

Design and Access Statement
rev01

for

PLANNING 03 B
Householder application

for works at

18A Frogna! Gardens NW3

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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 planning permission for the following development:
 - i. Change of use of garage to habitable space;
 - ii. Additional storey (second floor);
 - iii. Replacement windows;
 - iv. Cladding of spandrel panels;
 - v. Cladding of front ledge, LGF frontage with door and window, UGF window surround;
 - vi. Extension to side porch, addition of rooflight;
 - vii. New opening and window to side elevation;
 - viii. Removal of two trees;
 - ix. Levelling of part rear garden to form a terrace;
 - x. Installation of photovoltaic solar panels to roof;
 - xi. Installation of air source heat pump external unit.
- e. Note: A separate application has been submitted for a Certificate of Lawful Development for the permitted development of the proposed rear extension. The outline of the extension is 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 this statement.

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.

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

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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. Fronts of 18A (RH) and 18B (LH)



b. Front of 18A



c. Rear of 18A



d. Side of 18A from private drive



e. Approaching site from Frognal Gardens (south)



f. Approaching site from Frognal Gardens (south)



g. South looking up private drive



h. Looking down private drive



i. Approaching site from Frognal Gardens (west)



j. Approaching site from Frognal Gardens (west)



k. Rear of 18A



l. Rear – boundary wall between 18A and 18B



m. Rear (part) of 18A



n. Side of 18A



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
- b. Application 2024/1852/P
 - i. Erection of single storey rear extension 2024/1852/P
 - ii. CLD (proposed) granted 12.06.24
- c. Application 2024/1850/P
 - i. Conversion of garage to habitable space including front extension and replacement of garage door with windows and spandrel panels; Cladding (projecting) to garage front and surrounding underground floor front window; Roof extension; Side porch extension including addition of a rooflight and cladding material change; Replacement of existing windows with metal framed double-glazed units and installation of a new first floor side window; Installation of photovoltaic solar panels; Landscaping works to rear with associated alterations
 - ii. Registered. Target decision date (extended by agreement) 26.07.24
- d. Application 2024/3093/PRE
 - i. Part single storey and part two storey rear extension; Conversion of garage to habitable space including front extension and replacement of garage door with windows and cladding panels; Zinc cladding to upper ground floor front window; Side porch extension including addition of a rooflight and cladding material change from spandrel panel to zinc cladding; Replacement of existing windows with metal framed double-glazed units; Installation of two photovoltaic solar panels and two rooflights on existing flat roof of the host property; Landscaping works to rear with associated alterations.
 - ii. Summary of pre-application advice: - In conclusion, the proposed 2-storey rear extension is considered acceptable in principle at this site and its proposed scale would appear modest and appropriate. Mitigation measures on the potential loss of trees and vegetation resulting from the proposed landscaping works to the rear should be included in formal submission. You are encouraged to address the concerns raised above regarding the loss of trees and greenery in rear gardens affecting the character of the conservation area in a heritage statement during formal submission. Other elements of the proposal, including garage conversion with front extension, side porch extension, elevational alterations and installation of solar panels and rooflights over the existing flat roof, are considered acceptable.

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 replacement works (windows and spandrel panels) and extensions (two storey rear extension, porch, front 'bay') have been designed to be a relatively light touch intervention to the host building. The intention is to maintain the integrity of the existing building (especially in respect to it's relationship with 18B) and retain most of the existing fabric to keep the process of upgrading the building as sustainable as possible.
- c. A previous application (by another applicant and agent) was for a far more ambitious project involving demolition of existing and construction of a much larger replacement house. The proposed replacement was significantly different in architectural style than the existing (and it's semi-detached neighbour), was considerably higher and included a basement. This application proposal is modest in comparison.

8. Specific Proposals

- a. **Change of use of garage to habitable space;**
 - i. Existing garage is unsuitable for parking of contemporary cars;
 - ii. There is sufficient off-street parking for the property and the loss of the garage will not have an impact on parking;
 - iii. The space is currently used for storage etc and is connected internally to the house;
 - iv. The topography of the existing site means that access for all is a challenge. The applicant has a future need for easily accessible accommodation. Converting the garage to habitable accommodation with front access means that future conversion to bedroom (with bathroom and kitchenette) can be easily realised.

- b. **Two storey rear extension;**
 - i. An additional two bedrooms will will create a property (together with enlargement of the living area) that is suitable to the site and location;
 - ii. A mix of brickworks to match existing and zinc cladding is proposed for the rear extension. The brickwork used at UGF level will connect the extension to the existing house. The zinc used at first floor level will create consistency with other elements that for part of this application (window frames, spandrel panels, rear extension, front window / garage cladding, porch)
 - iii. The zinc of the additional storey will be a colour that is similar to / sympathetic with the existing brick and will also be carried through to other elements. The current preferred is VM Zinc 'Pigmento Red'. See below more detail regarding materials.
 - iv. The first floor storey is proposed to be part width of the existing building. This together with employment of zinc cladding - a material perceived as 'lighter' than brickwork and associated with roofing material will ensure that this sits as an element that is subservient to the host building.

- c. **Replacement windows;**
 - i. The existing windows are single glazed with metal frames that are without any thermal insulation. Their thermal performance is very poor.
 - ii. The existing windows have been supplemented with secondary glazing. Although this has a functional (insulating) benefit it detracts greatly from the external appearance of the property. Removal of these will be part of the proposals to create a building of much higher architectural merit.
 - iii. The replacement windows will be double glazed - low e, solar control glass with argon filled cavity and thermally insulated aluminium frames. Very high thermal performance.
 - iv. The replacement windows have been designed (fenestration arrangement, frame dimensions and colours) to work towards an overall improvement of

the external appearance of the building. They have been designed to have a limited amount of framework to simplify the existing very busy elevations.

- v. The replacement windows will however respect the existing architecture and geometry as existing masonry openings have been retained and the basic proportions have been followed.

d. **Cladding of spandrel panels;**

- i. The panels between windows are, in our opinion, one of the weak points of the architectural form of the existing building.
- ii. The proposal is to cover these with zinc cladding. The cladding will be more flush with the existing brickwork and will infill the 'crenellations'.
- iii. The zinc cladding will blend (colour and tone) with the window frames and zinc cladding used elsewhere. This will create a more harmonious and simple aesthetic.
- iv. The zinc of the spandrel panels will also be a colour that is similar to / sympathetic with the existing brick. The current preferred is VM Zinc 'Pigmento Red'. See below more detail regarding materials.

e. **Cladding of front ledge, LGF front with door and window, UGF window surround;**

- i. The garage front and associated ledge are considered to detract from the existing building.
- ii. As the garage is being converted to habitable space it required a new frontage with window and door.
- iii. The front cladding provides a multi-purpose of garage frontage and concealing front ledge. It has been carried up to frame the UGF front windows to empathise the verticality of 18A as the squat nature of the garage entrance has been identified as a negative element of the existing facade.

f. **Extension to side porch, addition of rooflight;**

- i. The existing porch has a very ill-defined, almost lean-to form and aesthetic.
- ii. The proposal is to give this a make-over and extend it a little to enable a coat cupboard to be introduced internally.
- iii. The porch will be clad with zinc, entrance door to match (colour and material (zinc or aluminium with PPC finish) to tie it in with the rest of the building.
- iv. The existing side brickwork wall will be retained. There will be no requirement to extend it as part of the works to the porch.

g. **Removal of three trees;**

- i. The development of the rear extension and associated terrace requires the removal of two trees.
- ii. A third tree in unsuitable location and poor condition will also be removed.
- iii. See arboricultural section below.

- iv. See arb consultant's report.
- h. **Levelling of part rear garden to form terrace;**
 - i. In connection with the development of the rear extension it is intended to create a new terrace to enable level access to the rear garden.
 - ii. The formation of the new terrace will involve levelling an area of ground and creating retaining walls.
 - iii. The works will require the removal of three trees.
 - iv. See arboricultural section below.
 - v. See arb consultant's report.
- i. **Landscaping**
 - i. Replacement trees (2no Magnolia) will be planted.
 - ii. See arboricultural section below.
- j. **Photovoltaic solar panels to FF roof;**
 - i. As part of the drive to make the house as energy efficient as possible the applicant wishes to install photovoltaic solar panels.
 - ii. The only viable location for these is to the rooftop.
 - iii. The PV panels will be low profile (10 degrees) and positioned away from roof edges to reduce visual impact.
- k. **Air Source Heat Pump (ASHP)**
 - i. An ASHP system is proposed to provide space heating (through underfloor heating) and provision of hot water. The system will require an external ASHP unit.
 - ii. It is proposed to place this to the east side of the building away from the adjoining property. The external unit will be concealed by boundary fencing and will be more than 12m distance from any neighbouring property.
 - iii. The relevant section of the MCS Planning Standards (MCS020 Noise Neighbour Impact assessment) has been completed to demonstrate that no noise issues would result from the siting of the ASHP in this location. See attached.

9. Heritage, Design, Conservation

a. Heritage considerations

i. Heritage

1. In this case the heritage asset is the Conservation Area itself.
2. Policy D1 (Design) requires that development considers the local context, setting, and character and for development to integrate with the form and scale of surrounding buildings.
3. Policy D2 (Heritage) states that the Council will only permit development both within conservation areas and to listed buildings if it preserves or enhances the character and appearance of the heritage assets. In particular, proposals will not be supported where alterations or extensions to a listed building would harm the special architectural and historic interest of the building.
4. The Hampstead Conservation Area Statement states that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area.
5. See attached Heritage statement

b. Design considerations

- i. The application building is attached to it's neighbour. The two were built at the same time and there is a strong relationship with shared brickwork, and the defining forms of each, although different (one vertical and one horizontal) slide across one another so that there is a merging of line where the two buildings meet.
- ii. For the reason of retaining this relationship (as well as that of sustainability) it is proposed that the existing application building (part of the whole) is retained, renovated and extended.
- iii. Previous assessment, as part of an earlier planning application prepared by others, concluded that the application building (or pair) is of little architectural merit and offers only a neutral contribution to the Conservation Area.
- iv. We concur that the composition of the two semi-detached buildings does not immediately suggest visual harmony. We have therefore strived to understand the basic essence of the combined building and where it may fall short. Our conclusions:-
- v. The main elevation is visually very busy.

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1. There are a number of elements competing : vertical windows, horizontal windows – both of different materials, painted render panels (spandrels), crenellations, projecting ledges, balustrade, garage doors (both different), entrance doors, security bars. Most of the elements seem to be present in one house or the other - but not both.
- vi. The unifying material is the brickwork.
 1. The brickwork is the dominant material. It visually ties the two houses together but also gives them separate identities (i.e. vertical and horizontal accents).
- vii. Building form
 1. The adjoining property (18B) has an existing rear two storey projection.
 2. Referencing this form would retain and reinforce the established development pattern.
- c. **Design proposals**
 - i. Windows, spandrels and front cladding
 1. The windows and spandrel panels will be positioned flush with the brickwork to create a flatness to the facades of 18A that will simplify the general form of the building. It is this calming of the existing complex form that will improve the host building.
 2. The front cladding to garage front and UGF window surrounds will absorb the projecting ledge – again this is intended to simplify the form of the building.
 3. The cladding at the two levels will tie the lower level into the main upper building more successfully than the existing garage door frontage arrangement.
 - ii. Brickwork
 1. It is the brickwork forms that are uniting the two semi-detached properties and that give each their strongest defining characteristics. The proposal therefore work with the existing brickwork and any interventions are between brick panels and do not detract from the geometry.
- d. **Heritage and Conservation Area**
 - i. See attached Heritage statement
 - ii. The existing application building (and adjoining property) is, within the immediate conservation area, unique in style. Hampstead is renowned for a broad mix of different architectural styles and in this respect the presence of

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these 1960's houses amongst properties of different styles and dates is not unusual.

- iii. It has been argued in the past that the semi-detached houses offer at most a neutral contribution to the conservation area and that demolition and construction of a high quality replacement would be permitted. Our remit is to consider only one of the pair however and in our view it is less than satisfactory to demolish only part of what was designed as a composition – leaving a truncated remaining half.
- iv. Our proposal is that relatively light touch interventions will improve 18A without completely denying the relationship with, and existence of, 18B.
- v. In this respect there is no intention to significantly alter how the building(s) sit within the conservation area. An assessment of impact on conservation area:-
- vi. Mass and form.
 1. Two storey rear extension.
 - a. The rear extension will be behind the existing building.
 - b. To the side of the house is a private driveway with high fence. The side is not overlooked by other properties.
 - c. The rear garden is enclosed by trees and the ground rises from the back of the property. The neighbour property 18 Frogna Gardens is at an elevated level, views out are over the top of the application property which is largely obscured by trees.
 - d. The extension will therefore not be readily visible from the wider conservation area.
 - e. An angular flat roofed approach to form ensures that the existing architectural language is continued.
 - f. The massing is visually 'broken with use of two materials – brickwork and zinc.
 - g. The elements of the extension are simple in form. The brickwork of the lower floor and zinc of the upper floor are presented as simple cubes. The windows of the upper floor are placed together and sandwiched between the two zinc cubes.
 - h. Extension walls are flush with existing (side elevation) and roof level with existing.
 - i. The intention, by employing simple forms and aligned surfaces is to alter the existing to create a much more simple and calm building.
 - j. The proposed height of the rear extension would not be higher than the height of the host property. The proposed

depth of the rear extension would be approximately 3m and match the depth of the existing 2-storey rear structure of the adjoining neighbour at No.18B Frognaal Gardens. The width of the proposed first floor rear extension would set in away from the boundary. Overall, the proposed rear extension would appear modest and appropriate.

- k. The proposed rear extension would not have a visible impact within the Conservation area. In this respect the heritage asset (that is the conservation area) is protected.

2. Windows, spandrels and front cladding

- a. The treatment of the windows, spandrel panels and cladding generally will retain the character of the existing building but will create a generally simplified composition.
- b. Working within the existing brickwork will ensure that the relationship of 18A with 18B is retained – but adjusting the form slightly by losing the crenellations and bringing the windows and spandrel panels flush with the brickwork will soften the geometry.
- c. The colour tone of the windows, spandrel panels and cladding will be a closer blend with the brickwork and again will simplify and soften the existing form.
- d. These relatively gentle interventions will not significantly alter how the building is seen within the conservation area.
- e. New window openings in the upper storey of the rear extension will be of equal size and proportion to the existing. Again this consistency will add the intention to create a final building that is simple and calm in form.
- f. The proposed improvements to the windows, spandrel panels and front bay will enhance the existing building without changing the fundamental character of the architecture and therefore not adversely affecting the Conservation area. In this respect the heritage asset (that is the conservation area) is protected.

3. Porch

- a. The existing side entrance will be retained but with an enlarged porch. The existing porch is a small element set against the much more extensive side elevation – as such, a minor increase in mass, will not be detrimental and the relationship between the two will be maintained.

e. Building Design

i. Material

1. The approach is to limit the palette of materials used in the external treatment of the renovated and extended building. This approach will give a visually less busy appearance (than existing) and so more harmonious aesthetic.
2. The dominant material will remain as the existing brick which forms the relationship that ties the two attached (semi-detached) buildings together.
3. Brick to match existing will be used for part of the lower storey of the rear extension. This will tie the extension to the existing house and the density of the brickwork will be perceived to 'ground' the extension.
4. A secondary material will be zinc cladding that will replace the spandrel panels, cover the ledge (front cladding) and also be the material for the new upper storey of the rear extension and renovation / extension of the side porch.
5. The zinc cladding will have a finish that complements and visually blends with the existing brickwork. The zinc finish will have a subtle pigment colour and pre-weathered patina (the preferred is 'VM Zinc Pigmento Red' - see materials section below). The intention is that the reduction in contrast between the two materials (brickwork and zinc) will quieten the strong geometry of the host building and create a simpler aesthetic.
6. Replacement windows will be metal (as existing) but in a finish that colour and tonally blends with the zinc of the spandrel panels and cladding of the extensions. Again, limiting contrast between materials (the existing windows have white frames) will create calmer facades.

f. Landscape design

- i. Replacement trees (2no Magnolia) will be planted. See arboricultural section below.
- ii. The intention is to undertake extensive planting of shrubs.
- iii. Policy H45 illustrates all trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development and demonstrate that no trees will be lost or damaged before, during or after development.
- iv. Policy H46 states that all new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- v. Policy H47 states that applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work.

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- vi. Policy A3 seeks to protect and secure additional trees and vegetation and resists the loss of trees and vegetation of significant amenity, historic, cultural or ecological value.
- vii. The heritage asset is the Conservation Area itself. An important characteristic of the Conservation Area, and the area surrounding the application site in particular, is green space and mature vegetation.
- viii. Mitigation measures (tree and shrub replacement) of the potential loss of trees and vegetation resulting from the proposed landscaping works will ensure that the character of the heritage asset (the CA) will be maintained and enhanced.

10. Materials



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



b. VM Zinc 'Pigmento Red' against existing brickwork

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c.



to compliment zinc finish

Aluminium framed windows. Frame colour

11. Sustainability and Energy Efficiency

- a. The existing building is of a simple construction built from cavity brickwork walls with single glazed windows. The building has a leaky façade with poor permeability leading to an excessive loss of energy to the environment. The heating system comprises of a highly inefficient central ducted air system (typical efficiency 70%) with vents located in individual rooms. The electrical installation is unchanged from its original installation with light fittings consisting of a mix between tungsten halogen lamps and fluorescent tubes. As a result the SAP energy modelling calculation for the existing building shows a dwelling emission rate (DER) of 78.5 kgCO₂/m².annum, a modern building of similar size and shape would expect to achieve a target emission rate (TER) of 16.6 kgCO₂/m².annum.
- b. Compared with modern standards the building is not fit for purpose. The proposal is to renovate and adapt the building with sustainability and energy efficiency at the core of the design.
- c. Demolition of the existing building and replacement with a new energy efficient construction was considered. Camden Council's sustainability policy CC1 promotes zero carbon development and requires all development to reduce carbon dioxide emissions to minimise the effects of climate change. As substantial demolition is a very carbon and energy intensive process it was concluded that adapting and extending the building would be more sustainable than demolition. It could and has been argued that the investment and disruption required to renovate the building to reach an acceptable energy efficient standard would be disproportionate to the overall benefit. However in the context that the application property is attached to a contemporaneous neighbour it was concluded that on balance renovation and extension would be more appropriate
- d. The renovation / extension works will include, where possible, a number of energy efficient retrofit elements and systems, including:-
 - i. High performance insulation of existing walls;
 - ii. Air source heat pump;
 - iii. Underfloor heating;
 - iv. Photovoltaic solar panels on roof;
 - v. Rainwater storage for irrigation;
 - vi. Enhanced airtightness;
 - vii. Whole house ventilation

12. Amenity of neighbours

- a. **Overshadowing**
 - i. An existing high wall and tree will be removed to accommodate the proposed rear extension. As such the proposed development will not

materially alter the daylight available to the adjoining property – and in the case of the existing tree it is anticipated that there will be an increase in daylight.

- ii. The rear extension adjacent to the neighbouring property (i.e. the lower storey) will have a height limited to that set out in permitted development rights (i.e. 3m from existing ground to flat roof) as approved in the previous application.
- iii. The upper storey will be set back from the boundary with adjoining property to an extent that does not increase overshadowing over that calculated for the approved single storey extension.
- iv. The upper storey of the rear will not cast shadow over windows of adjoining properties and no loss of daylight will be experienced to any greater degree than the single storey (CLD approved) rear extension.
- v. The two storey rear extension proposal is considerably less deep (by at least 2m) than that of the approved new-build house scheme.

b. **Overlooking**

- i. No external balconies or terraces are proposed as part of the additional storey (second floor). The additional floor is set back from the front and rear facades.
- ii. The windows to the proposed upper storey of the rear extension are positioned away from the boundary.
- iii. The layout of 18B (the only relevant neighbour) is such that the garden is at least 4m away from the back of the proposed additional storey.
- iv. It is unlikely that there will be any impact on the privacy of the adjoining owner through overlooking as a result of this development.

13. Neighbour Consultation

- a. The applicant / owner of the application property has consulted with relevant neighbours as part of the overall design process.
- b. The owners / occupants of the following properties have been consulted and provided feedback:-
 - i. no18B Frognal Gardens (the attached property)
 - ii. no18 Frognal Gardens (the house up hill to the rear of the application property)
 - iii. no20 Frognal Gardens (next door to the semi-detached pair)
 - iv. no 9 Frognal Gardens (adjacent / opposite)
 - v. no98 Frognal (corner of Frognal and Frognal Gardens)
- c. no16 and no17 Holly Walk are the other side of the private road that runs to the side of the application property. These properties are set back at a much more

elevated level and concealed by trees and so it was not considered relevant to undertake direct consultation.

- d. The above neighbours were initially consulted regarding the addition of a second storey extension as well as single storey rear extension and all stated that they were supportive of the proposals. The same neighbours are currently being consulted regarding the proposed changes - i.e. omission of second floor extension and increase to two storey for rear extension. Indications so far are that all are supportive of the proposed development – and welcome the possibility that the previously approved proposal (demolition of existing and replacement with a new-build house) will not be realised.

14. Quality of residential accommodation

- a. Existing accommodation will remain largely unchanged.
- b. The development of a rear extension allows the existing small kitchen to be enlarged.
- c. The two new bedrooms in the additional upper storey of the rear extension comply with the nationally described technical standards for accommodation and are served by generous windows.

15. Trees and Landscaping

- a. A tree survey and arboricultural report has been undertaken by CSG Usher's Ltd. See attached.
- b. Three low quality trees (T7 Magnolia, T8 Hazel, T11 Privet) will be felled to enable the works.
- c. 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.
- d. The proposal includes the planting of new trees (2no Magnolia) in a location that suits the garden layout and orientation of sun.
- e. The intention is also to undertake extensive planting of shrubs.

16. Nature conservation and biodiversity

- a. The application proposal is for a brownfield development. No parts of the site considered biodiversity rich will be affected.
- b. The new UGF rear extension will be constructed on ground that is an existing hardstanding terrace.
- c. Other works are associated with the existing building fabric – replacement elements and rooftop extension.
- d. The rear garden will be retained and managed. Any additional hard landscaping will be limited in area and of a porous stone.

17. Flood risk and drainage

- a. The existing property is not in a flood prone area. The site is located in Flood Risk Zone 1. There is very low surface water flood risk across the site.
- b. The application proposal doesn't include any subterranean work which could have an impact on groundwater.
- c. The new UGF rear extension will be constructed on ground that is an existing hardstanding terrace.
- d. The new rear garden terrace will be constructed of permeable stone and sub-base to avoid rainwater being returned to the mains drainage system.
- e. The additional upper storey to the rear extension will not cause any increase in captured rainwater (compared to the approved single storey extension).
- f. Detailed flood risk and geotechnical assessments have not been undertaken and are not required for the nature of this development.

18. Archaeology

- a. The site lies within a London Borough of Camden Tier II Archaeological Priority Area. The site has been historically undeveloped until the existing house was built in the mid 1960s.
- b. Ground works associated with the application proposal will be limited to the rear extension which is located within a part of the site previously excavated for the terracing of the garden.

19. Transport

- a. The property is being extended but will remain as a single private dwelling and as such there is unlikely to be an impact on traffic congestion and / or parking.
- b. The existing property has off-street parking on a front hardstanding. This will be retained.
- c. The existing garage is unsuitable for the parking of modern cars and hasn't been used for this purpose for many years. It will be converted to habitable space.
- d. There is an opportunity to install secure bike locking facilities to the low brick walls in the front external area.

20. Waste and recycling

- a. The existing arrangements for storage of refuse and recycling containers will be retained.

21. Access

- a. Within the constraints of an existing building the works to the house and extensions been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:
 - i. Car Parking
 1. Cars will be able to stop directly outside the front of the house on the private hardstanding.
 - ii. 02 Access from car parking
 1. The existing route from the car parking to the front door is up a number of steps. We have explored the possibility of introducing a ramp but because of the topography of the site this cannot be accommodated in the space available.
 - iii. 03 Approach
 1. The existing route from the car parking to the front door is up a number of steps. This cannot be altered.
 - iv. 04 External Entrances
 1. The entrance is illuminated by overhead lights. The entrance is in the existing location but will be replaced. Access is level.
 - v. 05 Communal Stairs
 1. Not applicable.
 - vi. 06 Doorways and Hallways
 1. Any new internal doors will have an 800mm clear opening width. Existing doors are quite generous.
 - vii. 07 Wheelchair accessibility
 1. The new proposed living and dining space is more open plan than the current layout giving adequate circulation and turning space for wheelchairs.
 - viii. 08 Living Room
 1. The living room is on the principle / entrance floor (UGF).
 - ix. 09 Bed space at ground floor
 1. The existing garage at lower ground floor is being converted to habitable space. An entrance door is being provided at this level as the intention is that the converted space can be used, when required, as bedroom accommodation (with bathroom and kitchenette) by the elderly parent of the applicant.
 - x. 10 WC at ground floor
 1. There is a WC at both UGF and LGF.
 - xi. 11 Bathroom and WC walls
 1. There are masonry walls in the bathroom which would be capable of supporting adaptations such as handrails.
 - xii. 12 Lift
 1. The inclusion of a future lift could be incorporated between the rear room at UGF and the dining space on lower ground floor.
 - xiii. 13 Main Bedroom

1. The main bedroom has an ensuite bathroom.
- xiv. 14 Bathroom Layout
 1. The proposed main bathroom is generous in its layout and could be adapted in the future for accessibility.
- xv. 15 Window Specification
 1. The windows will be modern casement / tilt turn opening with ironmongery designed for easy use.
- xvi. 16 Fixtures and Fittings
 1. New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor where appropriate.

22. Summary

- 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. Impact on existing planting and removal of trees will be mitigated by replacement planting.
- e. The heritage asset (the Conservation Area itself) is protected in that the rear extension is modest in size, no higher than the host building, concealed from view, and consistent with the rear projection of the adjoining house. Mature greenery, an important characteristic of the Conservation Area will be retained and enhanced – any loss will be mitigated by replacement planting.