

DESIGN AND ACCESS STATEMENT
5 FROGNAL LANE NW3 7DL

*Rebuilding and repair of the boundary walls with new metal railing,
Installation of one electric gate
Installation of one EV charger
Rebuilding of the internal retaining wall*

1.0 INTRODUCTION

No 5 Frognal Lane is a semi-detached four storey apartment block occupying 9 flats. It is part of Redington Frognal Conservation Area. The block is situated on the corner of Bracknell Gardens and Frognal Lane and it shares access and a driveway with no 5a Bracknell Cottage, 5 Frognal Lane.

The boundary of the property is defined by a retaining brick wall. From the street the property is accessed via two entrances/ brick pillars. They used to have gates; remains of hinges are still visible.

There is a green strip behind the boundary, following the wall, mainly planted with conifers.

On the Bracknell Lodge end of the driveway, there is a green area (internal garden) on a slightly higher ground.

The driveway has parking space for 8 cars. The ninth parking space, immediately to the right of the Frognal Lane entrance, cannot be used because of the right of way and parking access for Bracknell Cottage.

The driveway is paved with combination of asphalt (non porous) and concrete.

2.0 BOUNDARY WALLS

The boundary walls are retaining walls as the driveway behind them is at a higher level. They are built in red bricks of various age and type and have rectangular insets in stone. The walls are in a very bad condition, in places cracked, or leaning out under pressure and weight of the ground behind and conifers' roots. Structural survey showed that they should be in part demolished and rebuilt and in part repaired. Please see drawing Nos. 07 & 08.

The new walls will be rebuilt to match existing walls in material and height. They will consist of a double wall with a concrete leaf and base behind the front brick leaf. The top of the concrete leaf will have brick finish.

A metal railing painted black will be installed on top of the brick boundary wall. Please see drawing No. 10. The railing will be lower than the pillars and not imposing in height and appearance.

The conifers behind the walls will have to be excavated for the wall rebuilding or repair and will be replaced with hedges with less intrusive roots. It is very important to the residence to replant this area and regain the green wall.

3.0 ELECTRIC GATE

At present there are no gates installed and the driveway is often used as 'cut across' for the passers-by. In order to prevent this and to achieve more privacy, the residents would like to install one gate on Frognal Lane. It will be a metal, side hinged electric gate, painted black. Please see drawing No. 10.

4.0 EV CHARGER

In the driveway, behind the boundary wall and the green strip, is a parking area for seven cars. The residents would like to install an Electric Vehicle charger next to the hedge, please see drawing No. 09, marked in blue. This will be the best position for the EV charger as it can serve most cars and the cable will not be in a way for residents walking in front of the house (between the parking area and the house).

The charger will be installed on a post.

5.0 INTERNAL RETAINING WALL

The internal retaining wall to the small garden/green area is crumbling and has to be rebuilt. At present it has a recess for the container bin roughly in the middle of the wall.

We propose to slightly reshape the wall to provide enough space for the ninth parking space, please see drawing No. 09.

The container bin will be positioned closer to the entrance gate/ pillar in Bracknell Gardens and will be hidden in a wooden store.

The retaining wall will be rebuilt in brick to match existing with a concrete leaf and base behind. The residents are planning to plant more shrubs in the garden.

The existing paving in the driveway will be replaced with a permeable or porous material.

The planned works will make the boundary walls safer and together with the new gate and hedges will look neat and will enhance the surrounding area.

6.0 ACCESS TO THE PROPERTY

There will be no change in access to the driveway/property.