

Design and Access Statement
rev01

for

PLANNING 02

Certificate of Lawful Development
for
Permitted Development

for works at

18A Frognal Gardens NW3

To be considered in conjunction with PLANNING 01 (full householder) application for associated works

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1. Introduction

- a. This application is for the extension and refurbishment of the existing semi-detached single private house.
- b. The proposed works will :-
 - i. adjust the existing accommodation to provide a family home more suitable to current ways of living;
 - ii. improve the energy efficiency and sustainability of the property;
- c. The changes have been designed to maintain the semi-detached relationship with the adjoining property and generally enhance, but not fundamentally alter, the building in the context of it's location within the Conservation Area.
- d. This application is for a Certificate of Lawful Development for following permitted development works:
 - i. Single storey rear extension
- e. Note: A separate full (householder) planning application has been submitted for other works to the property. The outline of this CLD for PD application proposal (extension) has been shown on the proposal drawings for the full application for the purposes of clarity. Similarly where there is relevant shared use of materials this has been referred to in the D&A statement included in the full application.

2. Planning Context

- a. Planning (Listed Buildings and Conservation Areas) Act 1990.
 - i. Development proposals must preserve or enhance the character or appearance of a Conservation Area.
- b. Camden Local Plan and NPPF policy. Requires that developments:-
 - i. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; Are sympathetic to the local character and history... while not preventing or discouraging appropriate innovation or change...; Establish or maintain a strong sense of place, using ... building types and materials to create attractive, welcoming and distinctive places to live and visit.
- c. Hampstead Local Plan.
 - i. The policy requires development proposals to demonstrate how they respond and contribute positively to the distinctiveness and history of the Hampstead character areas identified in the plan.
- d. As a single private dwelling the property enjoys permitted development rights.
- e. There is a Direction under Article 4(1) of the GPDO 1995 that restricts some items of PD within this conservation area.

3. Existing building and site context

- a. 18a Frognal Gardens is located in the London Borough of Camden within the Hampstead Conservation Area.
- b. The property location allows it to enjoy reasonable access to public transport - the transport rating for the site is PTAL 3.
- c. It is situated on the north side of Frognal Gardens.
- d. The house and adjoining no. 18b Frognal Gardens were built in the mid-1960s. The architect is not known.
- e. The building is not considered to be a non-designated heritage asset.
- f. The existing building makes a neutral contribution to the Conservation Area
- g. The affected Designated Heritage Asset is the Hampstead Conservation Area.
- h. The building is not located in the setting of any Listed Building.
- i. Frognal Gardens is a quiet residential road with a secluded character, set back from the busier main roads. Trees in front gardens obscure much of the historic architecture. Glimpses of the buildings are possible from Church Row and Frognal, but essentially the street is experienced from close up.
- j. The building is a 1960s in-fill occupying part of the garden of the 1890s house behind, No 18 Frognal Gardens.
- k. The existing property is located at the highest point of Frognal Gardens. The building (18A and 18B) does not have landmark quality. While it is visible behind no. 20 Frognal Gardens when seen from Frognal it is not visible from the junction with Church Row and St John's Church (Grade I). It however does become partially visible when approaching from along Frognal Gardens (both directions). From directly opposite the building is very open to the street.
- l. The building is connected to its neighbour 18B, although each dwelling employs different architectural treatment with 18A having a vertical emphasis and 18B has horizontal elements. There is shared materiality in the brickwork. This pair of semi-detached houses reflect the modernist principals of asymmetry, ribbon windows and planar composition on a relatively flat elevational surface. Garage doors dominate the elevations. The front door of 18A is to the side, up steps and behind hedging.
- m. 18A is built in brick with large glazed openings and painted spandrel panels which give the elevation a vertical emphasis. The adjoining property, 18B Frognal Gardens, uses the same brick, but the elevational treatment is subtly different. It is slightly lower and the window bands combined with the solid parapet give 18B a more horizontal appearance. The two contemporaneous 1960s buildings have an obvious relationship with each other however the two approaches to architectural form create a complex and busy whole with the main uniting element being the brickwork.
- n. 18A Frognal Gardens is notably lower than its surrounding context which is predominated by villas of 4 and 5 storeys.

- o. Frognal Gardens slopes considerably from east to west. There is significant terracing present across the immediate context. The lower ground level of 18B is 1m lower than that of 18A. Similarly the property to the east of the application site (17 Holly Walk) is 2m higher. The private driveway to 18 Frognal Gardens to the east of the property slopes northwards and the house (no18) sits much higher than the application property (ground level to front is 5.6m higher between the two houses).

4. Location Plan



5. Photographs of existing building and site



a.

(LH)

Fronts of 18A (RH) and 18B



b.

Front of 18A

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c. 18A Rear of



d. Side of 18A from private drive



e. Approaching site from Frognal Gardens (south)



f. Approaching site from Frognal Gardens (south)



g. looking up private drive

South

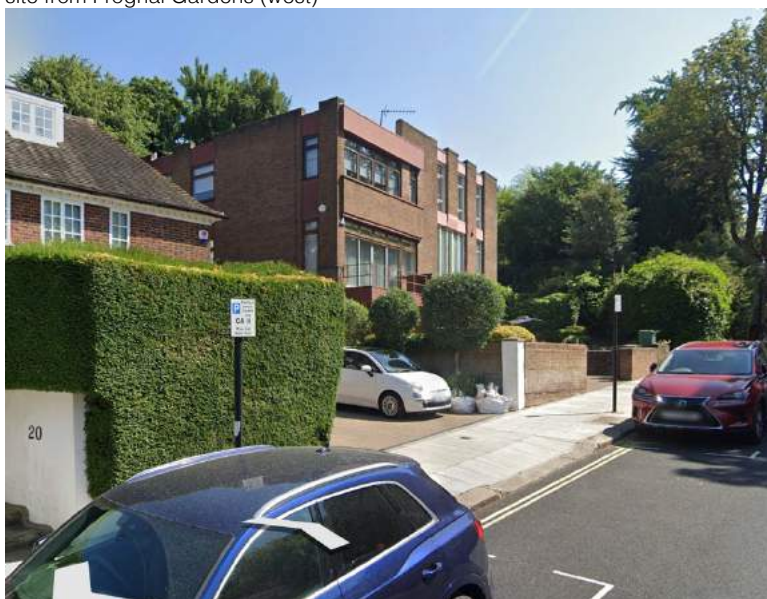
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h. private drive Looking down



i. site from Frogna! Gardens (west) Approaching



j. from Frogna! Gardens (west) Approaching site



k.

18A

Rear of



l.

18A and 18B

Rear – boundary wall between



m.

Rear (part) of 18A



n.

Side of 18A

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o.

Garage door and ledge



p.

Side porch from front



q.

Side porch from rear

6. Planning history

- a. Application 2020/5214/P.
 - i. Demolition of existing 3 storey dwellinghouse and replacement with 1 x 4 bedroom four storey single family dwelling with basement excavation, landscaping and associated works.
 - ii. Draft decision notice issued 14.09.21 – 'grant permission' subject to conditions and successful conclusion of section 106 legal agreement

7. General Proposals

- a. The general aim is to renovate and extend the existing house to make it suitable for modern family living and as energy efficient as possible within the constraints of a retro-fit project.
- b. The subject of this application for CLD for permitted development is a new single storey rear extension.
- c. All other works are included in a separate application – PLANNING 01 (full householder).

8. Specific Proposals

- a. Single storey rear extension
 - i. The proposed extension is to the rear of the host building and does not project beyond the side walls.
 - ii. There is a private driveway to the eastern side of the property. The public highway is to the south (front) and as such the property is considered to have only one principle elevation.
 - iii. Proposed height : 3m from existing ground to flat roof
 - iv. Proposed height : 3m from existing ground to eaves with upstand rooflight (4m height or lower) at eastern end.
 - v. Depth : 3m from rear façade
 - vi. Width : Equal to existing house (excluding porch)
 - vii. Materials used are to be consistent with the rest of the development as follows:-
 - 1. Zinc cladding. Colour to be sympathetic blend with the existing brickwork. The preferred is VM Zinc 'Pigmento Red';
 - 2. Aluminium framed glazed doors. Frame colour to be tonally / colour sympathetic to zinc finish;
 - 3. Roof to be flat with waterproof lining of grey finish (single ply PVC or FPO, zinc, glass reinforced plastic);
 - 4. Roof to be detailed to enable installation of live green Sedum and associated growing medium;
 - 5. Two rooflights – flat (5-7 degree fall), on upstands, structural / frameless glass.
 - viii. See below for images of proposed materials.

9. Materials



a. cladding and spandrels – VM Zinc 'Pigmento Red'

Zinc



b. VM Zinc 'Pigmento Red' against existing brickwork

WEBB ARCHITECTS LIMITED



C.



to compliment zinc finish

Aluminium framed windows. Frame colour

10. Amenity of neighbours

a. Overshadowing

- i. The additional storey will not cast shadow over windows of adjoining properties and so no loss of daylight will be experienced.
- ii. The rear extension adjacent to the neighbouring property will have a height limited to that set out in permitted development rights (i.e. 3m from existing ground to flat roof).
- iii. There is no window at ground floor side or rear in 18B that would be impacted by the increase of height to the party boundary wall.

b. Overlooking

- i. No external balconies or terraces are proposed as part of the extension.
- ii. There will be no impact on the privacy of the adjoining owner through overlooking as a result of this (extension) development.

11. Neighbour Consultation

- a. The applicant / owner of the application property has consulted with the next door neighbour (18B Frognal Gardens).
- b. The extension involves an increase in the height of the existing shared boundary wall. This part of the works will be processed through a formal party wall agreement.
- c. The neighbour has stated that they are supportive of the proposals.

12. Trees and Landscaping

- a. Two low quality trees (T7 Magnolia and T8 Hazel) will be felled to enable the works.
- b. A nearby tree of significance (T10 Lime) has a root protection area outside the areas to be developed. Tree protection measures to safeguard trees have been outlined in an arboricultural method statement within this document and will be employed during construction. Excavation and construction works will occur outside of the root protection area of this tree. New landscaping works are

proposed just within the southern portion of this root protection area which will not involve extensive ground excavation.

- c. The application for approval to remove these two trees forms part of the separate full householder planning submission.
- d. A tree survey and arboricultural report has been undertaken by CSG Usher's Ltd. This is attached / forms part of the separate PLANNING 01 (full householder) application.
- e. The formation of a rear terrace is associated with the rear extension. The terrace development is included in the separate PLANNING 01 (full householder) application.

13. Other matters

- a. See PLANNING 01 (full householder) application for other matters including:-
 - i. Conservation area
 - ii. Sustainability and energy efficiency
 - iii. Quality of residential accommodation
 - iv. Trees and landscaping
 - v. Nature conservation and biodiversity
 - vi. Flood risk and drainage
 - vii. Archaeology
 - viii. Transport
 - ix. Waste and recycling
 - x. Access
- b. It is our understanding that none of the above are relevant to the assessment of the proposed rear extension under permitted development criteria and are referred to here for the purpose of general information only.

14. Summary

- a. This application is for the construction of a single storey rear extension under permitted development rights.
- b. Compliance with the relevant permitted development rights have been set out above.
- c. The style / form / materials of the extension have been designed to be complimentary with enhancements and additions to other parts of the property so that the completed building will read as a cohesive whole.