
19 HOLLYCROFT AVENUE, LONDON NW3 7QH

DESIGN & ACCESS STATEMENT

(Proposed Roof Works)

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CONTEXT

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

In summary, our proposal consists of:

1. Enlarged front facing gable end window (lowered sill)
2. Altered (slightly enlarged) rooflight on the front (south) main roof
3. New rooflights on the front (south) and rear main roof
4. New rooflight on the east facing hip roof return
5. Altered (slightly enlarged) dormer window on the west elevation
6. New dormer on the west elevation

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

DRAWINGS:

- Existing:
 - A-1-1006 LOCATION PLAN
 - A-1-1007 BLOCK PLAN
 - A-1-1013 EXISTING SECOND FLOOR PLAN
 - A-1-1015 EXISTING ROOF PLAN
 - A-1-2001 EXISTING FRONT (SOUTH) ELEVATION
 - A-1-2002 EXISTING REAR (NORTH) ELEVATION
 - A-1-2003 EXISTING SIDE (PASSAGE / EAST) ELEVATION
 - A-1-2004 EXISTING SIDE (WEST) ELEVATION

Continues ...



DRAWINGS:

- Proposed:
 - A-3-1010 PROPOSED SECOND FLOOR PLAN
 - A-3-1011 PROPOSED ROOF PLAN
 - A-3-2010 PROPOSED FRONT (SOUTH) ELEVATION
 - A-3-2011 PROPOSED REAR (NORTH) ELEVATION
 - A-3-2012 PROPOSED SIDE (PASSAGE / EAST) ELEVATION
 - A-3-2013 PROPOSED SIDE (WEST) ELEVATION



GABLE END WINDOW AT NO.13 HOLLYCROFT AVENUE

Enlarged gable end window:

We propose to enlarge this window slightly by lowering the sill by 3 brick courses (225mm). Therefore the width and head height remain unchanged.

The proposed height of the window is comparable to that at No.13 (circled yellow).

In-line rooflights:

All proposed rooflights have conservation detailing - recessed flashing & glazing bar.



<p>A/S ARCHITECTURAL SERVICES 100, GERRARD STREET, LONDON, W1D 7JH TEL: 020 7493 8888 WWW.ASARCHITECTS.CO.UK</p>	<p>NOTES REFERENCE TO THIS DRAWING</p>		<p>PROJECT REF: 2102</p>	<p>19 HOLLYCROFT AVE, NW3 7QH</p>
	<p>DATE: 8 JUNE 2021</p>		<p>PROPOSED FRONT ELEVATION</p>	<p>SCALE: 1/50 (BY 1/500 @ A1)</p>
<p>DATE: 8 JUNE 2021</p>			<p>A-3-2010</p>	

Altered & new dormer windows:

There is currently a single dormer window on the west elevation of 19 Hollycroft Avenue. Internally, the dormer window is split by a partition dividing two rooms.

We propose to make internal alterations to remove the partition mentioned above. At the dormer window, previous split internally, we propose to enlarge it slightly in width (approximately 100mm) and height by lowering the sill level by approximately 150mm. Therefore the head height and dormer roof level remain the same.

We also propose a new, adjacent dormer of similar scale and matching head/roof height.

The arrangement of a pair of dormers is comparable to No.17 Hollycroft Avenue - overlay (via planning application ref P9601366R2) and photo to the right.

We believe that our proposal compares favourably to No.17 as the proposed dormers, in elevation, sit comfortably within the limits of the existing roof form.

The glazing of both dormers would be obscured.



VIEW OF 19 HOLLYCROFT AVENUE



DORMER WINDOWS AT NO.17 HOLLYCROFT AVENUE (ABOVE)



OVERLAY OF NO.19 (BLUE) AND NO.17 (SHOWN MIRRORED FOR LIKE FOR LIKE REFERENCE)

DESIGN & ACCESS

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

a. respects local context and character;

**The proposed dormer windows follow the existing finishes and format.
All proposed rooflights have conservation detailing.**

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;

The proposals for the gable end window, rooflights and dormers each have precedent in the immediate vicinity, in buildings of the same type and style.

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;

The proposed dormer windows follow the existing finishes and format.

All proposed rooflights have conservation detailing.

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 Froggnal 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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