

36B Hollycroft Avenue London NW3 7QN

Design and Access Statement 07.07.2021

Application Property

The application concerns flat 36B which is a 2 bedroomed flat comprising the part first and second floors of a semi-detached Edwardian house disposed over 4 floors. The remainder of the house is a single self-contained dwelling.

The property is not Listed and is situated in the Redington and Frognal Conservation Area.

Design Summary

The application is for:

1. The provision of 2 conservation rooflights in the existing roof slopes to either side of the gable facing Hollycroft Avenue.
2. The re-cladding of the existing zinc-clad dormer to the elevation facing Hollycroft Avenue in plain clay tiles to match existing and the replacement of the aluminium framed window with a painted timber window.

Rooflights

The top floor of these houses gets very hot in summer and the best way to sustainably deal with the problem is to have a crossflow of ventilation at the very top of the roof pitch where the hot air from the building rises.

The solution of 2 very modestly sized roof windows - one on each face of the gable elevation (so that of course only one is visible at any time) would be in accordance with NPPG policy and the Council's requirements for sustainable development.

There are numerous examples of conservation rooflights in the pitched roof slopes facing Hollycroft Avenue and the incorporation of rooflights is entirely in keeping with the character of the conservation area.

There are examples of rooflights on gable roof slopes in close proximity to the application site at numbers 13 and 17 Hollycroft Avenue- refer to planning photographs.

Dormer window

The dormer window was obviously constructed historically and pre-dates the Council's guidance on the design of roof structures and additions.

In particular the dormer is clad in zinc and contains an aluminium window.

It's appearance is somewhat incongruous in the conservation area. There are no immediate examples of zinc cladding to dormers in the vicinity and the aluminium window is an anomaly to the remainder of the windows to the house which are painted timber.

The applicants seek to improve the visual appearance by removing the zinc cladding and replacing this with vertical tile hanging to match existing. There will be no change to the size of the dormer.

In addition it is proposed to replace the existing aluminium window with a painted timber window to match in materials and fenestration detail the existing windows to the house.

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