
19 HOLLYCROFT AVENUE, LONDON NW3 7QH

DESIGN & ACCESS STATEMENT

JOHN ALLSOPP STUDIO LTD

Address

33 Foley Street
London W1W 7TL
United Kingdom

Tel

Studio: +44 (0)20 3468 1342

Online

Email: info@john-allsopp.com
Website: john-allsopp.com
Instagram: [@johnallsoppstudio](https://www.instagram.com/johnallsoppstudio)



CONTEXT

19 Hollycroft Avenue is a three storey, semi-detached single family dwelling located in the Redington and Frogna Conservation Area.

In summary, our proposal consists of:

1. Increasing the width of existing timber windows at the rear (north)
2. Replacing a door and window combination with doors and door-height fixed lights, with a small increase in overall width.

Throughout, we propose to use materials and forms in harmony with the existing building.

DRAWINGS:

- Existing:
 - A-1-1006: Location Plan
 - A-1-1007: Block Plan
 - A-1-1020: Existing (Part) Ground Floor Plan
 - A-1-2010: Existing Rear / North Elevation
 - A-1-2012: Existing Side / West Elevations
- Proposed:
 - A-3-1001: Proposed (Part) Ground Floor Plan
 - A-3-2001: Proposed Rear / North Elevation
 - A-3-2002: Proposed Side / West Elevations



DESIGN & ACCESS

With reference to policy **Policy D1 Design ...**

a. respects local context and character;

We are proposing timber framed and glazed doors and windows of a form that follows the principles of the existing.

b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

As above and on the following page.

c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;

We are proposing double glazed units with an external appearance to match the existing

d. is of sustainable and durable construction and adaptable to different activities and land uses;

N/A

e. comprises details and materials that are of high quality and complement the local character;

As above

f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;

N/A

g. is inclusive and accessible for all;

No material change to the existing condition.

h. promotes health;

N/A

i. is secure and designed to minimise crime and antisocial behaviour;

All reasonable measures pursued in specified products.

j. responds to natural features and preserves gardens and other open space;

No material change to the existing condition.

k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,

N/A

l. incorporates outdoor amenity space;

No material change to the existing condition.

m. preserves strategic and local views;

N/A

n. for housing, provides a high standard of accommodation;

N/A

o. carefully integrates building services equipment.

No material change to the existing condition.

DESIGN & ACCESS

With reference to policy **Policy D2 Heritage ...**

The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

We are proposing timber framed and glazed doors and windows of a form that follows the principles of the existing.

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

N/A

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area;

N/A

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

No change

7.5.4: Details

The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the original.

As (e) above

With reference to the **Redington and Frognal Conservation Area Statement ...**

None of the proposed changes affect the character as described in the conservation area statement.

Further, the proposals do not detract from the character of the area as described of features of other properties.

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A / S
