

Design and Access Statement

Proposed Roof Extension with Associated Internal and External works.at The Turret, 92 Frognal, LONDON, NW3 6XB

The strategies of the design of the proposed development have been investigated and outlined in this statement.

The property is a three-storey stone link detached building. The dwelling has a similar extension to the rear roof as the current application is seeking.

The proposals are considered to preserve, and improve upon, the historic fabric, character, appearance and features of architectural and historic interest of the building and its setting. The proposal will not cause harm to, or loss of, the heritage setting and the proposal therefore complies with advice in the current Planning Policies

The proposed seeks permission in-line with the previous rear roof extension approvals.

The works will include minor amendments to the previously approved rear roof extension scheme. The proposal, like the previous approval, is only for a single bedroom addition.

The proposal will include, as previously, a small increase in the existing building roof height while maintaining the existing buildings footprint. In-line with the findings of the Council with the previous approval the extension is limited in scale, of matching design and position which means that it is not an unreasonable form or scale.

The proposed extension, in-line with the previous approval, does not affect the character of the existing building.

The subservient form is such that it will not cause harm to the existing building. Given the similar form as the previous approved scheme we suggest that the current proposal would again comply with the relevant policies.

The existing windows are of no historic value or historic significance. The general form and proportions make a positive contribution to the character of the building and will be retained.

The proposed fenestration shall match those of the main existing dwelling we estimate that these are under 20 years old and cannot be taken as providing any historic reference. Windows in the roof extension will follow the basic form of the property's existing windows or should follow a standard traditional moulding profile in keeping with the surviving datable features of the building.

Design – Use

It is also important that the building remains in viable economic use in order to ensure its survival and for this it is necessary for the building to be functional.

The small scale roof extension works, which are in-line with the previous approval, would allow continued use of the building while preserving fabric in situ.

The proposed seeks to erect a roof extension, as the previous approved scheme, and to upgrade the roof insulation of the existing modern study building.

The proposed external appearance seeks to blend in with the external façade of adjacent buildings, The Turret in terms of design, height and materials by only proposing a single storey traditional detailed extension.

Detailing has been taken from the adjacent and other buildings in the local area.

The design provides maximum privacy to adjacent dwellings by having windows only to the front aspect onto the main road. A rooflight to the Bedroom provides additional daylight, and outlook and a second rooflight provides daylight for the internal staircase

This small-scale development scheme provides a modern density which concurs with the surrounding established developments of the surrounding dwellings / buildings in this locality.

That the external walls of the proposed extension shall be constructed in natural slate all in accordance with a sample provided, this will be inspected and approved in writing by the Local Planning Authority prior to the construction of the development. This will ensure that the completed development is in keeping with and conserves the special character of the existing building and to comply with Government advice : Planning / Conservation Policy of the adopted Camden Local Plan.

The materials to be used for the roof of the development shall be EPDM single Ply membrane to match in terms of colour, type and texture to those used on the existing building. This will ensure that the completed development is in keeping with and conserves the special character of the existing building and to comply with Government advice : Planning / Conservation Policy of the adopted Camden Local Plan.

That full design details of the windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.

This will ensure that the completed development is in keeping with and conserves the special character of the existing building and to comply with Government advice: Planning / Conservation Policy of the adopted Camden Local Plan.

The extension hereby shall be used solely as ancillary accommodation to the existing dwelling house and form an integral part of the existing dwelling.

Amount

The scheme consists of a single bedroom extension similar in proportions to the existing building and other like buildings in this locality. The works to accommodate access via a new staircase are internal, the existing footprint shall be retained.

Layout

The proposed will be single storey Bedroom extension. No new openings to the external wall are proposed.

Scale

The site lies within an extensive plot the existing dwelling has access to the private rear garden which accords with the existing dwelling, and other dwellings floor area to plot ratio.

Landscaping

The existing grassed areas are fully established with natural occurring perimeter foliage these shall all be retained. All the existing fencing shall be retained. It is not proposed to remove any of the existing trees.

Appearance

The proposed design has taken into account the existing dwelling and proposes to build using similar materials into scheme works with sympathetic detailing from the existing building and the main adjacent dwelling.

The glazing will seek to make full effective use of solar gain all glazing shall be fitted with argon gas filled units, with a solar reflective coating, all in accordance with current building regulations.

All new glazing will be fitted with trickle ventilation all in accordance with current building regulations.

The proposed scheme will seek to preserve the existing street scene and not be overbearing or dominant.

Proposed insulation levels will meet with all current building regulations requirements, whilst maintaining the historical features.

Natural ventilation levels of the existing dwelling will be increased and will be such to meet with all current building regulations requirements.

The proposed heating will comply with Part L of the current Building regulations, and the new heating system will be installed by registered fitters.

All new soakaways will allow for the re-use of stored water supplies. Economic WC cisterns shall be specified. Where the ability to re-use and recycled water is available these will be investigated at the next detailed design stage.

Access

Vehicular and transport links

The site is located at The Turret, 92 Frognal, LONDON, NW3 6XB

The nearest Doctor, Chemist, Opticians, Dentists are located in Hampstead

There are buses to town. The nearest Post Office in Hampstead

The site is accessed via Frognal, we propose to keep and serve the property via this established access.

Inclusive Access

Access to the dwelling will be off Frognal.

The existing access shall be maintained.

General

The contractor undertaking the works will produce a quality of life during construction statement prior to commencing works on site, for consideration.

The provision for providing adequate ventilated dedicated space for recycling already exists therefore we would anticipate the retention of this provision.

Noise insulation will be incorporated in the development in line with at a minimum standard as required to meet with current building requirements.

All steps will be taken to minimise / reduce / reuse / recycle and segregate construction and demolition waste.

May 2023