
Planning Application - 28th February 2019

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

Agent: Giles Hardy | Design

Contact details: Giles Hardy
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Applicants: Howard & Laura Hymanson
Flat A, 41 Hollycroft Avenue, NW3 7QJ

The application is for the insertion of three roof windows at third floor level to the upper floor maisonette known as Flat A, 41 Hollycroft Avenue

Contents:

- Site location plan - existing
- Site / block plan - existing
- Site photographs
- Scaled plans, elevations & sections

Please note that the proposed roof windows to the front roof slope have been approved as part of an application made in 2018.

Ref: 2018/3678/P

Site location plan Existing

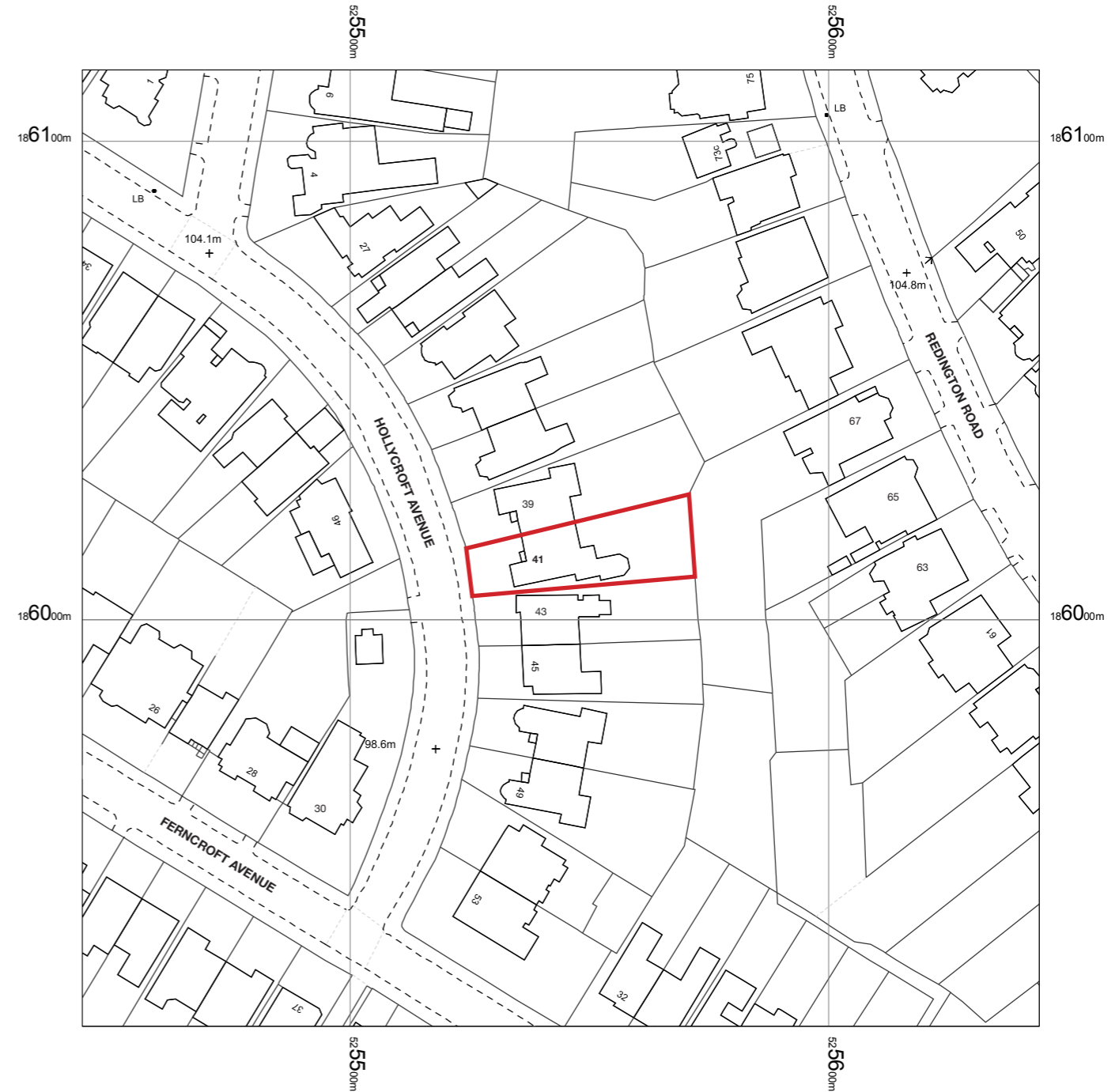
OS MasterMap 1250/2500/10000 scale
Tuesday, July 17, 2018, ID: BLJT-00727568
www.planningapplicationmaps.co.uk

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
Tuesday, July 17, 2018, ID: BLJT-00727569
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1:500 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 area
658m²



Site plan
Scale 1:500 @ A3



Existing front and rear of property



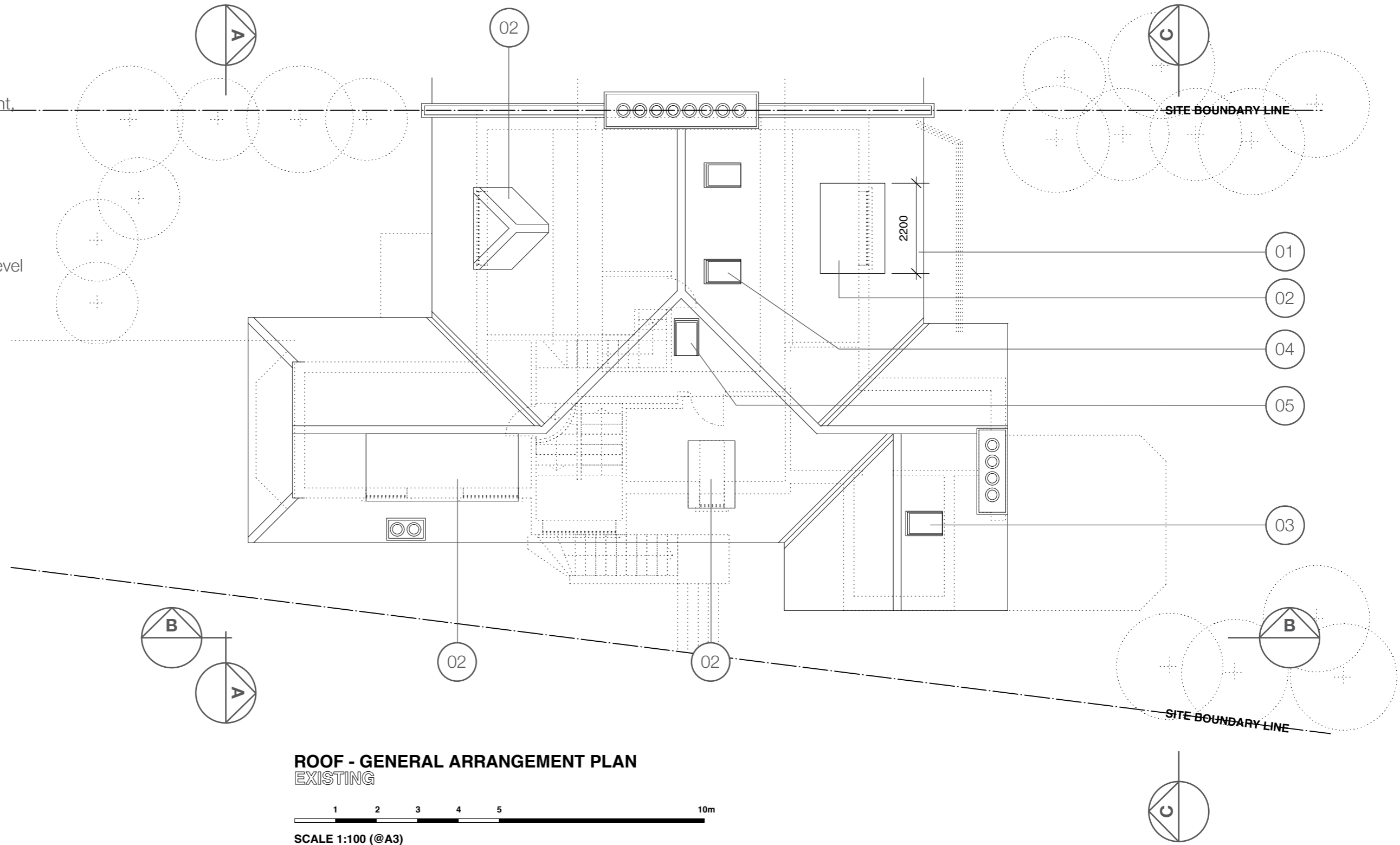
View from Hollycroft Avenue



View from the rear garden

Drawing ref: 101
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 window at second floor level
- 04. 2No. Existing roof windows to rear roof slope at third floor level
- 05. Existing roof window to side / hipped end roof slope at third floor level



ROOF - GENERAL ARRANGEMENT PLAN
EXISTING

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

Drawing ref: 102
 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 window at second floor level

04. 2No. proposed roof windows (Velux type) to front roof slope at third floor level, in dark grey / black powder coated aluminium, with centre glazing bar, centred over dormer window at second floor level. Each window circa 1200 x 900mm

As permission granted application ref: 2018/3678/P

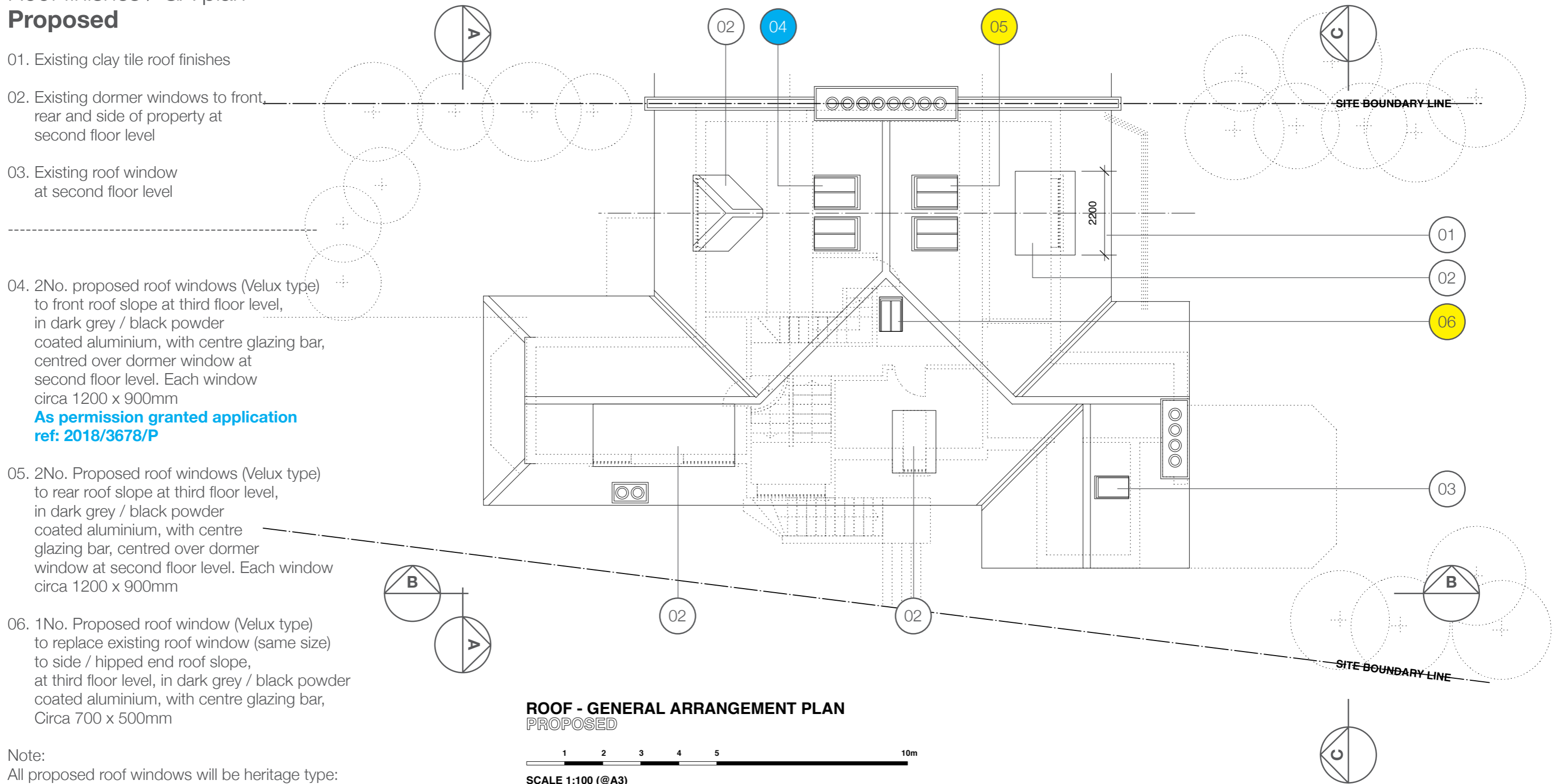
05. 2No. Proposed roof windows (Velux type) to rear roof slope at third floor level, in dark grey / black powder coated aluminium, with centre glazing bar, centred over dormer window at second floor level. Each window circa 1200 x 900mm

06. 1No. Proposed roof window (Velux type) to replace existing roof window (same size) to side / hipped end roof slope, at third floor level, in dark grey / black powder coated aluminium, with centre glazing bar, Circa 700 x 500mm

Note:

All proposed roof windows will be heritage type:

- Dark grey / black aluminium frames
- Set flush with roof tiles
- Centre glazing bar

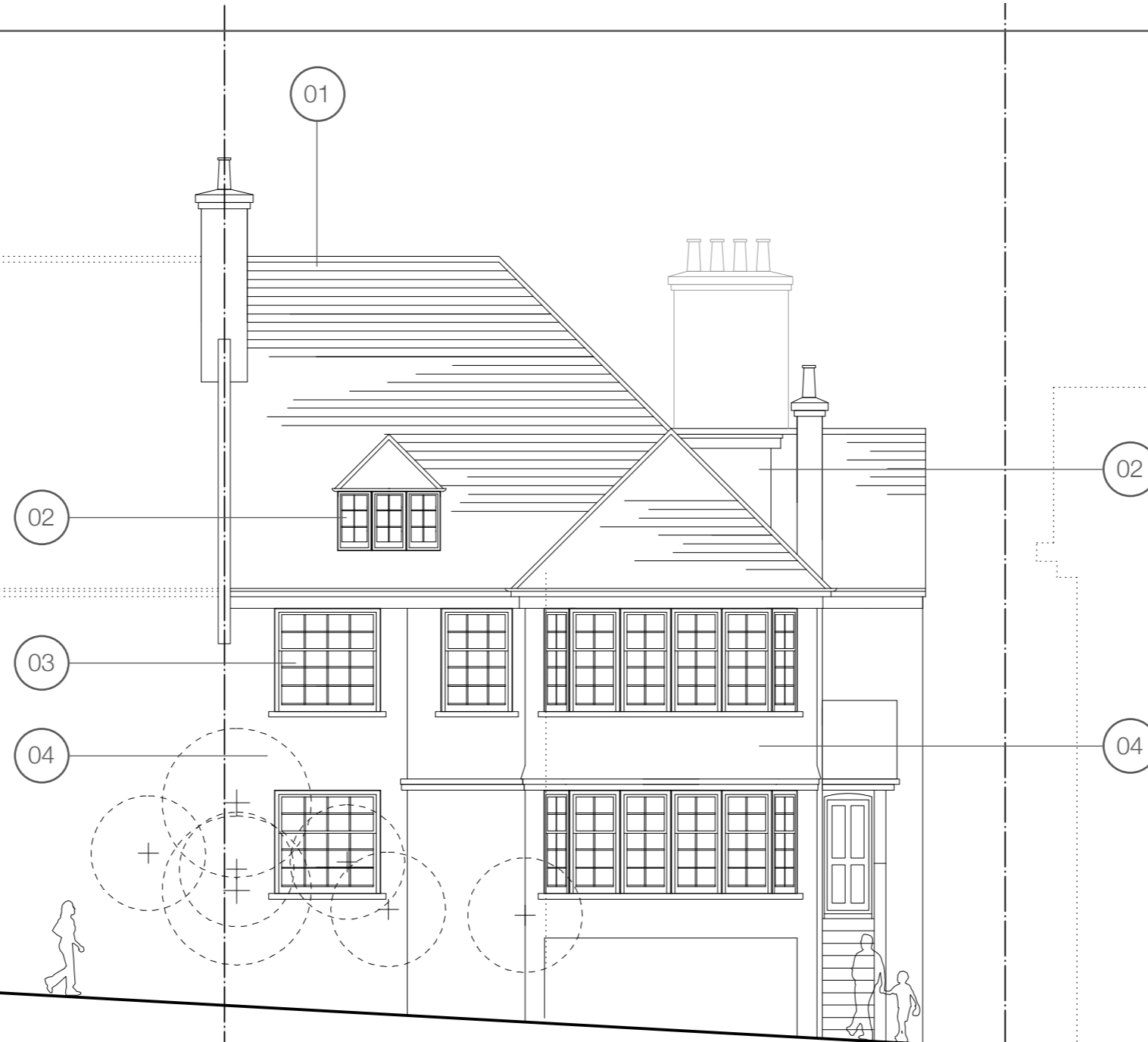


ROOF - GENERAL ARRANGEMENT PLAN
PROPOSED



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



FRONT ELEVATION AA
EXISTING



SCALE 1:100 (@A3)

39 HOLLYCROFT AVENUE

41 HOLLYCROFT AVENUE

43 HOLLYCROFT AVENUE

SITE BOUNDARY LINE

Drawing ref: 201
 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. 2No. proposed roof windows (Velux type) to front roof slope at third floor level, in dark grey / black powder coated aluminium, with centre glazing bar, centred over dormer window at second floor level. Each window circa 1200 x 900mm

As permission granted application ref: 2018/3678/P

Note:
 All proposed roof windows will be heritage type:
 - Dark grey / black aluminium frames
 - Set flush with roof tiles
 - Centre glazing bar



**FRONT ELEVATION AA
 PROPOSED**

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

39 HOLLYCROFT AVENUE

41 HOLLYCROFT AVENUE

43 HOLLYCROFT AVENUE

SITE BOUNDARY LINE

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
- 07. Existing roof window to side / hipped end roof slope at third floor level



SIDE ELEVATION BB
EXISTING

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

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. 1No. Proposed roof window (Velux type) to replace existing roof window (same size) to side / hipped end roof slope, at third floor level, in dark grey / black powder coated aluminium, with centre glazing bar, Circa 700 x 500mm

Note:
 All proposed roof windows will be heritage type:
 - Dark grey / black aluminium frames
 - Set flush with roof tiles
 - Centre glazing bar



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

SITE BOUNDARY LINE

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. 2No. proposed roof windows (Velux type) to rear roof slope at third floor level, in dark grey / black powder coated aluminium, with centre glazing bar, centred over dormer window at second floor level. Each window circa 1200 x 900mm

Note:
All proposed roof windows will be heritage type:
- Dark grey / black aluminium frames
- Set flush with roof tiles
- Centre glazing bar



REAR ELEVATION CC
PROPOSED

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

43 HOLLYCROFT AVENUE

41 HOLLYCROFT AVENUE

39 HOLLYCROFT AVENUE

End of application

Please contact Giles with any questions.
Thank you

Giles Hardy | Design
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