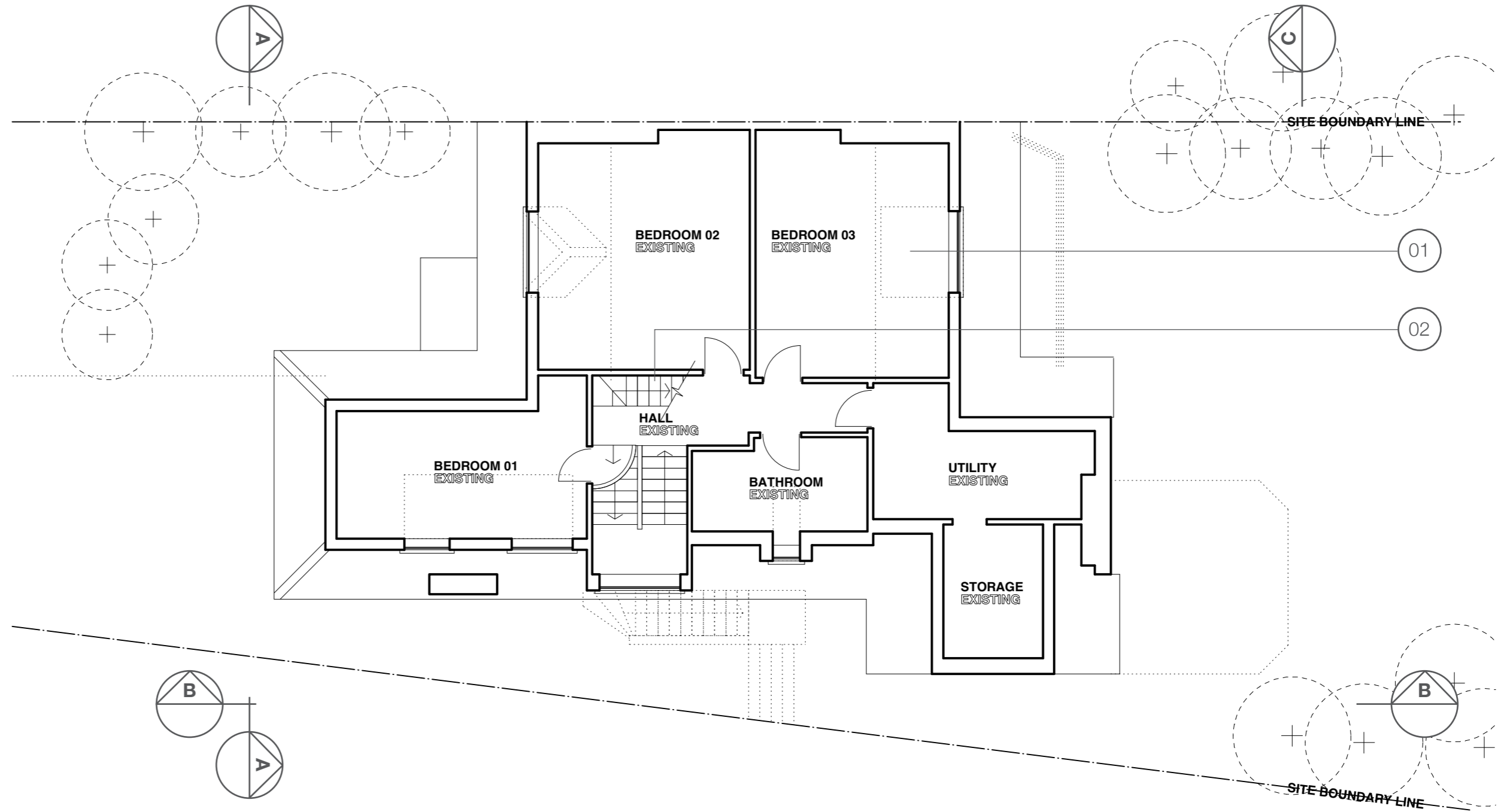
FIRST FLOOR - GENERAL ARRANGEMENT PLAN
 EXISTING



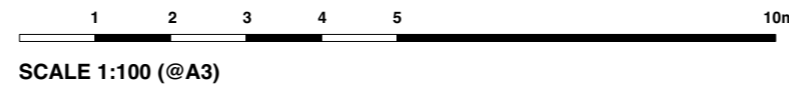
Please note.
 The proposed dormer extension to the rear, and inserted roof windows to the front roof slope, have no effect to the first floor level of the property.

Drawing ref: 102
 Second floor GA plan
Existing

- 01. Existing second floor configuration of Flat A
- 02. Existing stairs up to the third floor attic room



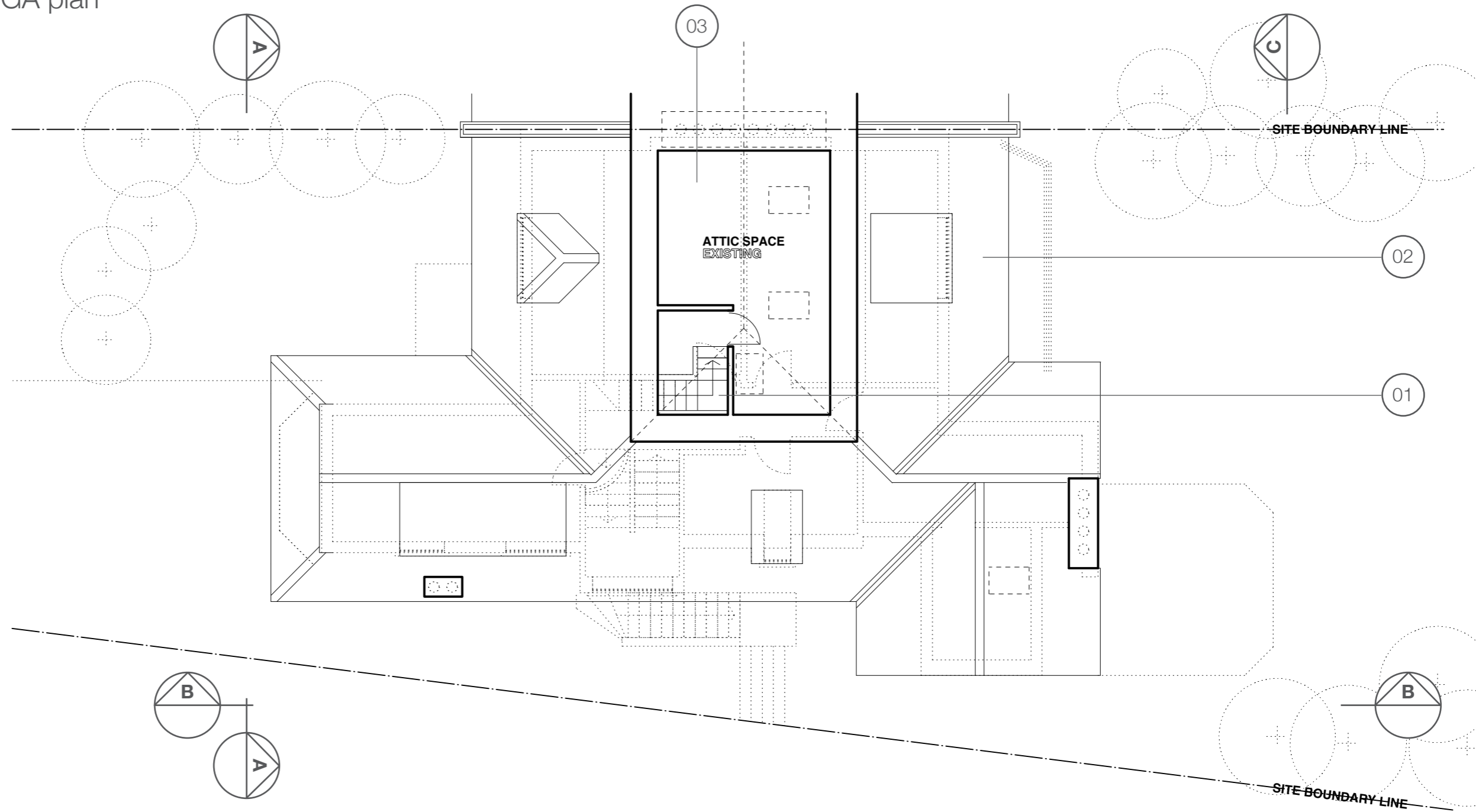
SECOND FLOOR - GENERAL ARRANGEMENT PLAN
 EXISTING



Please note.
 The proposed dormer extension to the rear, and inserted roof windows to the front roof slope, have no effect to the second floor level of the property.

Drawing ref: 103
Third floor / attic space GA plan
Existing

- 01. Existing stairs up to the third floor attic room
- 02. Existing roof finishes
- 03. Existing third floor / attic space configuration of Flat A



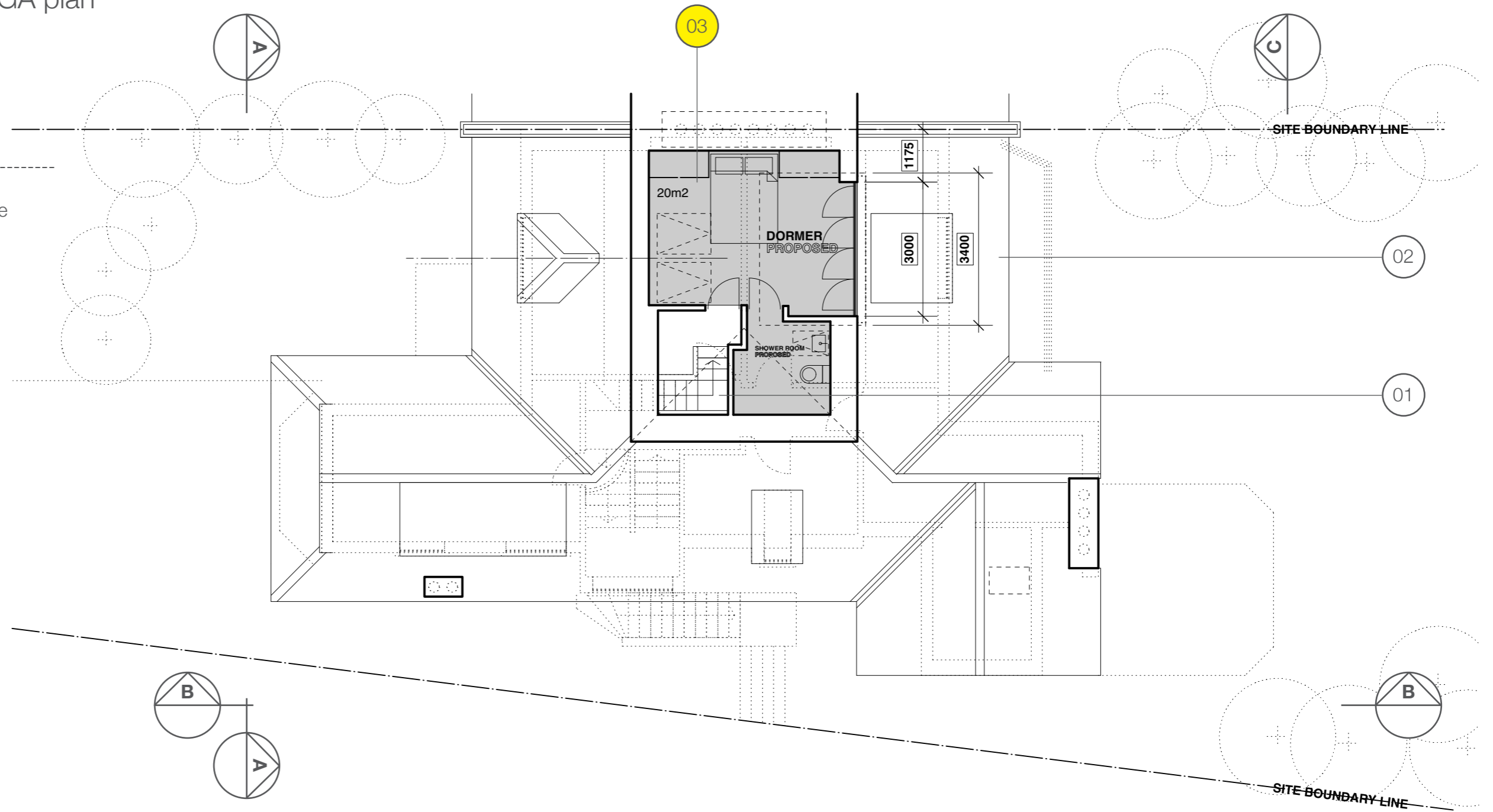
THIRD FLOOR / ATTIC SPACE - GENERAL ARRANGEMENT PLAN
EXISTING



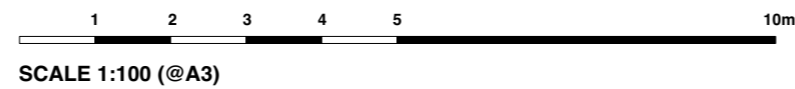
Drawing ref: 104
Third floor / roof space GA plan
Proposed

- 01. Existing stairs up to the third floor attic room
- 02. Existing roof finishes

- 03. Proposed third floor / roof space configuration of Flat A

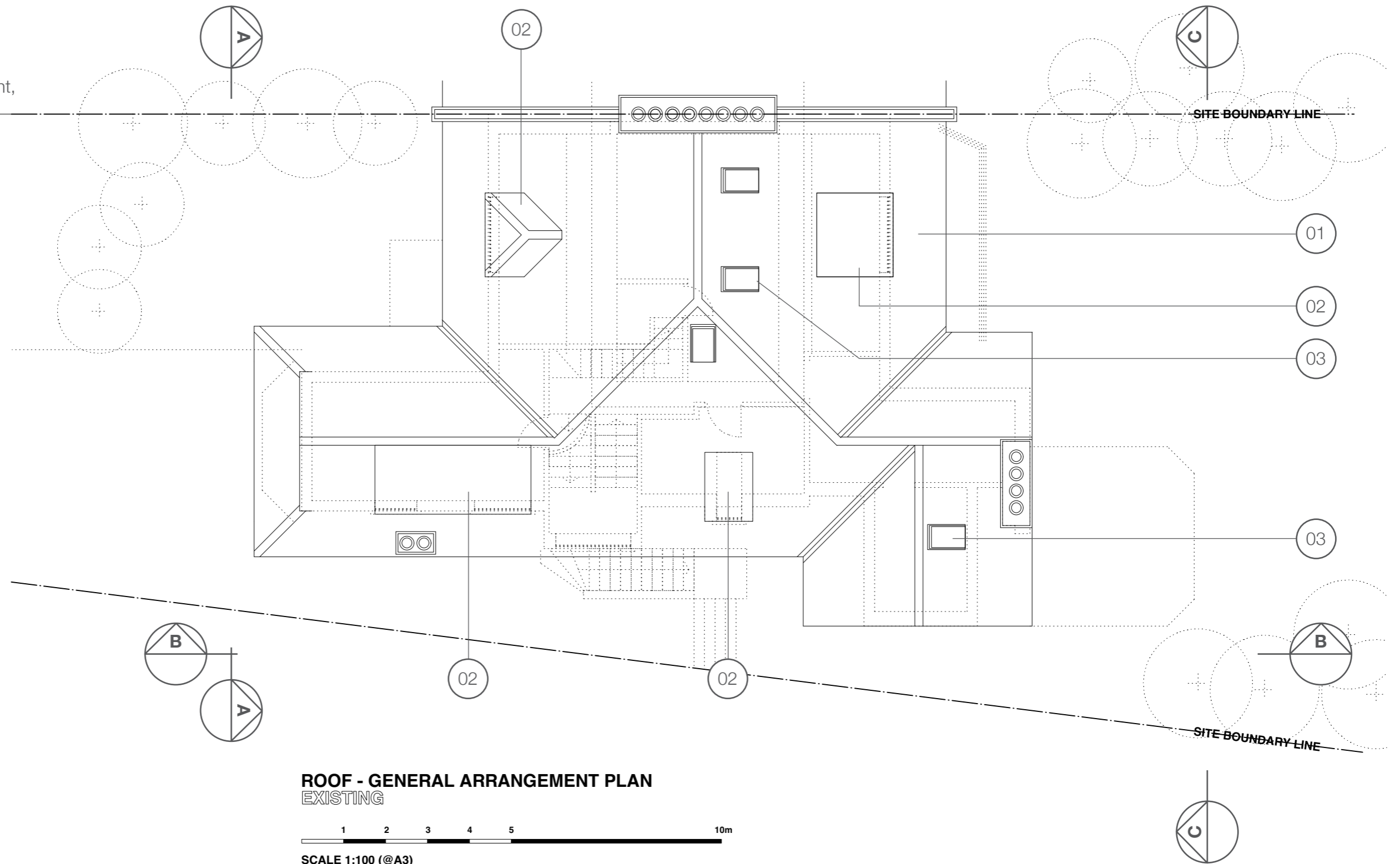


THIRD FLOOR / ROOF SPACE - GENERAL ARRANGEMENT PLAN
PROPOSED



Drawing ref: 105
Roof finishes / GA plan
Existing

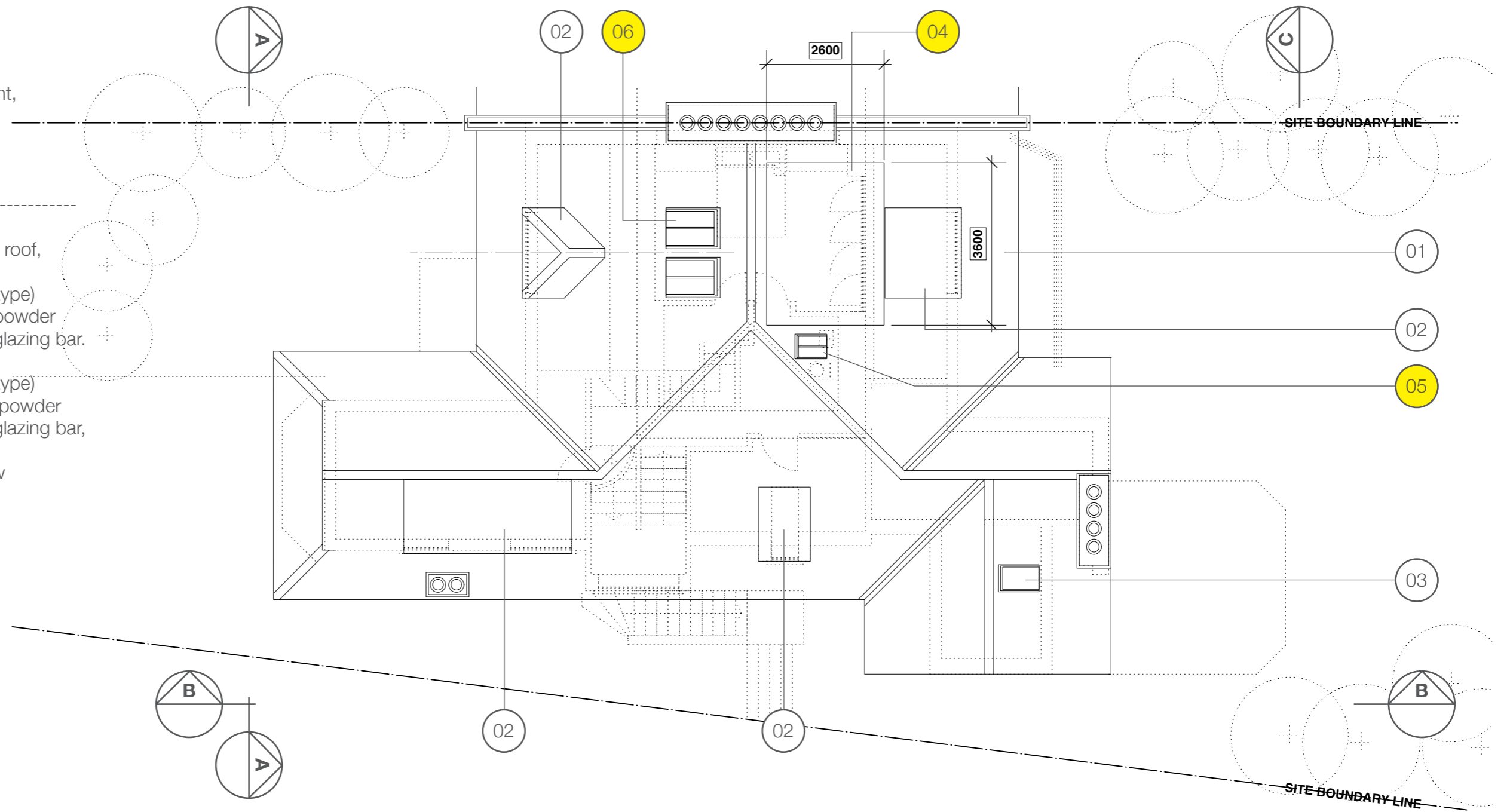
- 01. Existing clay tile roof finishes
- 02. Existing dormer windows to front, rear and side of property at second floor level
- 03. Existing roof windows



Drawing ref: 106
 Roof finishes / GA plan
Proposed

- 01. Existing clay tile roof finishes
- 02. Existing dormer windows to front, rear and side of property at second floor level
- 03. Existing roof windows

- 04. Proposed dormer extension flat roof, with zinc weather proof finish
- 05. Proposed roof windows (Velux type) to rear roof slope, in dark grey powder coated aluminium, with centre glazing bar. Window circa 600 x 900mm
- 06. Proposed roof windows (Velux type) to front roof slope, in dark grey powder coated aluminium, with centre glazing bar, centred over dormer window at second floor level. Each window circa 1200 x 900mm

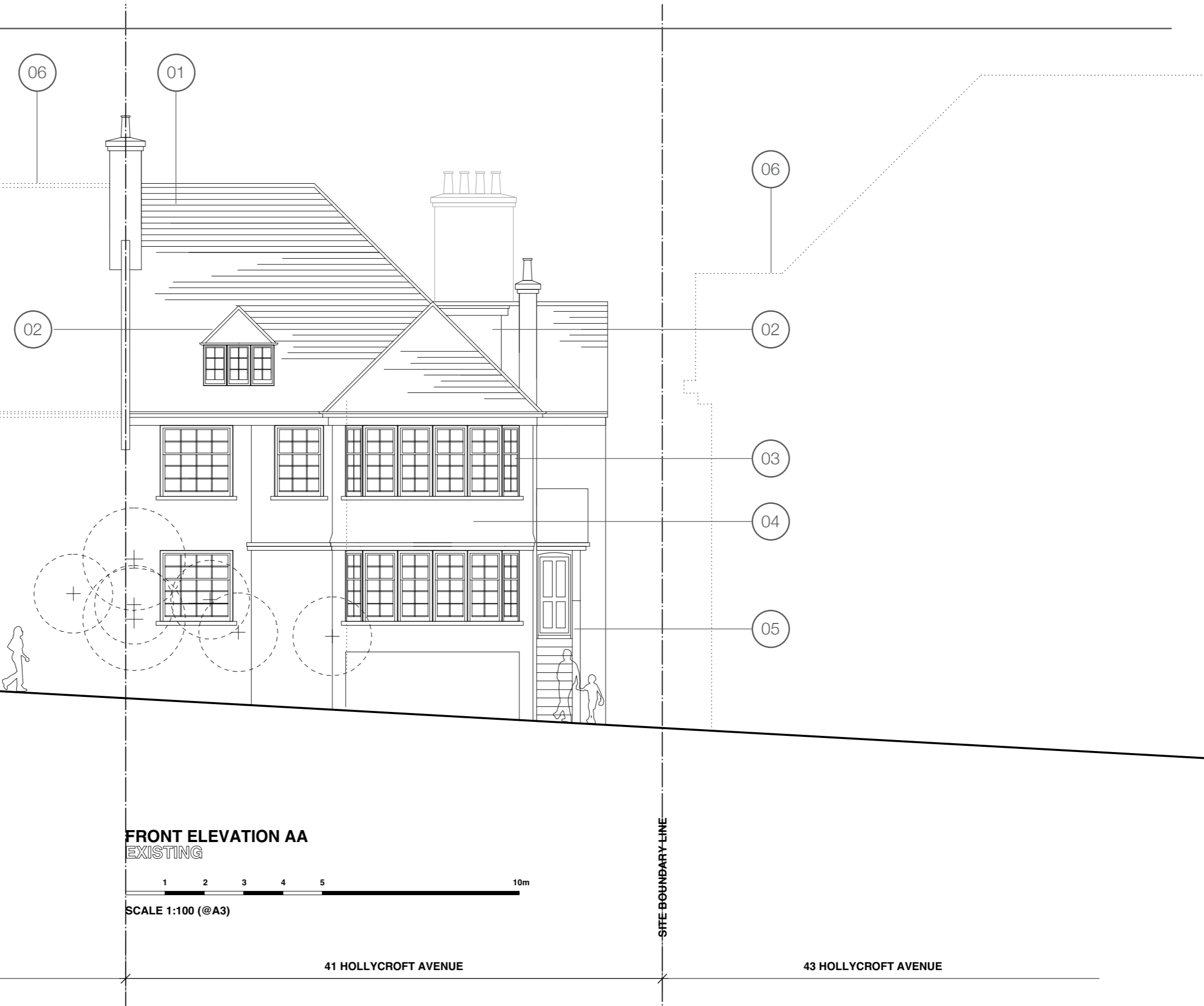


ROOF - GENERAL ARRANGEMENT PLAN
PROPOSED

1 2 3 4 5 10m
 SCALE 1:100 (@A3)

Drawing ref: 201
Front elevation AA
Existing

- 01. Existing clay tile roof finishes
- 02. Existing dormer windows to front, and side of property at second floor level
- 03. Existing timber windows to front of property
- 04. Existing bricks and tiles to front of property
- 05. Existing steps / access from lower ground floor to Flat A
- 06. Profile of adjacent properties



FRONT ELEVATION AA
EXISTING



SCALE 1:100 (@A3)

39 HOLLYCROFT AVENUE

41 HOLLYCROFT AVENUE

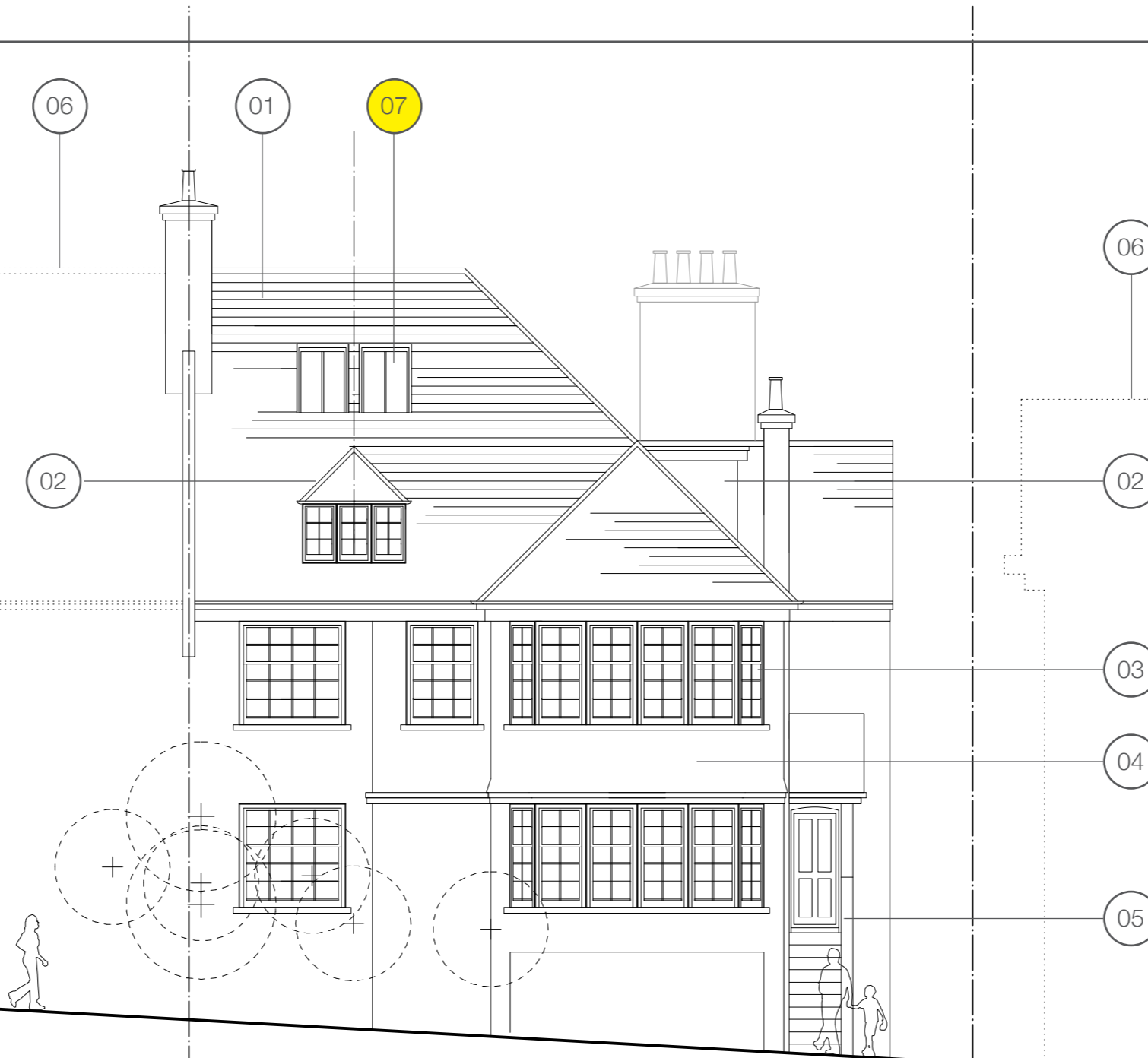
43 HOLLYCROFT AVENUE

SITE BOUNDARY LINE

Drawing ref: 202
Front elevation AA
Proposed

- 01. Existing clay tile roof finishes
- 02. Existing dormer windows to front, and side of property at second floor level
- 03. Existing timber windows to front of property
- 04. Existing bricks and tiles to front of property
- 05. Existing steps / access from lower ground floor to Flat A
- 06. Profile of adjacent properties

- 07. Proposed roof windows (Velux type) to front roof slope, in dark grey powder coated aluminium, with centre glazing bar, centred over dormer window at second floor level. Each window circa 1200 x 900mm



FRONT ELEVATION AA
PROPOSED

1 2 3 4 5 10m
SCALE 1:100 (@A3)

39 HOLLYCROFT AVENUE

41 HOLLYCROFT AVENUE

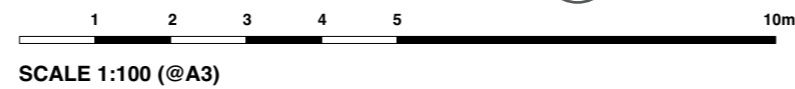
43 HOLLYCROFT AVENUE

Drawing ref: 203
Side elevation BB
Existing

- 01. Existing clay tile roof finishes
- 02. Existing dormer windows to front, and side of property at second floor level
- 03. Existing timber windows to front / side of property
- 04. Existing bricks and tiles to front / side of property
- 05. Existing steps / access from lower ground floor to Flat A
- 06. Existing lower ground floor extension and roof terrace to the lower maisonette



SIDE ELEVATION BB
EXISTING



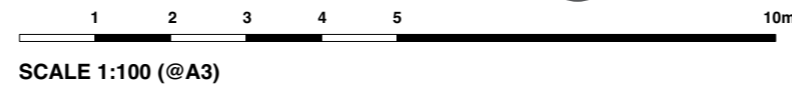
Drawing ref: 204
Side elevation BB
Proposed

- 01. Existing clay tile roof finishes
- 02. Existing dormer windows to front, and side of property at second floor level
- 03. Existing timber windows to front / side of property
- 04. Existing bricks and tiles to front / side of property
- 05. Existing steps / access from lower ground floor to Flat A
- 06. Existing lower ground floor extension and roof terrace to the lower maisonette

- 07. Proposed roof windows (Velux type) to front and rear roof slopes
- 08. Proposed dormer extension flat roof, with zinc weather proof finish, flanks clad with hung tiles to match roof tiles



SIDE ELEVATION BB
PROPOSED



Drawing ref: 205
Rear elevation CC
Existing

- 01. Existing clay tile roof finishes
- 02. Existing dormer window to rear of property at second floor level
- 03. Existing timber windows and doors to rear of property
- 04. Existing balcony to first floor
- 05. Existing lower ground floor extension and roof terrace to the lower maisonette
- 06. Existing roof windows to rear of property



REAR ELEVATION CC
EXISTING

1 2 3 4 5 10m
SCALE 1:100 (@A3)

43 HOLLYCROFT AVENUE

41 HOLLYCROFT AVENUE

39 HOLLYCROFT AVENUE

Drawing ref: 206
Rear elevation CC
Proposed

- 01. Existing clay tile roof finishes
 - 02. Existing dormer window to rear of property at second floor level
 - 03. Existing timber windows and doors to rear of property
 - 04. Existing balcony to first floor
 - 05. Existing lower ground floor extension and roof terrace to the lower maisonette
-
- 06. Proposed dormer extension.
Flat roof, with zinc weather proof finish.
Flanks clad with hung tiles to match roof tiles.
Timber framed doors, detailed to match doors and windows to the remainder of the property. Guard rail in steel, detailed and finished to match guard rail of the balcony below.
 - 07. Proposed roof window (Velux type) to rear roof slope.



REAR ELEVATION CC
PROPOSED

1 2 3 4 5 10m
SCALE 1:100 (@A3)

43 HOLLYCROFT AVENUE

41 HOLLYCROFT AVENUE

39 HOLLYCROFT AVENUE

Summary

We hope that the information and drawings above were clear and helpful.

Overall we feel that the proposed development is not incongruous to the existing property and surrounding area by way of scale and appearance.

The materials to be used are in keeping with original and existing building. Dormer windows are a typical detail of the style of property and the conservation area aesthetic.

The proposal creates limited additional overlooking to the adjacent properties, and therefore we feel that the scheme will have no detrimental impact to them. Nor does the proposal create any overshadowing.

We look forward to hearing back from you soon.
Thank you.

Please contact Giles with any questions.
Thank you

Giles Hardy | Design
54 Gowlett Road, Peckham Rye, London SE15 4HY
07973 525 550
020 8299 4955
gileshardy@gmail.com