

Design and Access Statement

22 Frognal Lane, NW3 7DT

April 2023



Contents

1.0 Introduction

2.0 Reference Documents

3.0 Existing Building

3.1 Introduction

3.2 Location

3.3 Existing Building Areas

4.0 Planning

4.1 Site Planning History

4.2 Relevant Planning Permissions within the Area

4.3 Planning Policy

5.0 Proposed Design

5.1 Use

5.2 Layout

5.3 Proposed development

5.4 Scale

5.5 Appearance and materiality

5.6 Landscaping

5.7 Vehicle and Cycle Parking

6.0 Access and Other Issues

6.1 Access

6.2 Trees

6.3 Flood Risk

7.0 Conclusion

1.0 Introduction

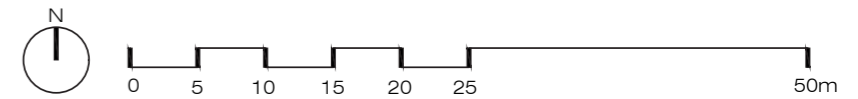
This Design and Access Statement has been prepared to support a planning application for infill rear extension to the lower ground and ground floor levels and other minor alterations at no. 22 Frognal Lane, NW3 7DT. The house is located within the Redington Frognal Conservation Area in the London Borough of Camden.

The proposed alterations have been noted in this document and are shown on the attached drawings. The proposed scheme will make a positive contribution to the owner-occupiers of the building and to surrounding area whilst having no impact on the street scene.

The proposed alterations are not visible from public streetview and the street facade will remain unchanged. The proposed material change to the rear facade from roughcast render to brick will reinstate the original material and appearance of the building on the rear elevation. The proposal is therefore considered as reinstating and remaining in keeping with the existing character of the building. The proposed minor alterations integrate well within the context of the existing building with regards to scale, layout and materials.



Fig 1. Location plan



2.0 Reference Documents

This statement should be read in conjunction with the appended existing and proposed application drawings.

LP-00: Location and Block Plan

EX-00: Existing Site Plan

EX-01: Existing Basement & Ground Floor Plan

EX-02: Existing First, Second Floor & Roof Plan

EX-03: Existing Front & Rear Elevation

EX-04: Existing Side 1 & Side 2 Elevation

EX-05: Existing Section A-A

PA-00: Proposed Site Plan

PA-01: Proposed Basement & Ground Floor Plan

PA-02: Proposed First, Second Floor & Roof Plan

PA-03: Proposed Front & Rear Elevation

PA-04: Proposed Side 1 & Side 2 Elevation

PA-05: Proposed Section A-A

PA-06: Green roof detail

PA-07: Bins and bicycles enclosure

3.0 Existing Building

Frogna Lane is characterised by residential buildings set back behind front gardens with low walls, fences, gates and hedges. The street is lined with trees and the character is enhanced by the contribution of the trees and vegetation in private gardens. The scale of the buildings is predominantly three-four storeys in height.

The property known as no. 22 Frogna Lane is a four-storey detached Victorian building, with the lower ground floor only visible on the rear and side elevation and with the top storey built into the roof, located on the southern side of Frogna Lane (Fig 2 & 3). The building is not statutorily or locally listed, however it is identified in the Redington Frogna Conservation Area as a building which makes a positive contribution to the character and appearance of the Conservation Area.

The “triangle” formed by Frogna Lane, Finchley Road and Langland Gardens, which encloses an area of private open space, forms an area of relatively consistent architectural style and character. The houses that back onto the open space, namely Nos. 230 to 248 Finchley Road, Nos. 3 to 31 Langland Gardens and Nos. 2 to 32 Frogna Lane were built in the 1890s, and appear to have been built by the same, or a limited number of developers. These generally semi-detached houses are of three or four storeys with red brickwork and prominent Dutch style gables.

Existing Building Areas

Lower Ground Floor Area	103.3m ²
Ground Floor Area	104.1m ²
First Floor Area	105.3m ²
Second Floor Area (above 1.5m height)	94.6m ²
Total Built Area	407.3m ²

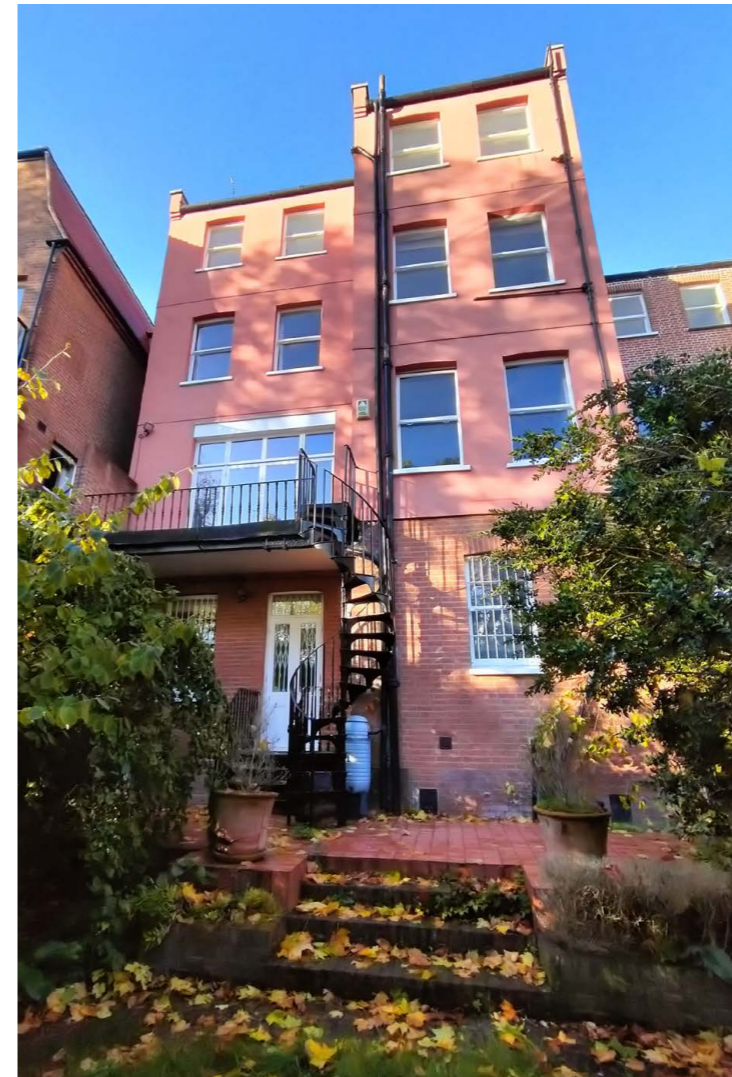


Fig 2. Existing Rear Elevation



Fig 3. Existing Front Elevation

4.0 Planning

4.1 Site planning history of no. 22 Frognal Lane

F5/9/5/2490 - Approved

The provision of Parking space for four cars and the erection of a canopy over part of the space.

4.2 Relevant planning permissions within the area

Examples of successful projects in similar contexts have been considered to inform our design. The applications below have been approved by Camden Council and show a history for approving similar rear extensions and alterations.

2 Frognal Lane, London, NW3 7DU (Fig 4)

Ref.: 2016/6870/P

Erection of single-storey rear extension at the lower ground floor level; infill extensions to the lower ground and ground floor levels; new roof terrace plus access doors and railings at rear ground floor level; replacement staircase plus privacy screen; new timber sashes; new boundary treatment at front plus hard and soft landscaping works to front and rear gardens.

Full permission granted (21/03/2017)

6 Frognal Lane, London, NW3 7DU (Fig 5)

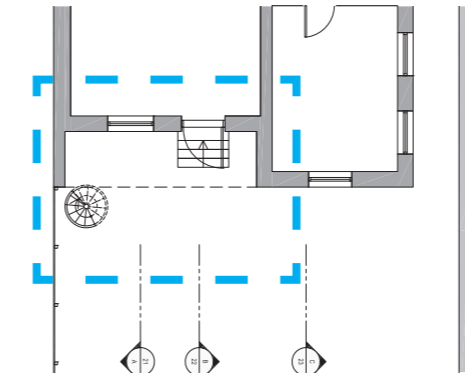
Ref.: 2005/5504/P

The erection of an infill rear extension at lower ground floor level, alterations to the fenestration of the rear elevation on all floors, replacement of an existing balustrade at rear first floor level and the provision of a new spiral staircase to give access to the garden from the rear ground floor level of the single family dwellinghouse.

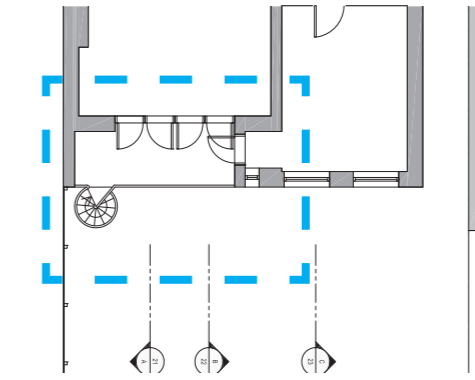
Full permission granted (13/02/2006)

(Fig 4) 2 Frognal Lane - Existing and Proposed rear extension

Existing Lower Ground Floor



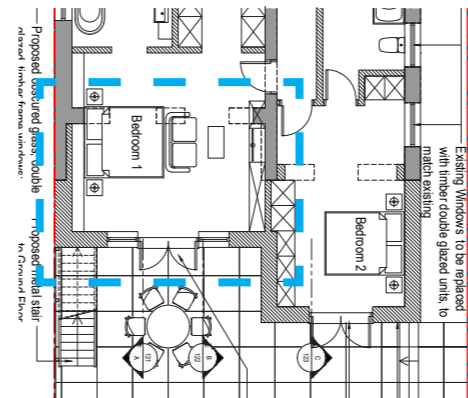
Existing Ground Floor



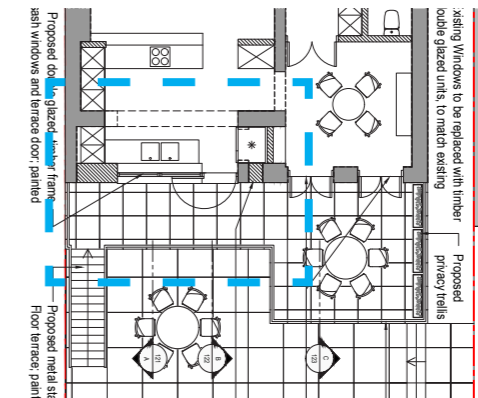
Existing Rear Elevation



Proposed Lower Ground Floor



Proposed Ground Floor

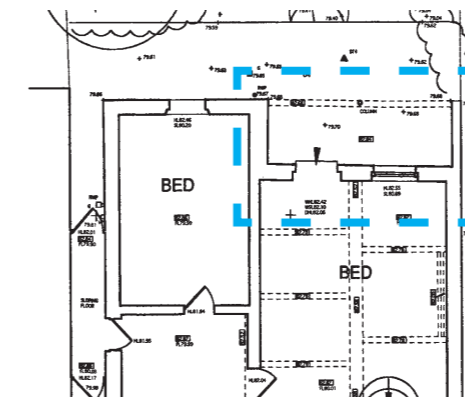


Proposed Rear Elevation

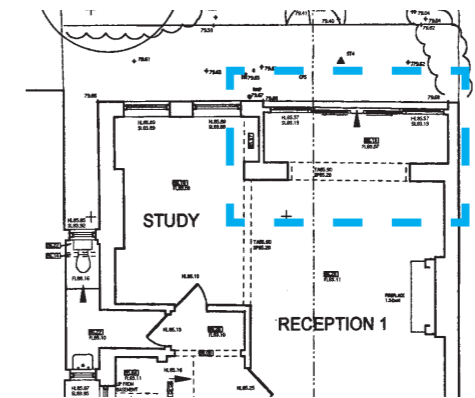


(Fig 5) 6 Frognal Lane - Existing and Proposed rear extension

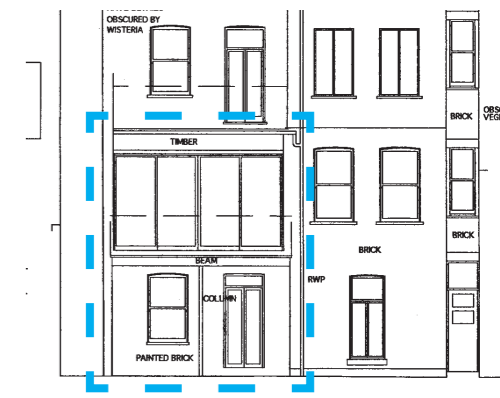
Existing Lower Ground Floor



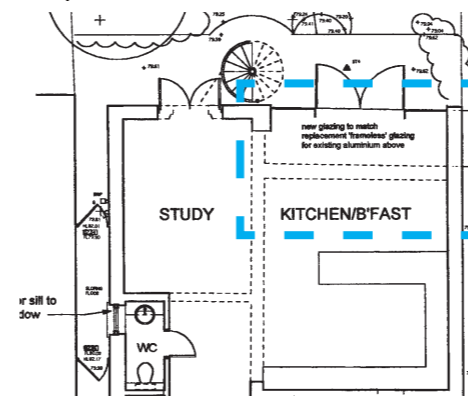
Existing Ground Floor



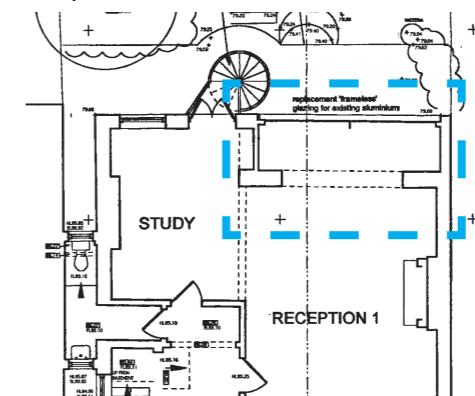
Existing Rear Elevation



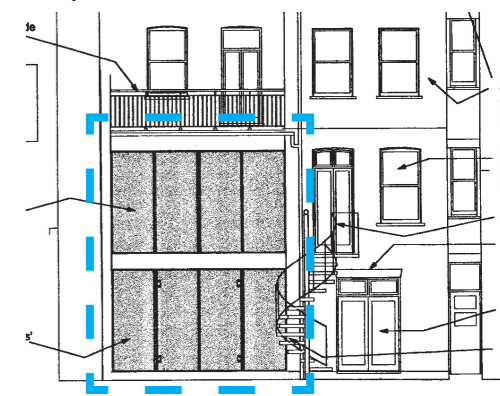
Proposed Lower Ground Floor



Proposed Ground Floor



Proposed Rear Elevation



4.3 Planning Policy

The council's adopted policies map designates the site as within the Redington Frogna Conservation Area (Fig 6). The following planning policies and documents have been considered in the preparation of this planning application:

National Planning Policy Framework - 2021

Local Planning Policy

London Plan - 2021

Camden Local Plan - 2017

Camden Planning Guidance

Redington Frogna Conservation Area Character Appraisal & Management Plan - 2021

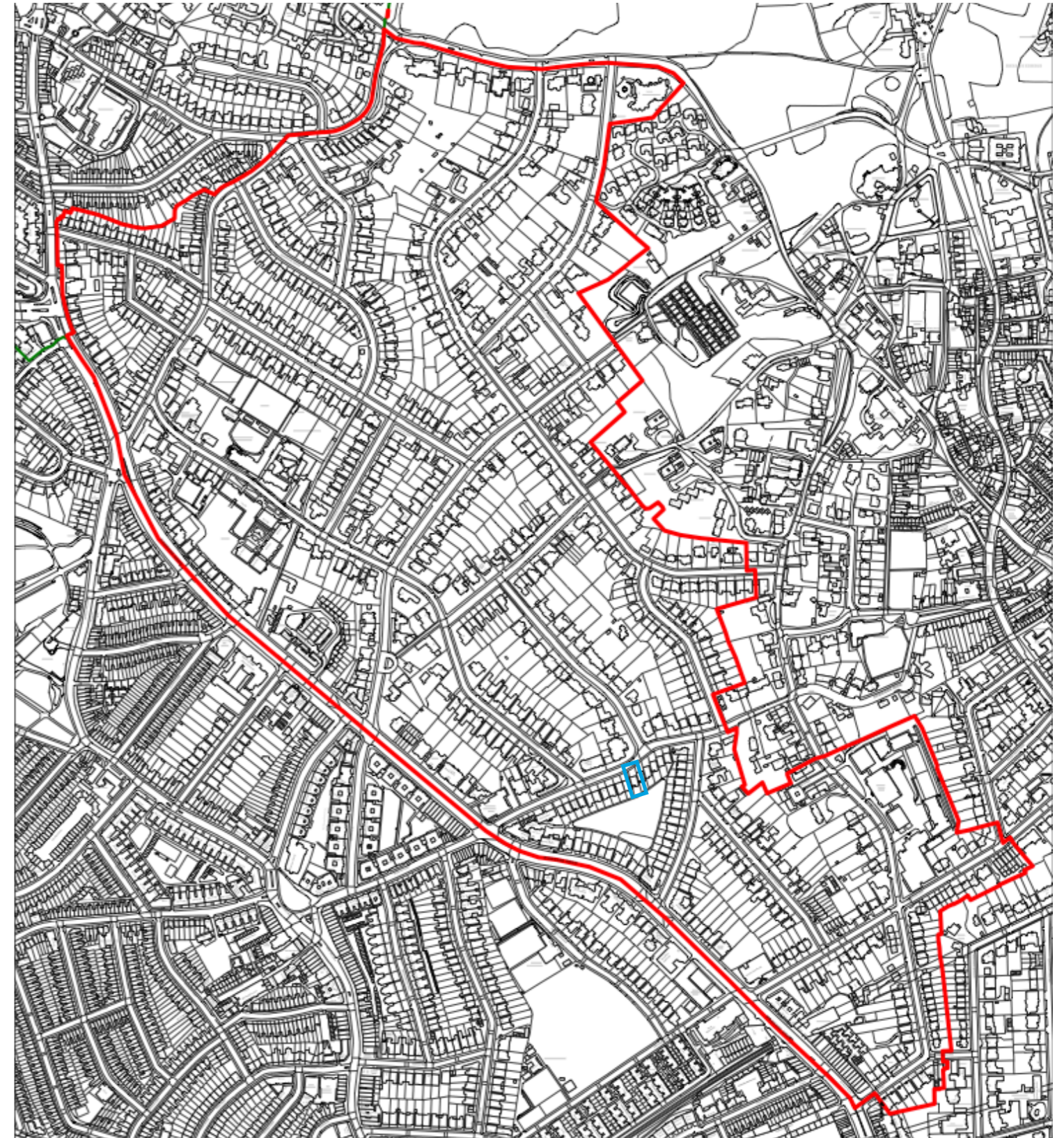


Fig 6. Redington Frogna Map of Conservation Area, site highlighted in blue

5.0 Proposed Design

5.1 Use

No changes to the existing residential use is proposed as part of this application. The property will remain as a single dwelling for family use.

5.2 Layout

Alterations to the internal layout are proposed to take advantage of the added volume infill extension which will improve the use of the building for the occupants throughout the lower ground and ground floor. The general distribution and orientation of spaces across the house is being retained.

5.3 Proposed development

The main components of the proposed development are as follows:

1. Rear infill extension to the lower ground and ground floor levels (Fig 7)
2. Reinstate the rear elevation brickwork at ground, first and second floor levels to match the brickwork at lower ground floor level.
3. Install a green roof on the flat roof of the ground floor infill extension
4. Repave the rear terrace and steps
5. Replace all single glazed windows to double glazed windows
6. Two new windows to side elevation
7. New bin and bicycle enclosure to front driveway
8. Installation of new skylights to high level flat roof and side pitched roof
9. Installation of solar PV Panels to high level flat roof
10. Adaptation of external pipework to suit internal layout changes

The side elevation facing no. 20 Froggnal Lane of the proposed infill extension has been designed with a glass corner which has a lower roof and is set back from the boundary wall. The glazed wall facing no. 20 Froggnal Lane is obscured glass. The proposed changes would not be visible from public viewpoints of the street as they are mostly located at the rear of the property. Due to the orientation, location and design of the infill extensions and alterations, there is no impact on either of the neighbours.

The building will feature the following:

- **Lower Ground Floor:** Games Room/Library, Playroom, Bedroom, En-suite, Toilet, Utility & Plant Room.
- **Ground Floor:** Lounge, Dining, Kitchen, Toilet.
- **First Floor:** Two bedrooms, En-suite, Office.
- **Second Floor:** Three bedrooms, En-suite, Family bathroom, Laundry.
- Front driveway with refuse and bicycle storage

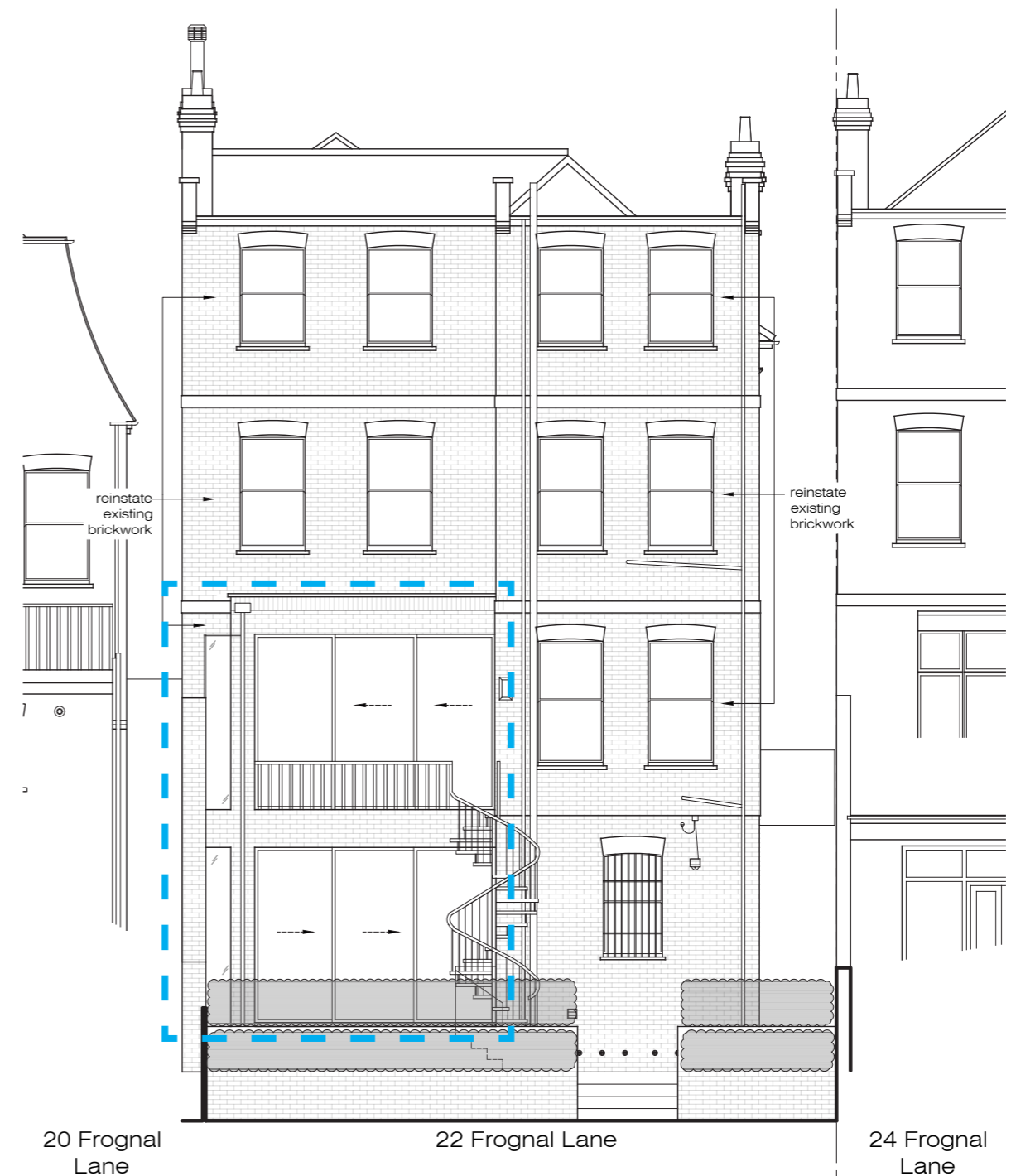


Fig 7. Proposed Rear Elevation

5.4 Scale

The proposal is designed to remain inconspicuous from the street elevation along Frognal Lane with a slight addition to the rear. From the rear of the property the proposal considers the overall massing and proportions of the building whilst remaining mindful of the alterations to other extended properties along the street.

The new design is only slightly increasing the volume of the existing building by enclosing part of the existing rear terrace and balcony to form a small infill rear extension subordinate to the existing volume of the main house. All the proposed exterior alterations were carefully assessed to achieve the right balance with the existing house to blend into their context. The infill extension corresponds to the width of the right-hand side projection of the existing building (Fig 8).

5.5 Appearance and Materiality

The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character through the use of relevant materials, design, form and detail. In order to preserve the context of the Conservation Area, all proposed external changes will be carried out in a style matching the existing building in the most sympathetic way.

The existing single-glazed windows are proposed to be upgraded with double-glazed windows. The windows will be painted timber sash windows to match the existing windows like for like. The reinstatement of the brick facade to the rear elevation will assist in returning the building to its original appearance and character.

5.6 Landscaping

- Rear terrace to be repaved and re-designed, with new planters along the width of the plot (Fig 9).
- Front driveway to be cleaned, reinstated and repaired where needed.
- Designed timber enclosure on the front driveway, alongside the boundary with no. 24 Frognal Lane, to house 2no. bicycles and 3no. wheelie bins (Fig 10).
- All existing trees will be retained in the rear garden and front driveway

5.7 Vehicle and Cycle Parking

The scheme provides for a bicycle storage on the front driveway and will retain the existing parking spaces.

Proposed Building Areas

Lower Ground Floor Area	111.6m ²
Ground Floor Area	112.2m ²
First Floor Area	105.3m ²
Second Floor Area (above 1.5m height)	94.6m ²
Total Built Area	423.7m ²

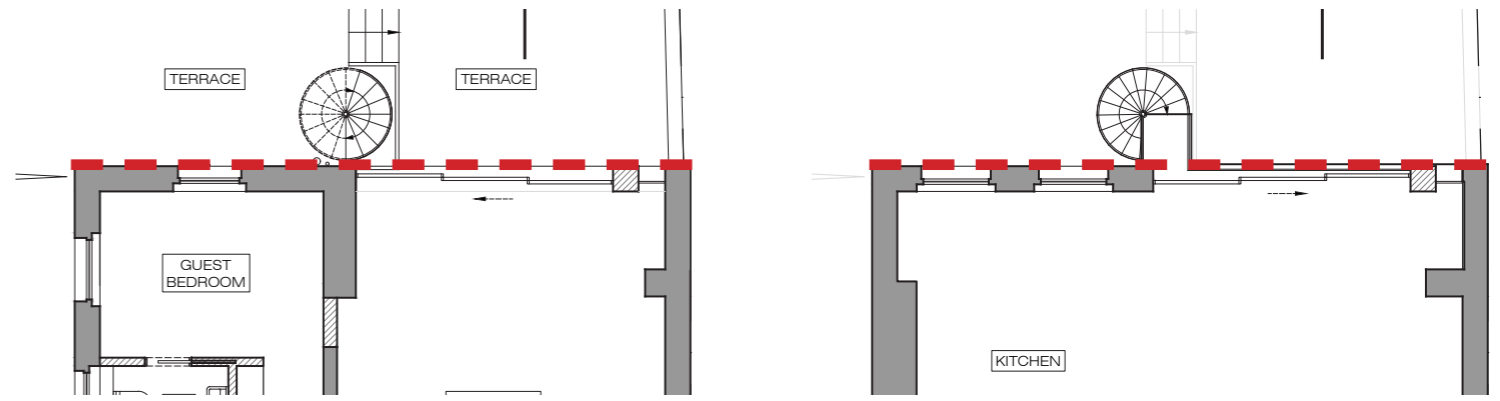


Fig 8. Lower ground and ground floor infill extensions aligning with the projection of the existing building

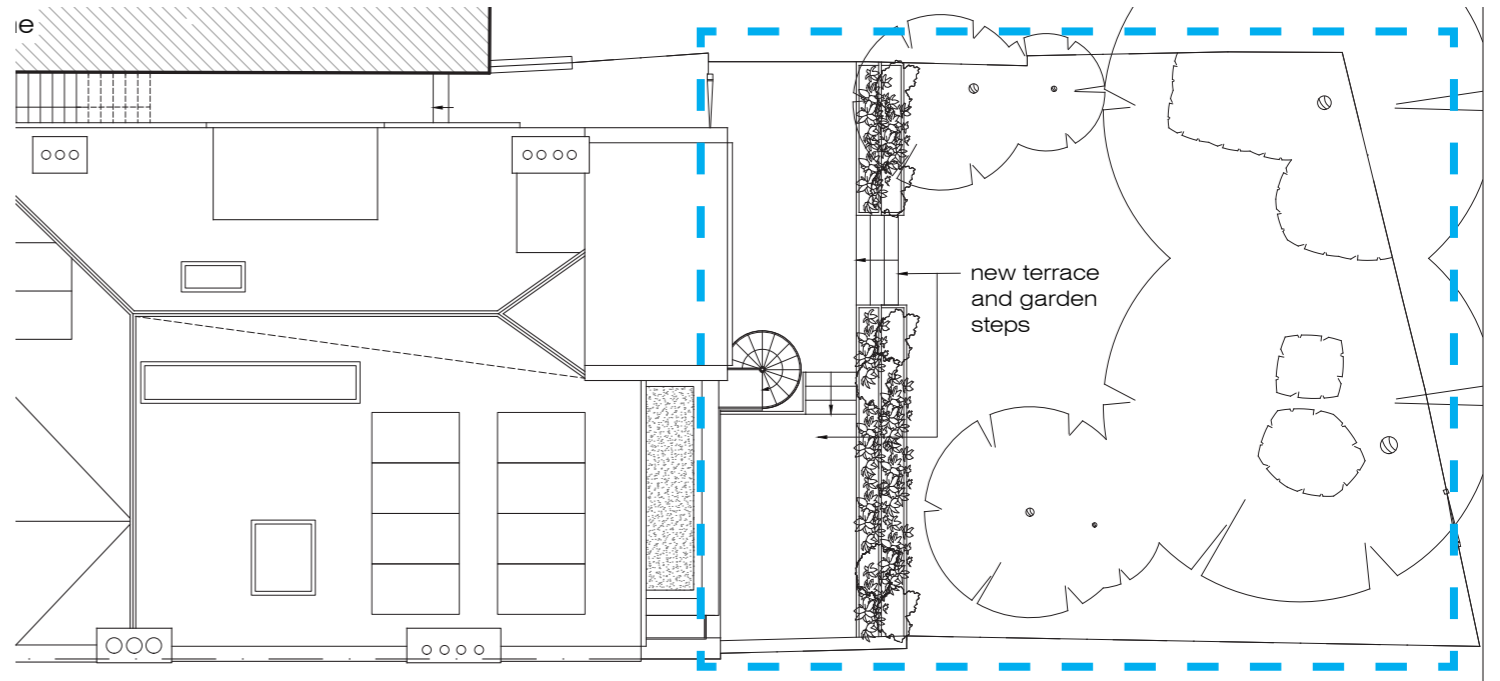


Fig 9. Rear garden

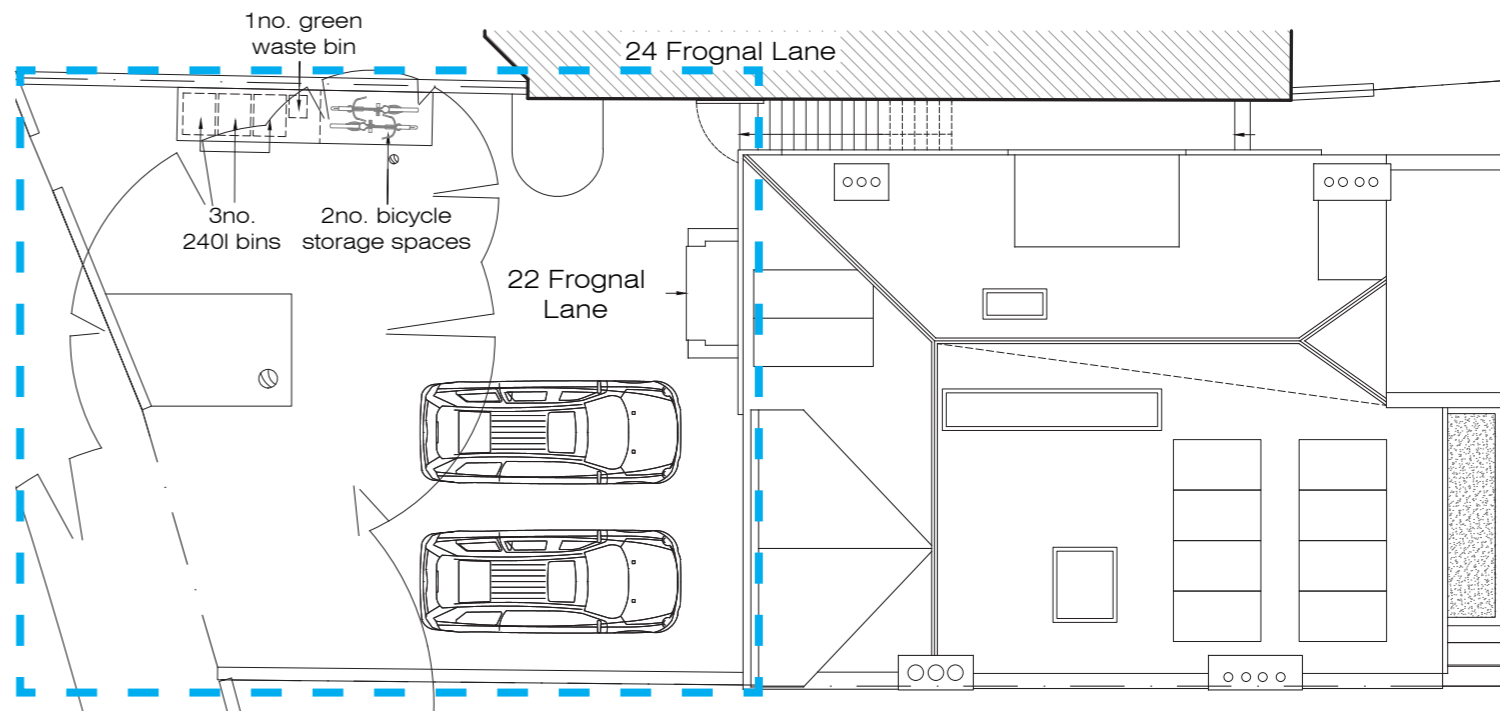


Fig 10. Front driveway

6.0 Access and Other Issues

6.1 Access

Due to the nature of the proposal the existing access to the house at ground level from the street as well at lower ground level from the side passage will not be affected in any way. The pedestrian and vehicular entrance into and out of the site will remain the same.

6.2 Trees

There are a number of mature trees within the frontage and the rear garden of the site, but the proposed works will have no impact on these.

6.3. Flood Risk

The application site is located within Flood Risk Zone 1, so a Flood Risk Assessment is not required (Fig 11).

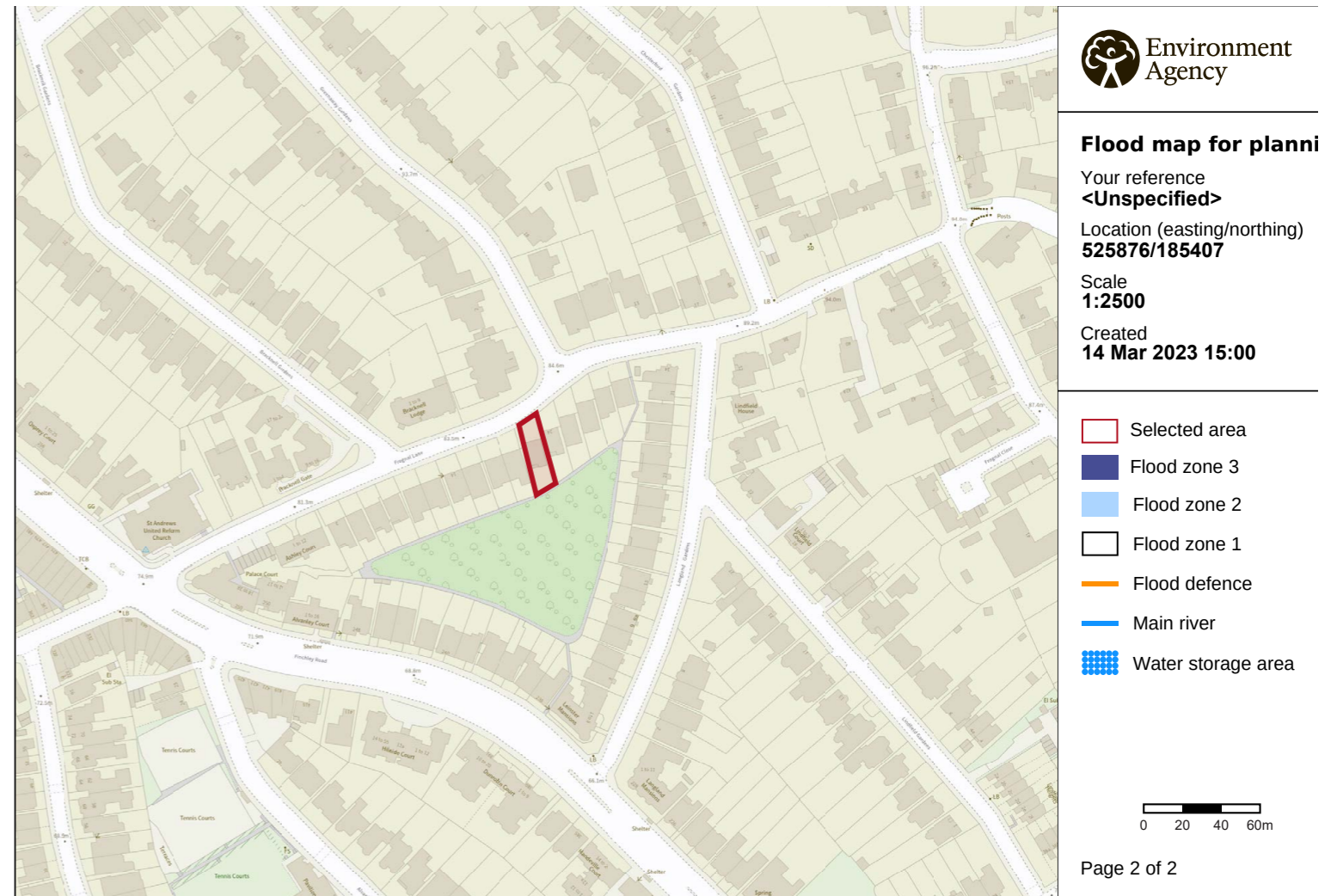


Fig 11. Flood risk map from the Environment Agency

7.0 Conclusion

Overall, we trust that the proposals here submitted are respectful of the original dwelling and the surrounding area and will not have any impact on the street scene. The modest changes proposed are true to the character of the house and sympathetic to the Redington and Frognal conservation area aesthetic and ideologies and will continue enhancing the overall appearance of 22 Frognal Lane as opposed to disturbing or damaging the property. It has been sought that the changes made will protect the dwelling's heritage, context and history whilst allowing the property to see its full potential as a home in the 21st Century.

Based on the evidence shown in this report, along with the drawings submitted, this application seeks permission for works which are deemed compliant with the local development plans and planning policies and guidelines in place and should therefore be granted **approval**.

