

Design, Access and Heritage Statement



Description.

Frognal Gardens is located east of Frognal and north of Church Row.

The application site is located at 20 Frognal Gardens, London NW3 6XA. 2.1 The property is located within the Borough of Camden and 'Hampstead' Conservation Area. The property is not listed.

The site consists of a two-storey detached residential dwelling circa 1920's inspired Victorian building. The building is located close to the Eastern boundary and has extensive gardens and lawns to the West and North. The Northern front façade faces the street and has off street hardstand parking for two cars. The street front garden consists of a dense tall hedge with a covered pedestrian entrance at its centre. Frognal Gardens has a variety of different styles of buildings ranging from fourstorey Victorian terraces, a 70's three-storey flat complex and two-storey Victorian inspired houses.

Introduction

This statement should be read in conjunction with the application form and supporting drawings.

Existing timber Casement windows in white finish to be replaced with Timber Casement flush windows in White arctic finish.

Timber French doors in white finish to be replaced with Timber French doors in White arctic finish.

This statement will weigh up the significance of the development and impact that it may have on the building and conservation area.

For reasons identified in this statement it is considered that the application proposal represents appropriate development, and has no significant or detrimental impact upon the significance, setting or character of the heritage asset.

Scale:

As for scale, in terms of additional space, there will be no change to the footprint of the property in any way.

Layout:

There will be no changes to the layout of the property. This will of course not affect conservation in any way.

Landscaping:

There will be no changes to the landscaping of the property. This will of course not affect conservation in any way.

Access:

There will be no alteration to the access of the property.

Appearance:

The windows and French door will not detract attention away from the original building and will be sympathetic to the character of the property. The appearance of the building will remain identical to its current state.

Justification Statement:

It can be suggested that the windows will have a positive impact on the property. Modern times call for more careful consideration of our environment and how we look after it. One main problem that is common in all aspects of life is energy loss. It's expensive, unnecessary, wasteful and damages the environment. By improving building techniques, using higher energy rated products and creating higher quality installations, we can reduce this loss. The new proposal contains products which fall in a much higher band of energy conservation than what was previously achievable. To conclude, I feel that the new proposal will only serve to enhance the property both visually and economically, blending naturally with the surroundings and remaining sympathetic to the conservation area in which it is situated.

Conclusion .

The proposals are in keeping with the character of the 'Hampstead' Conservation Area

The proposed external works will enhance the established character of the property and the area whilst being sympathetic to the scale and materiality of the existing house.