

**DESIGN AND ACCESS ASSESSMENT FOR THE PROPOSED REMOVAL OF
THE INFILL GLAZED CONSERVATORY AND THE REPLACEMENT WITH A
SINGLE STOREY REAR EXTENSION AT 34 HOLLYCROFT AVENUE NW3 7QL**



FRONT VIEW OF 34 HOLLYCROFT AVENUE, LONDON NW3 7QL

LOCATION

The property lies within The Redington and Frognal Conservation Area. The conservation area is further sub-divided and Ferncroft Avenue lies within Sub Area 2. There are three roads known as The Crofts. Hollycroft Avenue is one of these roads. Hollycroft Avenue is more modest than Ferncroft Avenue and largely comprises of semi-detached houses of varied individual appearance but with a “mix and match” set of elements and materials. This gives the street an overall coherent appearance. While most of the houses are built of red brick, these are interspersed by houses with rendered upper floors or tile hanging. The continuity of a small palette of materials play a significant roll in the overall harmony of the appearance of Hollycroft Avenue but this is also helped by the regular spacing of mature London Plane trees that dominate the street view looking upwards along Hollycroft Avenue.

Windows are mainly timber framed traditional casement style. The fronts of the houses are set mainly as pairs of houses. However, the rears of the houses have changed considerably over the years. There is an eclectic mix of sizes and styles of architecture from traditional to modern. There are large, often glass extensions and multiple single and double storey rear extensions that have grown over the years giving a patchwork of heights and depths to the rear extensions.

PLANNING HISTORY No. 34 Hollycroft Avenue, LONDON NW3 7QL

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2015/4065/P	34 Hollycroft Avenue London NW3 7QL	Extension to existing first floor rear extension; extension to existing second floor rear terrace and installation of side windows.	FINAL DECISION	31-07-2015	Granted
2008/3954/P	34 Hollycroft Avenue London NW3 7QL	Alterations to front boundary wall of single family dwellinghouse (part retrospective) including refuse storage areas with sliding doors.	FINAL DECISION	10-11-2008	Granted
2008/0007/T	34 Hollycroft Avenue, London, NW3 7QL	REAR GARDEN: 1 x Bay - Remove.	FINAL DECISION	02-01-2008	No Objection to Works to Tree(s) in CA
2007/6179/P	34 Hollycroft Avenue London NW3 7QL	Erection of single-storey conservatory at rear ground floor level (following the demolition of the existing conservatory) in connection with existing single-family dwelling house (Class C3).	FINAL DECISION	19-12-2007	Granted
8804119	34 Hollycroft Avenue NW3	Work of conversion to form 3 self contained flats and alterations and an extension to the rear.*(Plans submitted).	FINAL DECISION	06-07-1988	Withdrawn after Reg'n (not used on PACIS
16802	34 Hollycroft Avenue, NW3.	The provision of an additional bedroom at first floor level at 34 Hollycroft Avenue, NW3.	FINAL DECISION	02-07-1973	Conditional
15267	No. 34 Hollycroft Avenue, NW3,	The conversion of No. 34 Hollycroft Avenue, NW3, into two self-contained dwelling units and the provision of a first floor rear extension.	FINAL DECISION	12-12-1972	Conditional
14001	No.34 Hollycroft Avenue, N.W.3	The conversion of No.34 Hollycroft Avenue, N.W.3 into 2 maisonettes including the erection of an enlarged rear extension.	FINAL DECISION	27-06-1972	refusal

No. 34 Hollycroft Avenue - continued

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2007/6179/P	34 Hollycroft Avenue London NW3 7QL	Erection of single-storey conservatory at rear ground floor level (following the demolition of the existing conservatory) in connection with existing single-family dwellinghouse (Class C3).	FINAL DECISION	19-12- 2007	Granted

EXISTING Rear view of no. 34 Hollycroft Avenue , London NW3 7QL

**As approved by L.B. of Camden: date 19-12-2007 and later in August 2015 - see
above approval reference numbers**



REASONS TO SUPPORT THE PROPOSED APPLICATION

The original U shape footprint is now hidden by the infill Ground floor extension. The glazed conservatory is awkwardly placed and hides the original footprint. The result being that the single pitch tiled roof has been lost. This photograph shows the adjoining tiled single pitch roof to the rear of the main house, being the original tiled roof detail.



It is the architects wish to return to the original U shape footprint of these houses. To remove the glazed "infill" conservatory and replace it with a single storey rear extension of the same floor area at the rear.

This will allow the original main Ground floor full height windows to be seen from the garden.

Currently there is very poor natural ventilation to the rear main room, producing a stuffy feeling within the house and condensation on the internal wallpaper walls.

The clay tiled roof over the rear Ground floor windows has been lost and should be returned to the original clay pitched roof with traditional timber framed French doors, as the original house..

The present glazed roof of the conservatory produces an excessive amount of light pollution to the night sky

The above improvements would provide a positive contribution to the character of this Conservation Area



NEGATIVE CONTRIBUTION TO THE CONSERVATION AREA PROVIDED BY THE CURRENT REAR GLAZED CONSERVATORY

The infill conservatory offers a square uniform footprint to the house which is alien to the original period properties

The link between the timber conservatory and the red brick rear extension is uncomfortable. It would have been preferred to have a clear setback between the two different materials.

At First floor level the rear extension facing the garden has tall French doors that do not lead anywhere. It is proposed to return these French doors to traditional style casement windows to match the architecture of this property.

The present glazed roof of the conservatory produces an excessive amount of light pollution to the night sky which is contrary to the current planning guidelines

The junction between the conservatory and original building has resulted in the loss of the Edwardian tiled single pitched roof over the Ground floor windows.

The creation of the Conservatory has resulted in the formation of an INTERNAL habitable room. The present "internal" Dining room is without windows and the space is therefore poorly ventilated. Condensation and damp is an issue with the current owners. It would be much better to return to the original external façade and, thereby, be able to offer openable windows, directly to fresh air, for natural ventilation of this large habitable room.



IMAGE B – Existing Rear View as seen from the garden

DESIGN PRINCIPALS OF THE PROPOSED NEW REAR EXTENSION

The ground floor has magnificent rooms of good proportion. However, at the moment, there is not any natural ventilation to this main rear habitable room, currently used as Dining room. There are signs of condensation and damp to the internal walls.

The ornate cornice detail, picture rails, skirting, window shutters and door architraves are original and the client does not want to harm or destroy these features.

The proposal involves the removal of the timber and glass conservatory which currently creates an infill to the Ground floor layout.

By removing the glazed conservatory, the rear elevation of the main house can be returned to its original design.

The existing conservatory provides approx 23 m² of internal floor area. The proposed new extension will provide only 20m² of floor area. There is no increase in the overall floor area

The small tiled roof to the main house can be returned. Currently lost by the conservatory.

It is proposed to create a new single storey rear extension of a relatively modern design but using materials in keeping with the traditional architecture in this locality.

The tiled roof to the proposed rear extension will alleviate all of the light pollution caused by the glass roof of the present conservatory.

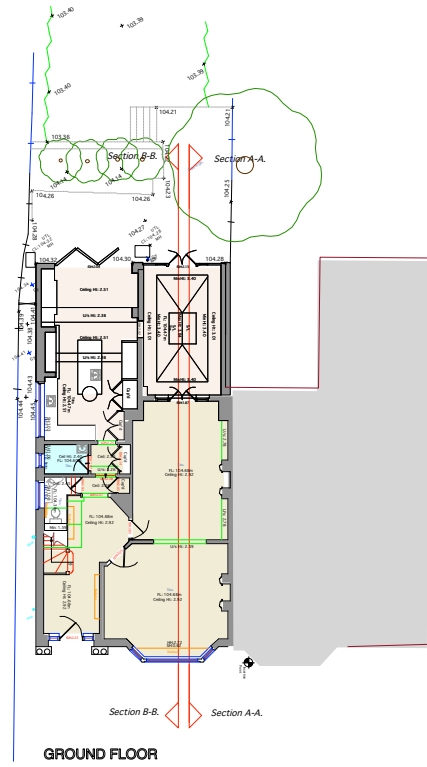
It is proposed to replace the French style doors at First floor with a traditional timber casement window

This addition of the rear extension provides the opportunity to return to the U shape footprint of the original group of semi-detached houses

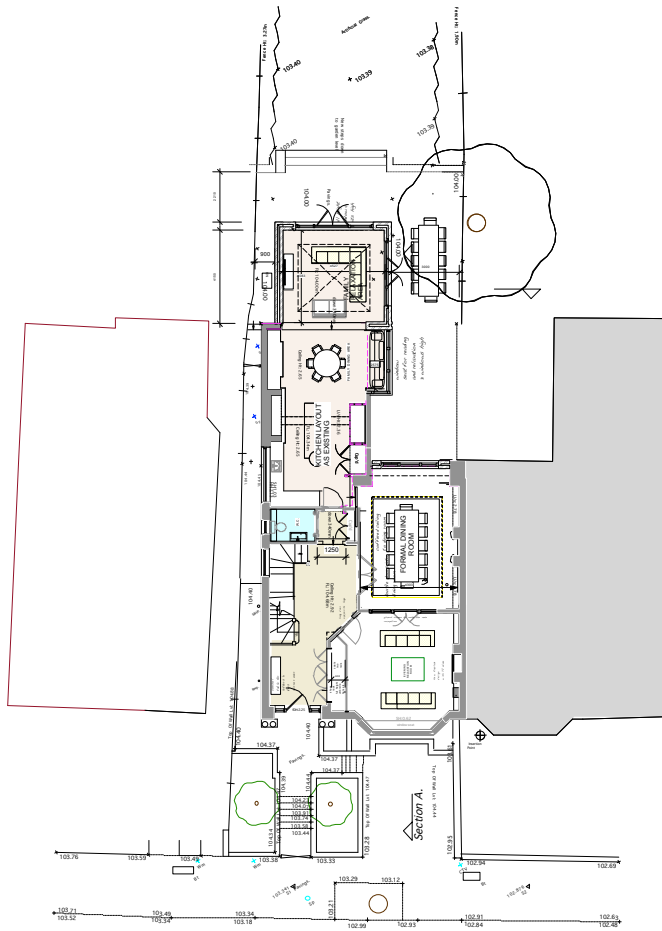
The modest single storey rear extension is set 900mm away from the boundary and will not cause any loss of daylight or sunlight to the neighbouring property at 36 Hollycroft Avenue



PROPOSED REAR ELEVATION



EXISTING SITE PLAN



Use

The client wishes to renovate and extend the property as his own family dwelling house. The client has no desire to sell the property on completion. The extension and alterations are to better organized use of the rooms and spaces.

PROPOSAL - USE

The current use of the building is that as a single-family house.

It is intended to create accommodation for a new younger family together with a parent's room at Second floor level for a multi generational use. In this way the house will be fully SUSTAINABLE for more generations.

EXTRACTS FROM THE CAMDEN DESIGN GUIDANCE NOTES

4.7 Good practice principles for external alterations

Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

The design of the extension does not harm the architectural integrity of the main house. The proposed alterations to the rear extension complies with Guidance Note 19.12. - *A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook, daylight and sunlight. The infill extension is sensitively designed. The rear extension fully complies with the BRE guidance Site Layout Planning for Daylight and Sunlight to adjoining properties. The existing extension will remain only be partially visible from the rear garden no 18 Ferncroft Avenue.*

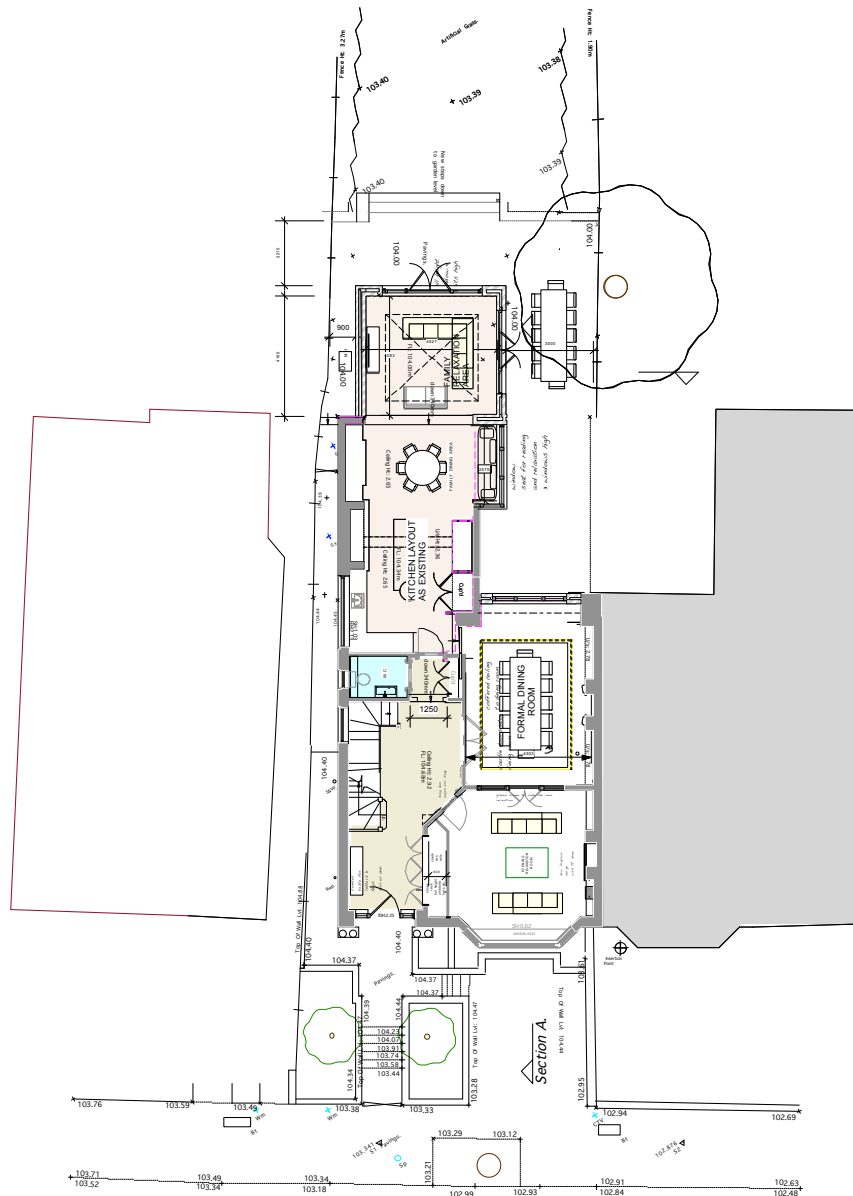
4.8 Scale: Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach. More detailed guidance on design considerations is contained within CPG1 Design (Design excellence chapter).- *Rear extensions should be designed to be subordinate to the building being extended, in terms of location, form, scale proportions and dimensions; respect the original design and proportions of the building, including its architectural period and style; respect existing architectural features, such as projecting bays or decorative balconies; respect the historic pattern and established grain of the surrounding area, including the ratio of built to unbuilt space; make sure it does not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, light pollution/spillage privacy/overlooking, and sense of enclosure; and allow for the retention of a reasonable sized garden.* With this proposed extension the host building is clearly undisturbed and the extension will not do any harm to the host building or its locality.

EXTRACTS FROM THE POLICY GUIDANCE

Rear extensions

4.9 A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight.

It is proposed to create only a single storey rear extension . The neighbouring properties have been fully considered with regard to daylight/sunlight and any possible overlooking



General principles which have been taken into account within this proposal.

4.10 Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing; **YES**
- respect and preserve the original design and proportions of the building, including its architectural period and style; **YES**
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks; **YES**
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space; **YES**
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure; **YES**
- allow for the retention of a reasonable sized garden; **YES**
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area. **YES**

4.11 Materials should be chosen that are sympathetic to the existing building wherever possible (see also CPG3 Sustainability on Sustainable use of materials). **YES**

Materials have been chosen that are sympathetic to the existing building.

The casement windows to the rear elevation can be timber framed painted white.

New brickwork will be second hand imperial stock bricks to match the original house with pointing to match.

New pitched roof will use traditional Rosemary clay tiles to match the main house

Height of rear extensions

4.12 *The new extension is subordinate to the original building. Its height respects the existing pattern of rear extensions. Ground floor extensions are generally considered preferable to those at higher levels.*

The new extension is single storey only with a part pitched roof using natural Rosemary clay roof tiles

Width of rear extensions

The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

The new extension is subordinate to the original building

ACCESS

Existing access points to and from Hollycroft Avenue to the main house are to be retained. There will be the existing front door and a side passageway giving access to the rear garden

The existing main staircase from ground to second floor will be retained.

The main front door will retain the existing stepped access to the property. There is no alternative access to the front door. No changes

The rear garden is accessible by going down the side access pathway to the rear terrace area giving scope for the enjoyment by a wheelchair user.

SUMMARY

The extensions have been sympathetically designed to harmonise with the host building without dominating it.

There is no harm to the environment, other than the process of building, which will be limited to about 3 months.