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# DESIGN & PLANNING STATEMENT

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NW3 7DU

This Design and Planning Statement has been prepared by My-architect Studio LLP on behalf of our client Julie Anderson.

The statement outlines a proposal for the creation of a front light well, internal alterations to the Garden Flat, installation of an additional window to the side elevation, and revisions to a previously approved rear extension. The rear works remain consistent in scale and massing with the planning approval (Ref: 2025/0480/P), granted on 10 April 2025, with minor refinements proposed to enhance functionality, improve accessibility and access to fresh air and light.

April 2025

# INTRODUCTION

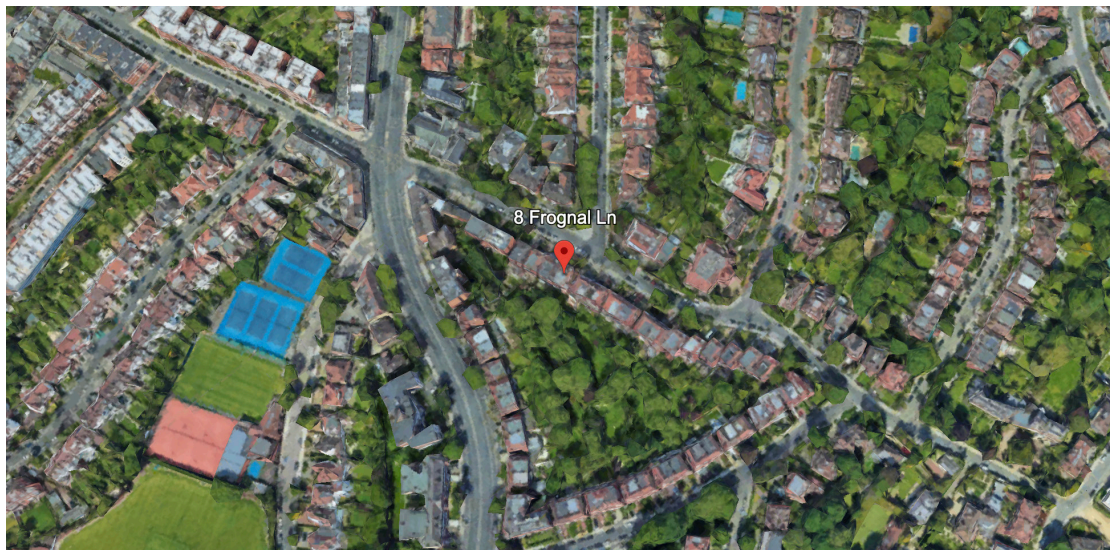
This Design & Planning Statement has been prepared in support of a planning application for the proposed development at 8 Frognal Lane, London, NW3 7DU in Camden Council.

The development seeks to enhance the functionality and livability of the property while maintaining the architectural integrity of the surrounding area. The proposal includes the creation of a front light well, modifications to a previously approved rear extension, and internal alterations to the Garden Flat. Given the site's location within the Redington Frognal Conservation Area, the design has been carefully considered to align with local planning policies and conservation principles. This document outlines the key design principles, planning constraints, sustainability considerations, and overall vision for the development.

## SITE CONTEXT AND ANALYSIS

### CHARACTER OF THE AREA

8 Frognal Lane is in a predominantly residential area of Camden, characterised by Victorian and Edwardian homes with original features. The tree-lined streets and period housing contribute to its strong community feel, with many properties undergoing sensitive alterations to suit modern living.



Source: Google Earth, data from 11/04/2020





Source: Google Earth, data from 11/04/2020



Site photographs  
from January 2025



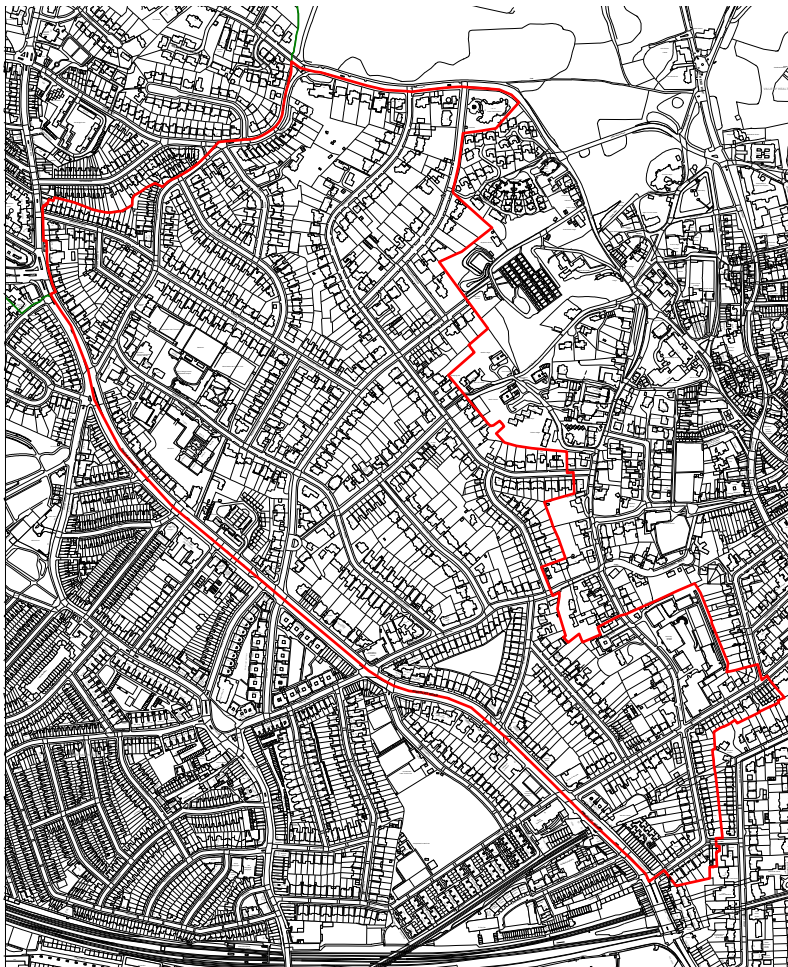


## REDINGTON FROGNAL CONSERVATION AREA

The property falls within the Redington Frognal Conservation Area, which is situated in the London Borough of Camden, and is renowned for its distinctive late 19th and early 20th-century residential architecture, predominantly influenced by the Queen Anne Revival and Arts and Crafts movements. The area's character is further enhanced by its verdant landscape, featuring mature trees lining the streets, green verges, and private gardens that contribute to its suburban charm.

Notable architectural elements include red brick facades, hanging tiles, traditional porches, gables, and chimneys, all set back behind modest front gardens bordered by low walls or hedges.

The conservation area encompasses a variety of building scales, from three-story residences to larger mansion blocks, particularly along Finchley Road. To preserve and manage this unique character, Camden Council adopted an updated Conservation Area Appraisal and Management Strategy on December 19, 2022, which serves as a guide for assessing planning applications and ensuring that new developments harmonise with the area's historical and architectural significance.



Source: <https://www.camden.gov.uk/documents/20142/7661411/area+boundary.pdf/>



## PLANNING CONSTRAINTS

### PLANNING POLICIES

The proposed development aligns with Camden's planning policies, including:

Camden Local Plan 2017, which emphasises the importance of preserving heritage assets and ensuring sustainable development.

Redington Frogna! Neighbourhood Plan, which seeks to enhance biodiversity and protect the character of the area.

National Planning Policy Framework (NPPF), which promotes high-quality design and sustainable living environments.

## ADDITIONAL CONSIDERATIONS

### FLOOD RISK ASSESSMENT

The property is not located within a designated flood zone. However, sustainable drainage systems (SuDS) will be implemented to ensure proper water management and mitigate surface water runoff.

### FIRE SAFETY STRATEGY

The proposed development incorporates standard fire safety measures in accordance with Approved Document B of the Building Regulations.

All habitable rooms lead to the entrance hall, ensuring a protected and unobstructed escape route through the entrance door. Fire-rated (FR) doors with a minimum FD30 specification will be installed where required to provide effective compartmentation, slowing the spread of fire and smoke. Fire-resistant linings will be used in key areas to enhance fire protection. Mains-powered, interlinked smoke detectors will be installed in accordance with BS 5839-6 to provide early warning, with detectors positioned in circulation spaces and high-risk areas such as kitchens. As the layout and fire protection measures comply with statutory requirements, no additional fire safety provisions are necessary.



# SUSTAINABILITY CONSIDERATIONS

## ENERGY EFFICIENCY

The proposed development incorporates energy efficiency measures in line with Approved Document L of the Building Regulations to enhance sustainability and reduce energy consumption.

High-performance insulation will be installed to improve thermal efficiency, minimising heat loss and reducing reliance on heating systems. Energy-efficient glazing will be used to enhance thermal retention while maximising natural light. Low-energy LED lighting and water-efficient fixtures will be incorporated to further reduce energy and resource consumption. Where possible, materials will be responsibly sourced to minimise environmental impact.

The proposed measures ensure the development meets modern energy performance standards while maintaining comfort and efficiency.

## WATER CONSERVATION

To promote water efficiency, the development will incorporate low-flow plumbing fixtures and fittings to reduce water consumption without compromising performance. These measures will help conserve water resources, lower utility demands, and contribute to the overall sustainability of the development.

## BIODIVERSITY

The proposed development prioritises biodiversity and sustainable landscaping. Existing mature trees will be retained, complemented by additional planting to enhance greenery and ecological value.

The garden space will be thoughtfully developed with a variety of plant species, while the front lightwell will also benefit from new planting to improve visual appeal. Permeable landscaping materials will be used to enhance natural drainage, reducing surface water runoff and promoting sustainable urban drainage solutions.

Additionally, one swift brick or a nesting box suitable for sparrows or starlings will be installed at the property, supporting local bird populations and enhancing urban biodiversity.

# DESIGN

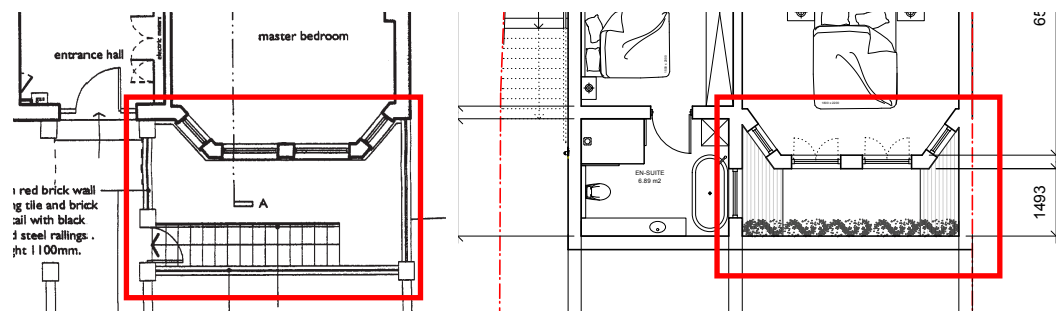
The proposal seeks to enhance the functionality, spatial quality, and architectural coherence of the property while respecting its historic character and the surrounding streetscape. All elements of the proposal have been previously approved but not yet implemented. This proposal is a refined version that optimises design, materiality, and proportion while maintaining the integrity of the original scheme.

The introduction of a front light well remains a considered intervention to enhance natural light ingress to the lower ground floor, improving internal living conditions and creating livable space in an existing but unused area of the lower ground floor while preserving the visual harmony of the façade.

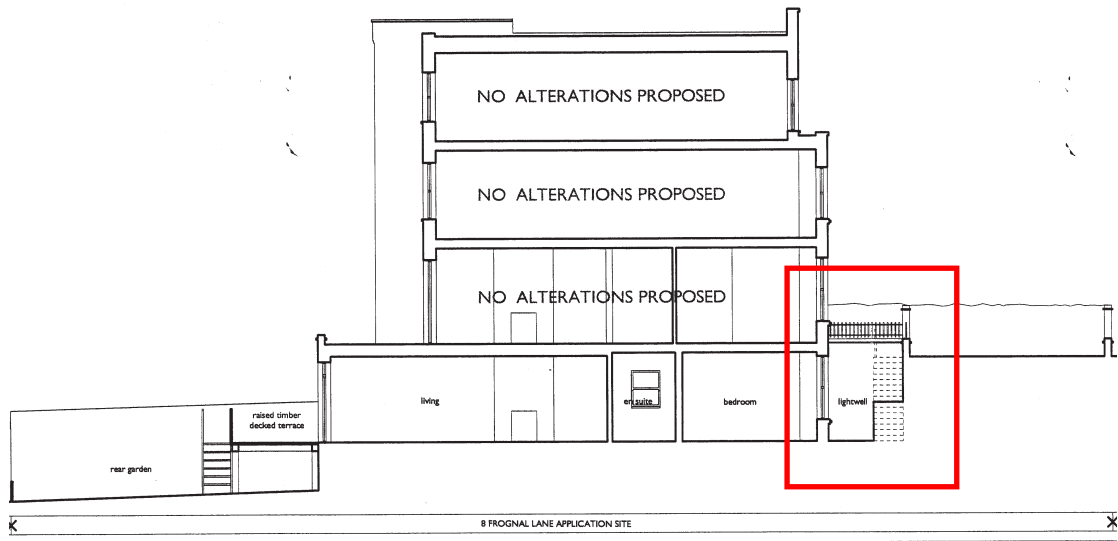


Previously approved lightwell, application reference 2007/6036/P

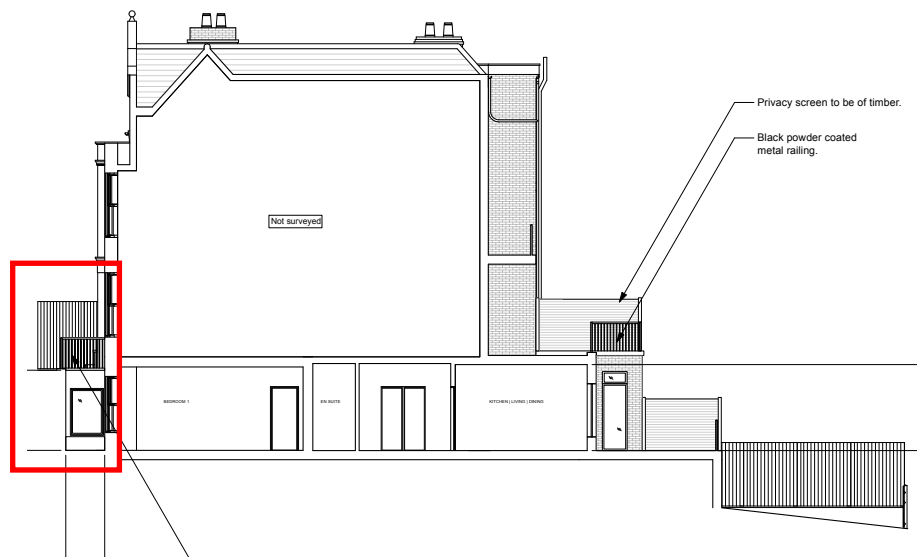
Proposed lightwell



1 red brick wall  
1g tile and brick  
all with black  
3 steel railings  
ht 1100mm.



Previously approved lightwell,  
application reference  
2007/6036/P



Proposed lightwell

Designed with high-quality materials and detailing in keeping with the existing streetscape, the light well will integrate seamlessly without compromising the established character of the area.

Enhancements to the previously approved rear extension refine its form, scale, and materiality to achieve a more balanced and proportionate addition. The revised design ensures a cohesive relationship between the new and existing elements, reinforcing architectural continuity and improving the overall aesthetic quality of the dwelling.





Current planning approval (original application ref: 2022/0097/P / and made valid until 2028 under ref: 2025/0480/P)

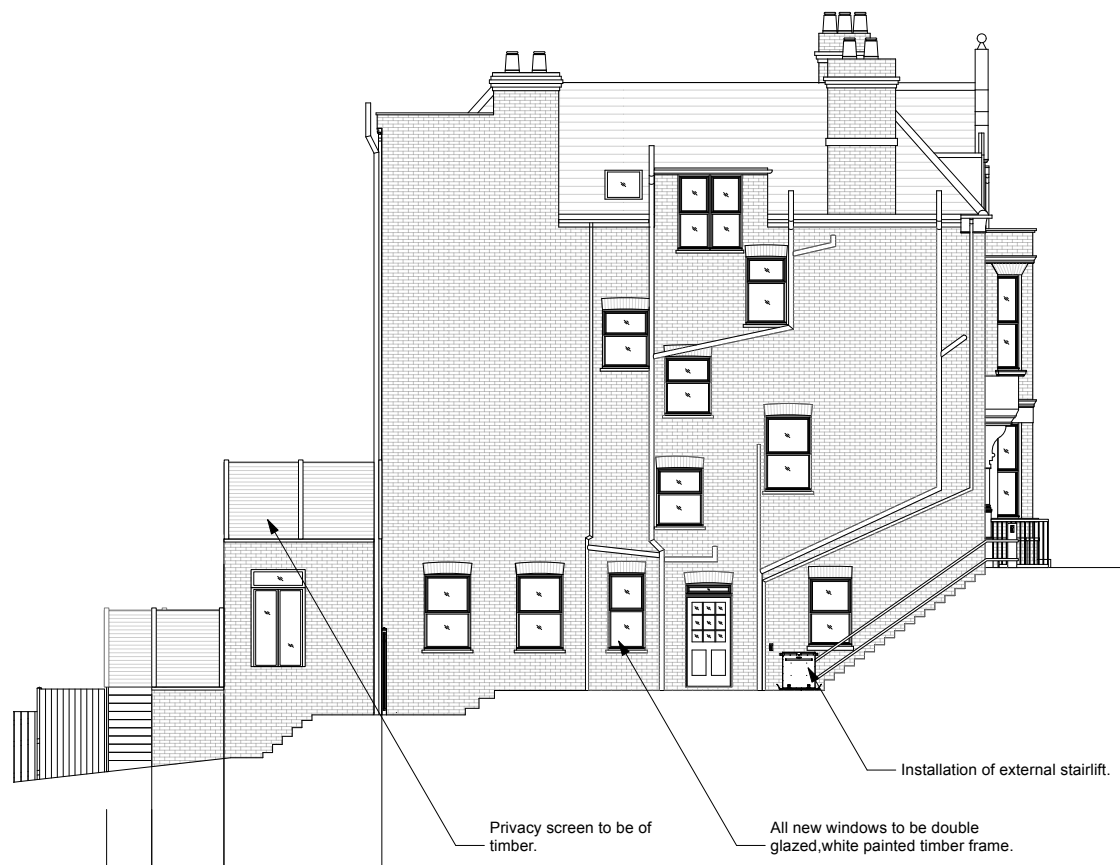
Proposed rear extension



As part of the proposed design, a platform lift is to be incorporated to facilitate step-free access to the Garden Flat. This decision has been made to accommodate a close family member with significant mobility limitations, ensuring that the property remains inclusive and supportive of family needs.

The platform lift has been chosen over a stair lift due to the user's restricted movement and reduced upper body strength. A platform lift allows the individual to remain in their wheelchair, reducing the need for assistance in transferring and providing a safer, more dignified access solution.

Further adjustments to internal levels have been proposed, including revised floor levels at the base of the entrance staircase and the inclusion of a wet room in Bedroom 2. While the development is not intended to be fully accessibility compliant, these modifications are designed to improve accessibility and flexibility for occasional use. Additionally, this approach increases the availability of partially accessible housing stock in the local area, contributing to broader community needs.



Proposed Side Elevation



Internally, alterations to the Garden Flat adopt a design-led approach that prioritises spatial efficiency, functionality, and a sense of openness. Careful reconfiguration will enhance circulation and usability, ensuring the space meets contemporary living standards while sensitively retaining and celebrating original architectural features.

This refined proposal represents a thoughtful evolution of the approved scheme, delivering meaningful improvements while respecting the historical and contextual setting of the property.

# CONCLUSION

The proposed development at 8 Frognal Lane aligns with Camden's planning policies and conservation area guidelines. The scheme has been designed to enhance living space while preserving the architectural integrity of the property and surrounding area. The incorporation of sustainable practices and biodiversity-friendly measures further ensures that the proposal contributes positively to the local environment and community.

We trust that this statement demonstrates our commitment to sustainable development and compliance with planning policies and regulations. Should you require any further information or clarification regarding this application, please do not hesitate to contact us.