

## HERITAGE STATEMENT

### PROJECT - FLAT 6, 47 HOLLYCROFT AVENUE, LONDON, NW3 7QJ - PROPOSED INTERNAL ALTERATIONS

The 4 storey private dwelling house at no 47 Hollycroft Avenue was originally constructed in the late Victorian period and more recently the property has been converted into flats.

Flat no. 6 is situated at the top of the building partially falling into the eaves at the front of the building, with many rooms containing dormer windows.

Much of the original conversion work was carried out to a lower standard and due to time passing has increasingly worn. The proposed works provides a good opportunity for an upgrade to the accommodation while enhancing the character of the flat in sympathy with the overall design of the building.



Fig 1 - No 47 Hollycroft Avenue, Front Elevation

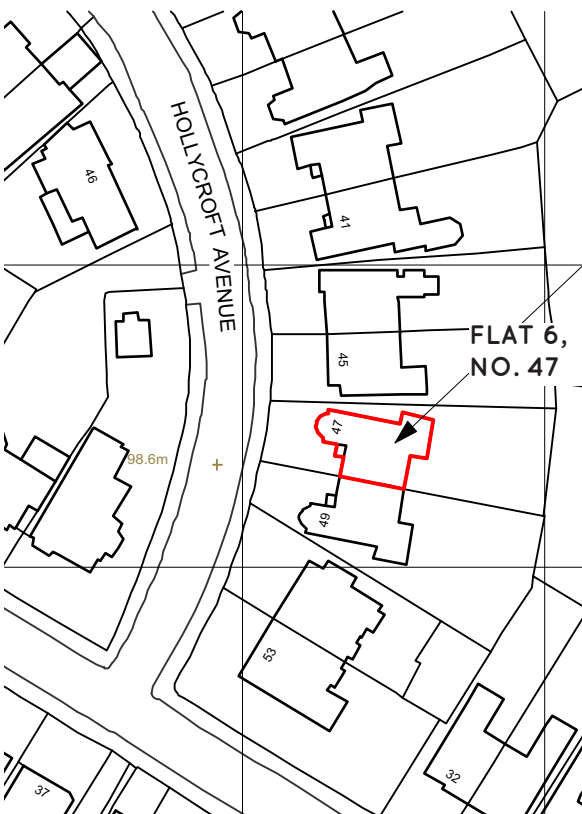


Fig 2 - Location plan of No 47 Hollycroft Ave

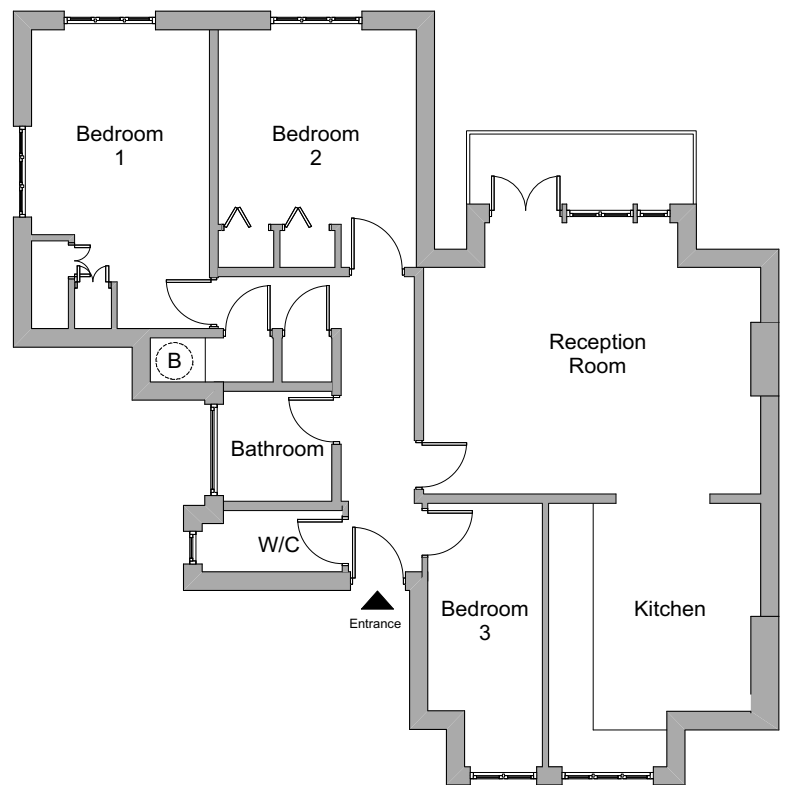


Fig 3 - Above existing floor plans of Flat 6 No 47 Hollycroft Ave

The alterations proposed to flat no.6 as illustrated on drawing no 1019/PL/02 submitted with the application for Listed Building Consent comprises of the following:

1- Removal of walls to existing W/C to improve size and layout of main bathroom. See image of existing >



2- Removal of existing cupboard walls from bedroom 1 to create room for the proposed en-suite.

3- Erect walls within bedroom one to form an en-suite providing replacement second W/C. New soil stack will need to penetrate existing exterior wall to join up to existing soil stack. New air brick to be installed to exterior side wall to provide exhaust for extract fan in proposed en-suite, to comply with current building regulations Part F.

4- Existing Kitchen to be carefully removed with new kitchen installed to create a more attractive space visible from the living area. New air brick to

be installed to exterior side wall to provide exhaust for extract fan in proposed en-suite, to comply with current building regulations Part F.

5- Fireplace is already encased. Existing walls either side of the fireplace to be encased and built out with plasterboard on a timber frame to provide a neutral background. See Image >



6- In addition to the prior points noted here the flat will be completely decorated throughout with care being taken to enhance any existing original plaster and timber detailing, preserving original features so that the overall works will provide an attractive refurbishment of the 3 bedroom flat to form a well design living unit.

7-Surface mounted half height wainscoting wall panelling to be added to all walls in reception room.

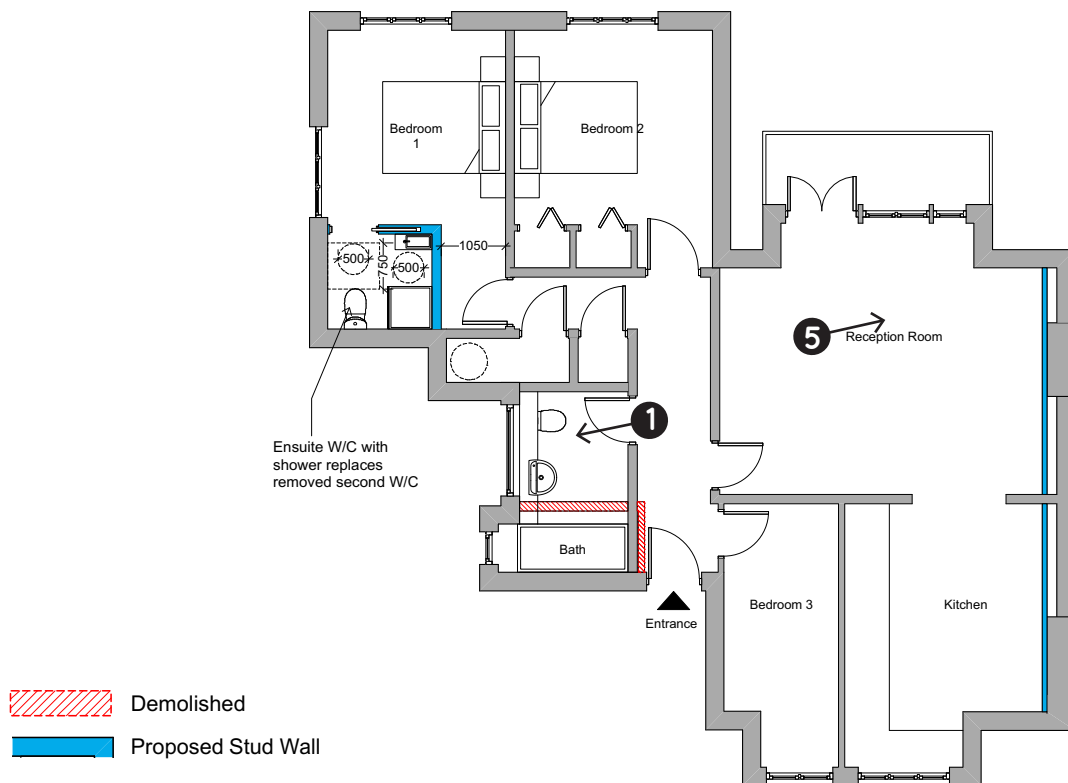


Fig 4 - Proposed plan highlighting walls to be removed in red and proposed walls in blue