

DESIGN AND ACCESS STATEMENT

18 FROGNAL LANE

KAS Architects

January 2024

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Introduction & Background

Introduction

Site and Surrounding

Existing Terrace

Introduction

1.1 Introduction

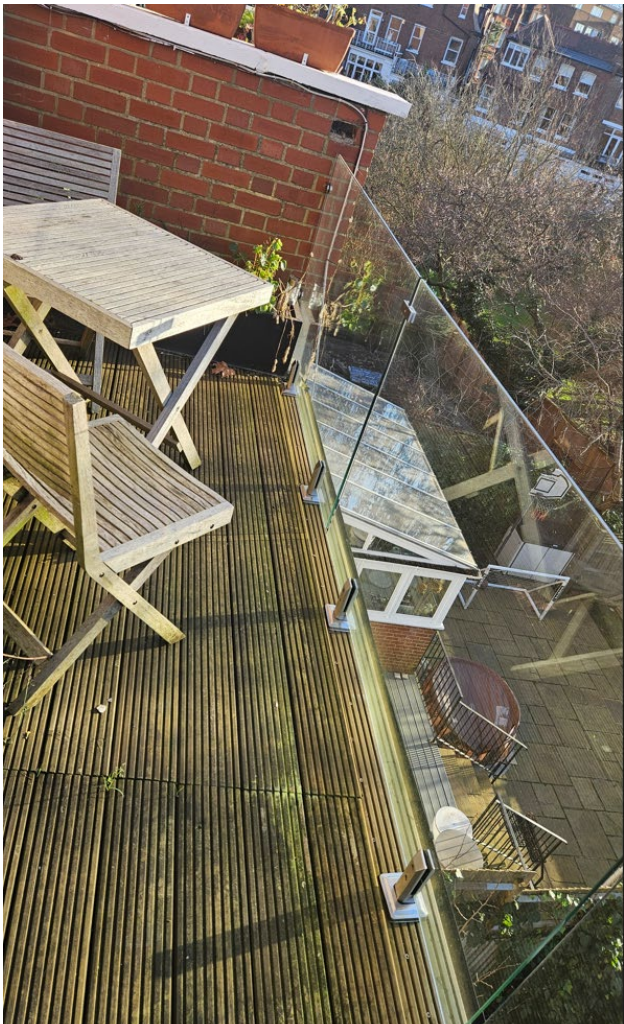
This document has been prepared on behalf of our client Andrea Buraschi. This document is intended to support a full planning application for extending an existing rear terrace.

The existing building is a 4-storey dwelling with a front driveway rear garden. The building is adjoined to one side by no. 20 Frognal Lane, while there is a footpath along the other side of the house creating a gap between no. 16 Frognal Lane.

This document will describe the design considerations of the proposal and demonstrate compliance with the relevant national and local planning policy.



View of Front Elevation



View of existing rear terrace

1.2 Site and Surrounding

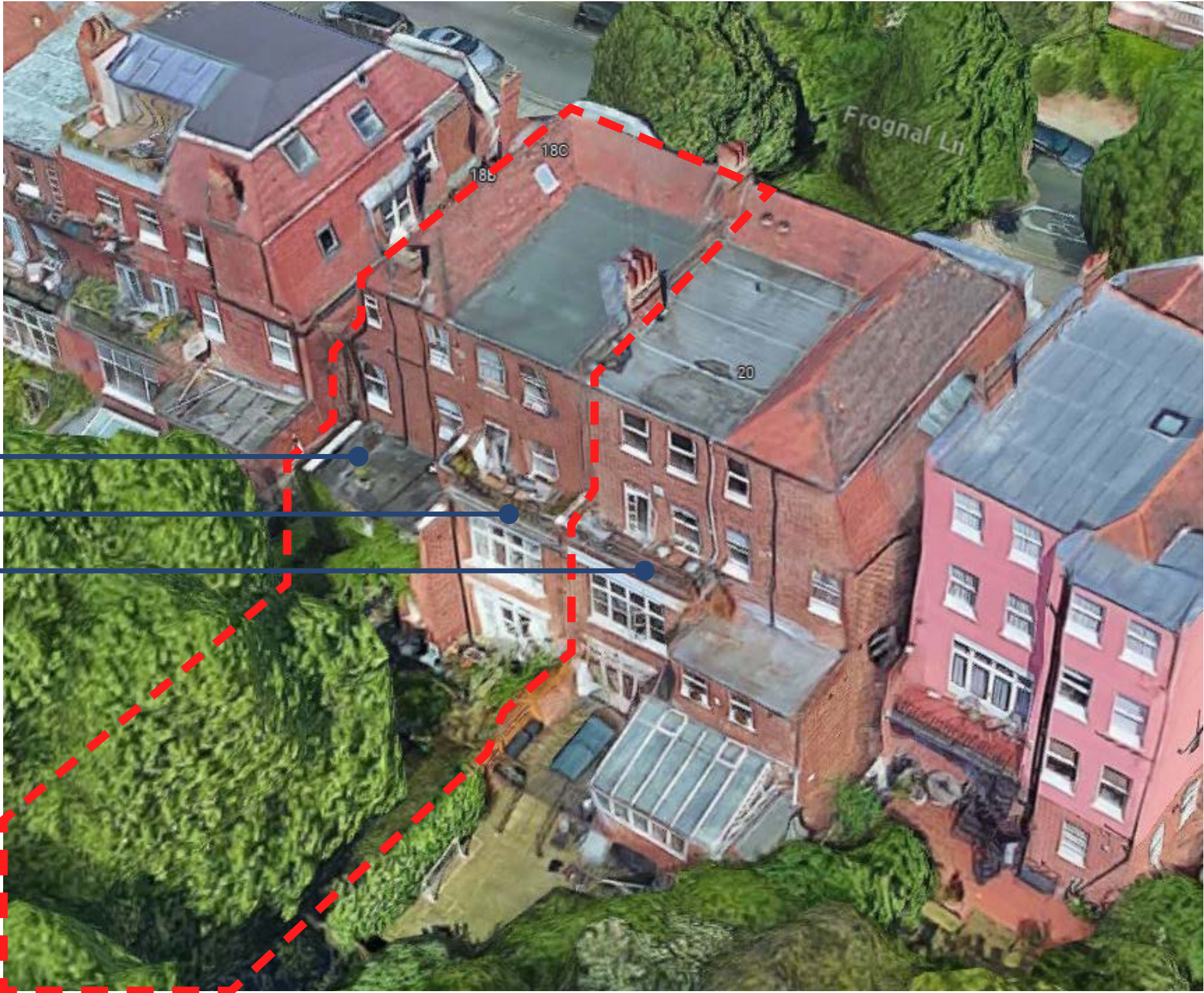
The property is situated on Frognal Lane, Hampstead. The house is within the Redington and Frognal Conservation area, but it is not listed or locally listed of any merit. The street is predominantly semi-detached dwellings. Most properties on Frognal Lane have front driveways and deep rear gardens. Most of the dwellings on Frognal Lane have rear terraces and a good number of them have extended terraces such as no. 16 Frognal Lane (planning reference: 2022/0765/P).


The existing building is externally clad in red brickwork with a tiled pitched top floor and flat roof.

Flat roof area to be converted to extended terrace area

Existing terrace

Adjoining neighbour has extended their terrace (aerial view predates extension)



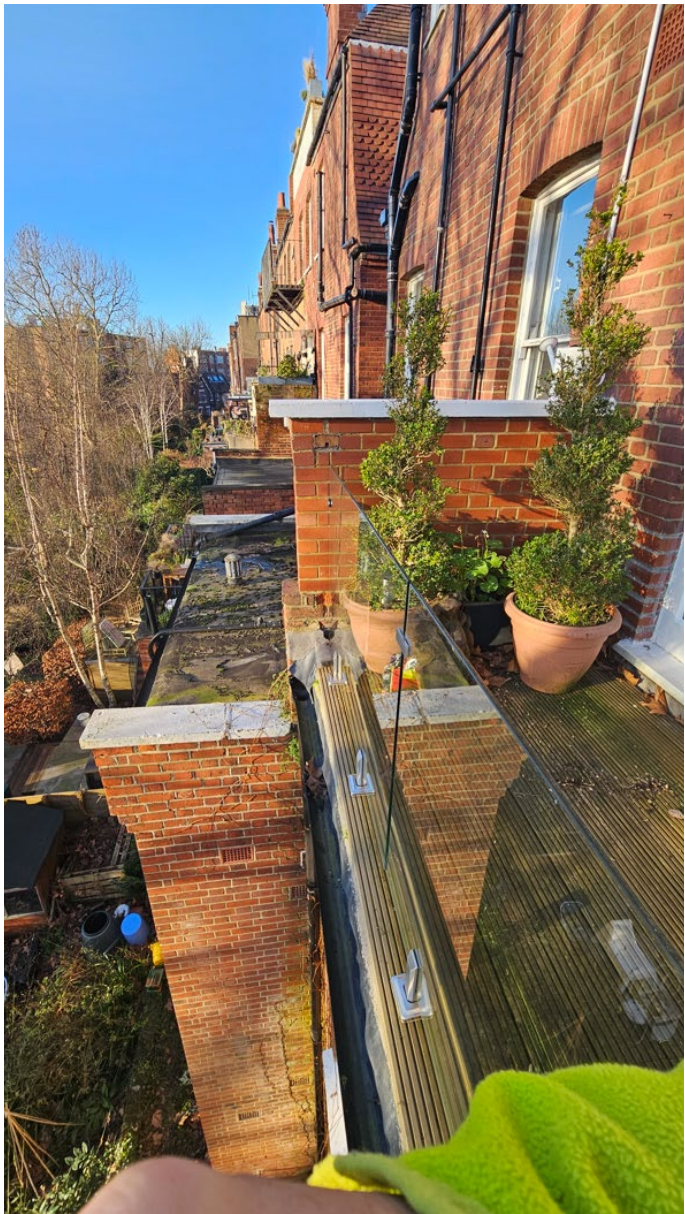
 Application site

1.3 Description

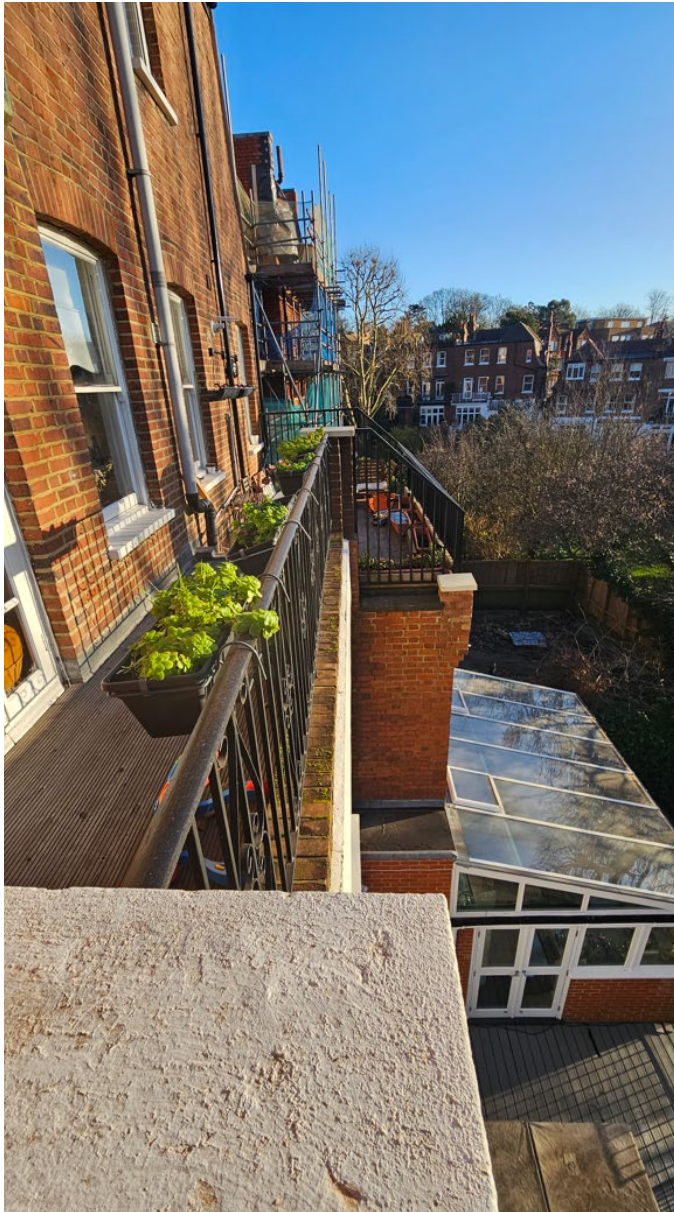
The following images depict the existing condition of the rear terrace area. The adjoining flat roof next to the existing terrace is lower and we are proposing to have steps down to this area in the same manner as what the adjoining neighbours have approval for (no.16 Frognal Lane). The existing terrace has glazed balustrading and we think it is best to keep the same materiality for consistency and not to clutter the rear elevation with many types of different materials.



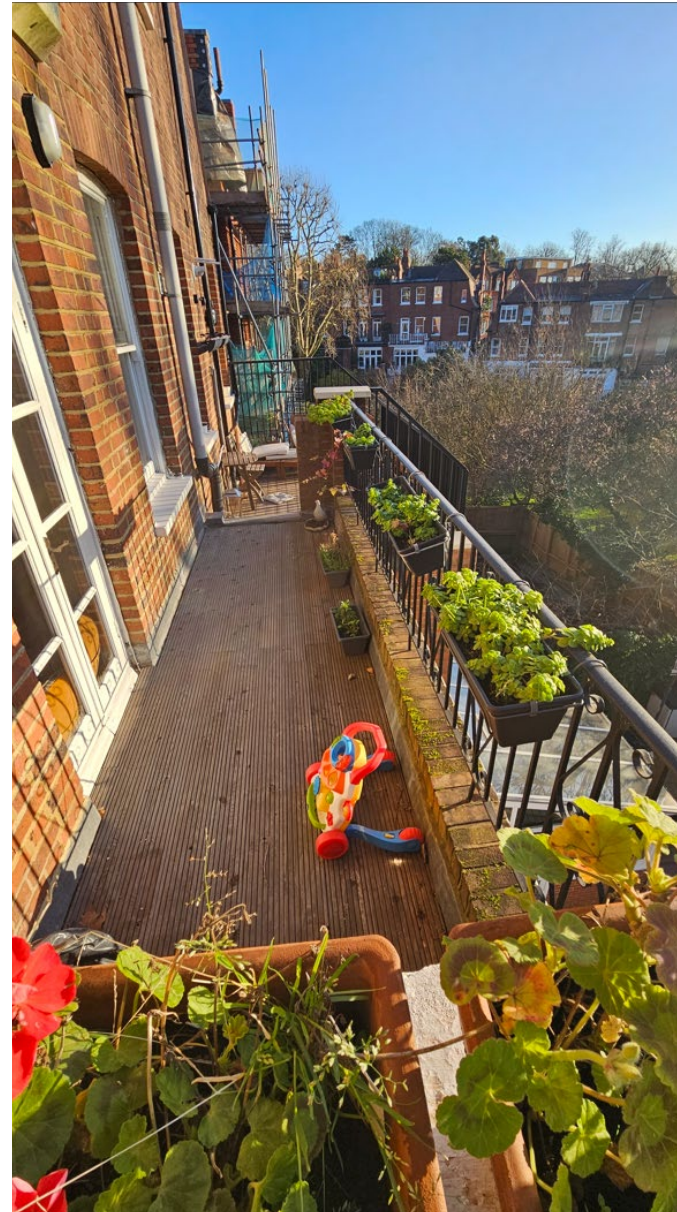
Existing flat roof area next to existing terrace



Existing terrace with glazed balustrade overlooking flat roof area.



Adjoining neighbour has extended their existing terrace to existing flat roof area



Adjoining neighbours terrace extension also has steps down to lower extended terrace area.

2

PROPOSAL

Massing and Volume

Existing and Proposed Layout

Existing and Proposed Rear Elevation

Sustainability

Access and Amenity

Design Team

PROPOSAL

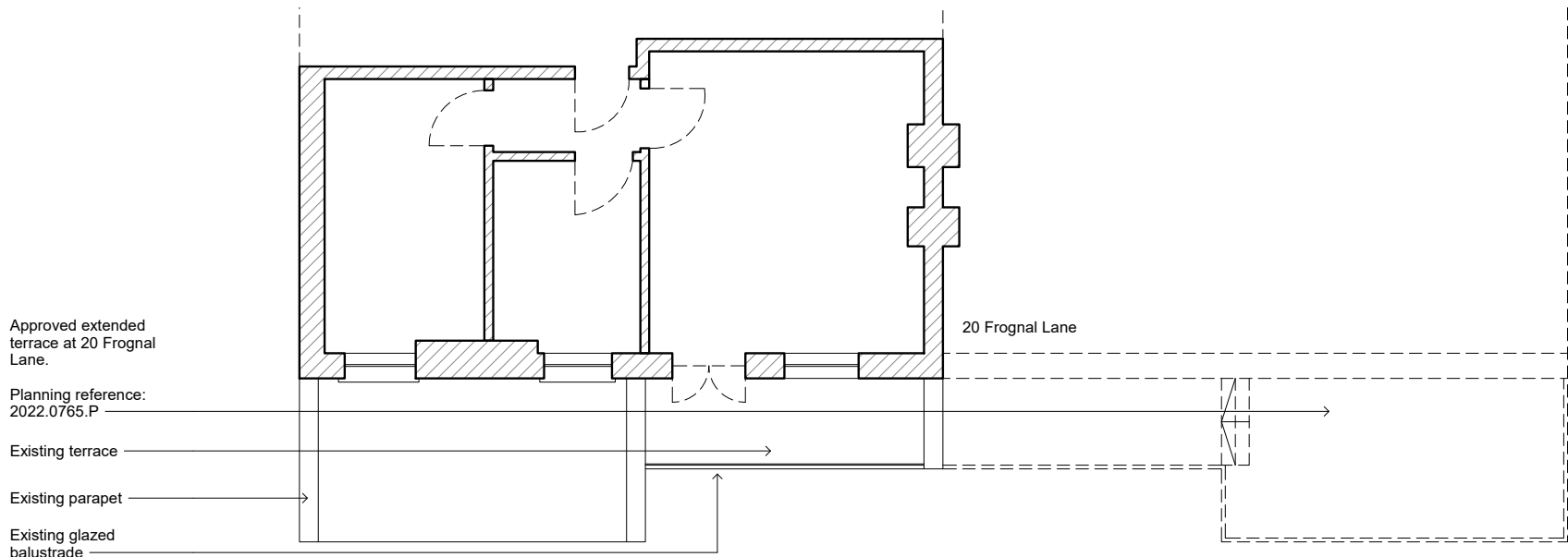
2.1 Massing and Volume

The proposal seeks to extend the existing rear terrace onto the adjoining flat roof area in a replicating manner as per the approved terrace extension to no.16 Frognal Lane. The materiality will be a glazed balustrade matching the existing terrace. The existing brick parapets will be extended to balustrade height (1.1m) with stone coping in order to offer additional privacy to the neighbouring no.20 Frognal Lane occupants.

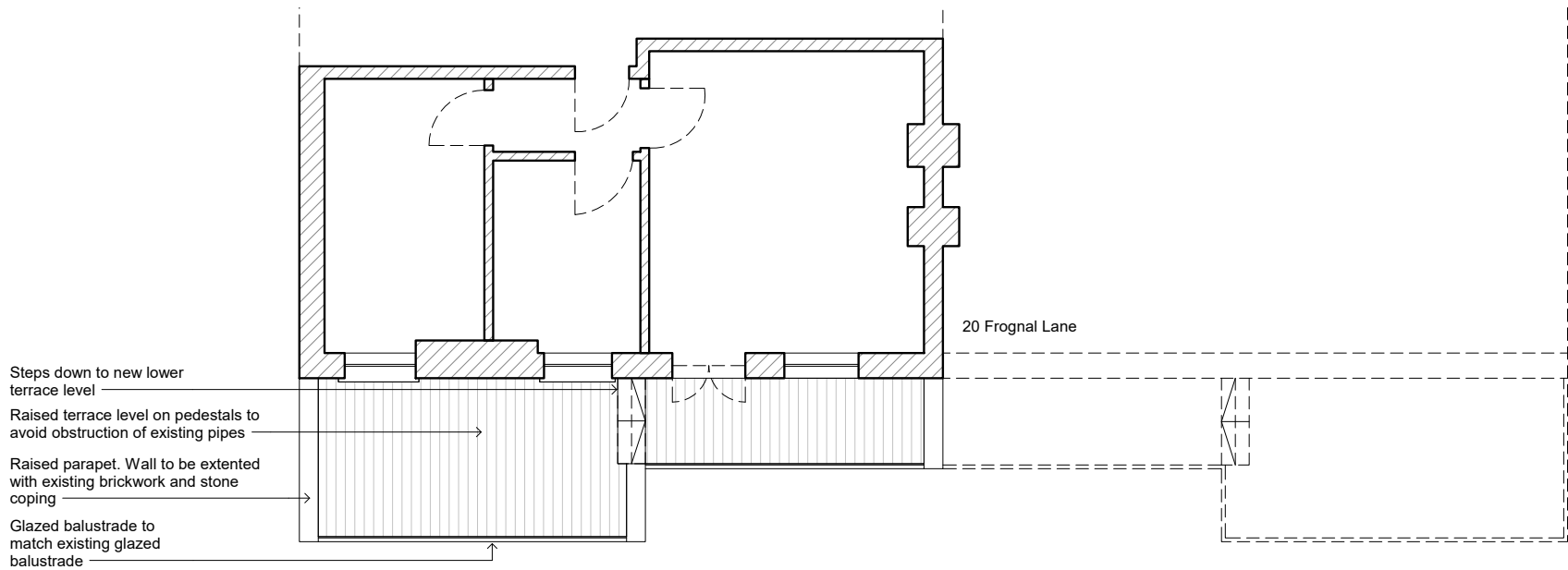


Proposed Rear Elevation

2.2 Existing and Proposed Layout



Existing Floor Plan



Proposed Floor Plan

2.3 Existing and Proposed Elevation



Existing Rear Elevation



Proposed Rear Elevation

2.4 Sustainability

This project has been conceived with an awareness of building sustainability. Both the applicant, and the agent, KAS Architects are committed to realising an exemplar project of sustainable design. New planned elements will be constructed utilising modern construction methods and in accordance with current Building Regulations. Modern materials and techniques will guarantee high quality of build is provided, with minimal building time to ensure minimal discomfort to the neighbours.

2.5 Access & Amenity

Access to the lower extended terrace area will be through a stepped access. The amenity of the flat will increase by 12.3 sqm through the increase in terrace area.

2.6 Design Team

KAS is a London-based RIBA registered architecture and design studio, dedicated to the creation of sustainable buildings and places. The practice is committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, to work and learn.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 10 years experience working on award winning residential, cultural and educational projects for world-leading practices such as Allies and Morrison, Hopkins Architects, John McAslan + Partners and Henley Halebrown Architects.

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