

DESIGN AND ACCESS STATEMENT

14 Frognal London NW3 6AG

1. Site

- 1.1 The application site is located on a corner plot, Frognal, London, NW3 6AG. The building itself is a four storey Detached property divided in 3 flats and is situated within the Redington Frognal Conservation Area. The Conservation Area is a designated heritage asset as described by the NPPF and great weight should be accorded to the protection of the heritage asset, and its character and context has therefore strongly informed the development of the proposals. This part of the Conservation Area is characterized by large-scale, of around four storeys (Majority of properties subdivided) and includes variations on Queen Anne or freestyle. Many properties are red brick with terracotta heraldic reliefs (royalty, facial, basal) and have prominent gables and some tile hanging. There are white timber frame windows, some with round or cambered heads or ocular windows, and some with small panes. There are no TPO trees located on site

2. Planning history

2019/4431/T
2019/0705/T
[2018/1766/T](#)
[2018/1632/T](#)
[2017/6049/T](#)

3. Proposal

- 3.1 The application proposes the erection of a detached garden room/gym situated on the rear of the site. The proposed use of the outbuilding will be for the applicants enjoyment when in their garden. The outbuilding is of contemporary style it is 11m wide and 4m deep finished in white rendered walls with hit and miss timber clad façade with a maximum height of 3m. Large aluminum sliding door, will allow for a connection between the internal space with the rear garden and to improve the quality and brightness of the internal space when being used. The rear garden is set down approx 1.2m from neighbours boundaries so proposed outbuilding is relevantly low lying reducing any potential impact and over shadowing to neighbouring property. Internal floor space is around 35sqm.

The development will not be visible from the front of the property and will not affect the adjacent properties.

Considerations

- Access to the property is to remain unchanged.
- There will be no impact on the neighbours.
- There will be no impact on the neighbours' privacy.
- There will be no impact to trees or shrubs.

4 **Conclusion**

4.1

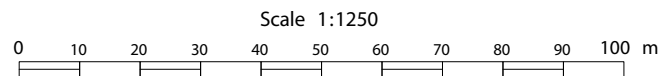
The development is considered to be acceptable in terms of appearance, character and scale with no harmful impacts on neighboring residential amenities and street scene. The development is considered to provide acceptable internal and external spaces with no harmful impacts on the highway network.

Considering the nature of the development with regards to the significance of the conservation area, and the contribution that the application site makes to the heritage asset, the proposals are considered to have a negligible impact on the heritage significance of the asset. Further, the proposals are considered to preserve the character and appearance of the conservation area, and no harm (for the purposes of paras.199-202 of the NPPF) to the asset is considered to arise from the proposed development.





SITE LOCATION PLAN



Projection : British National Grid

Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.

Existing Site Plan (1:200)



While this drawing can be used as a base drawing for construction purposes, your building contractor may require more information. It is therefore important to discuss, with your architect & builder together, where more detail would be appropriate.

1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.
2. While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.
3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.
5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

You may need a Structural Engineer for this section.

This symbol indicates that structural calculations / structural design may be required, both of which should be undertaken by a suitable structural engineer. Your architect can help point you in the right direction.

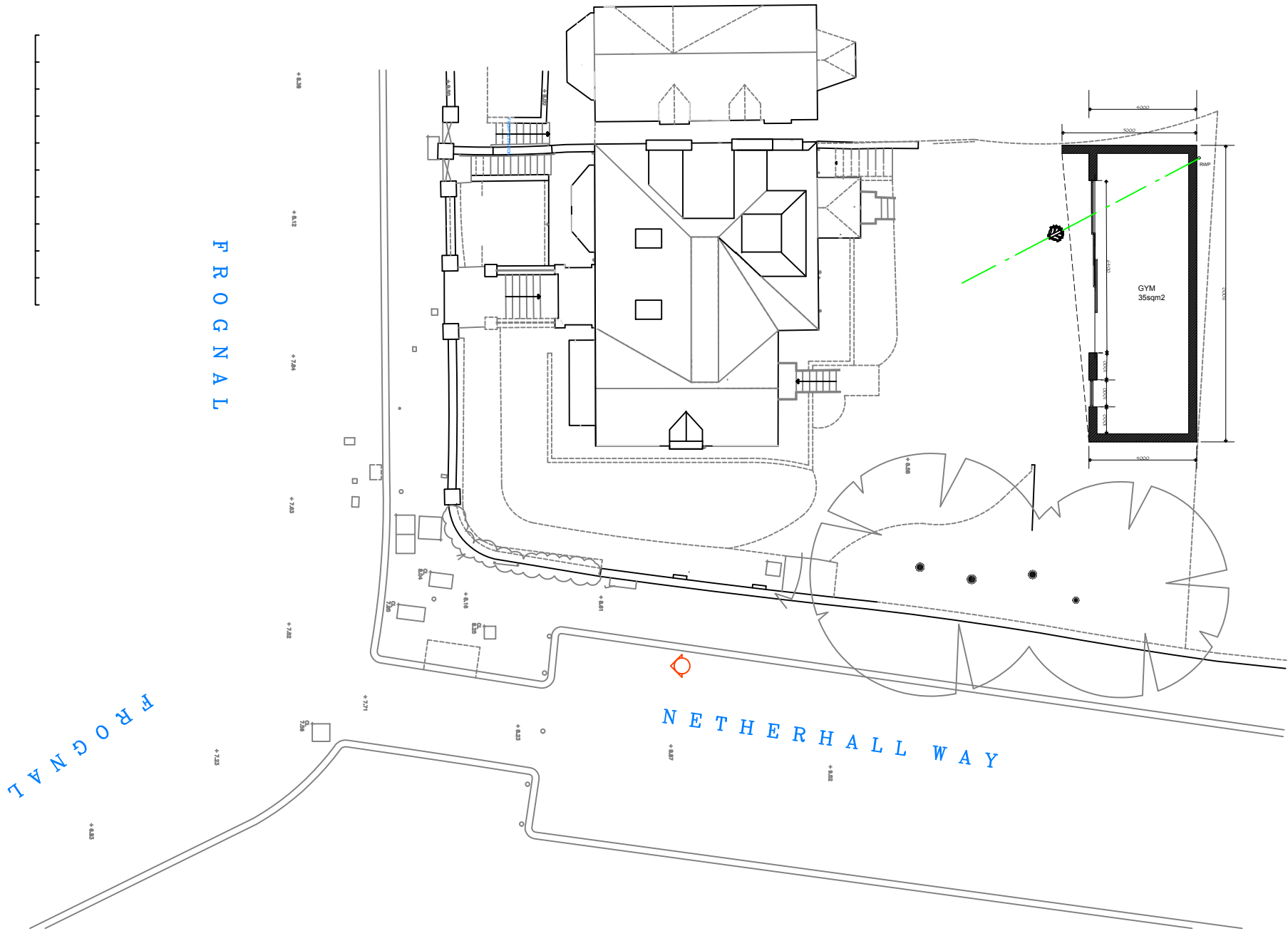
Revisions:
a. date.

All dimensions are in millimetres
All dimensions to be checked on site
© AH Architecture

<div>AH ARCHITECTURE</div> <div>Chartered Architects</div>		<div>Drawing name:</div> <div>Existing Site Plan</div>		
<div>15 Alleyn Park</div> <div>Southall Middlesex</div> <div>UB2 5QT</div> <div></div> <div>Tel: 020 8797 4176</div> <div>Email: Info@ah-architecture.co.uk</div>		<div>Job no:</div> <div>AH 730</div>	<div>Drawing no:</div> <div>01</div>	<div>Revision:</div> <div>-</div>
		<div>Scale:</div> <div>1/200 @ A3</div>	<div>Date:</div> <div>24/02/2025</div>	<div>Drawn by:</div> <div>AH</div>
<div>Project name:</div> <div>14 Frognal, London, NW3 6AG</div>				

Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.

**ALL DRAWINGS 730/01-04,
AND ENGINEER'S DETAILS TO BE READ TOGETHER**



Proposed Site Plan (1:200)

This is a 'Scheme Level Drawing' and is intended to illustrate the general arrangement of the project proposals. As it stands this drawing does not include all of the detail necessary for a full plans building regulations application.

While this drawing can be used as a base drawing for construction purposes, your building contractor may require more information. It is therefore important to discuss, with your architect & builder together, where more detail would be appropriate.

1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.

2. While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.

5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

Further detailed design / dwgs may be needed for this section.

You may need a Structural Engineer for this section.

This symbol indicates that it may be beneficial to have more detailed design drawings prepared to illustrate elements of the proposal in more detail so that your building contractor can more fully understand the intention of the design.

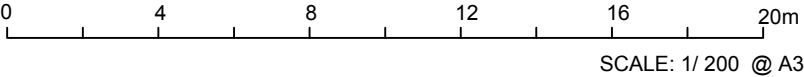
This symbol indicates that structural calculations / structural design may be required, both of which should be undertaken by a suitable structural engineer. Your architect can help point you in the right direction.

You may need to consult a Party Wall Surveyor for this section.

Revisions:
a. date.

This symbol indicates that you may need to take action in order to comply with the Party Wall Act and it may be wise to consult a suitable Party Wall surveyor. Your architect can help point you in the right direction.

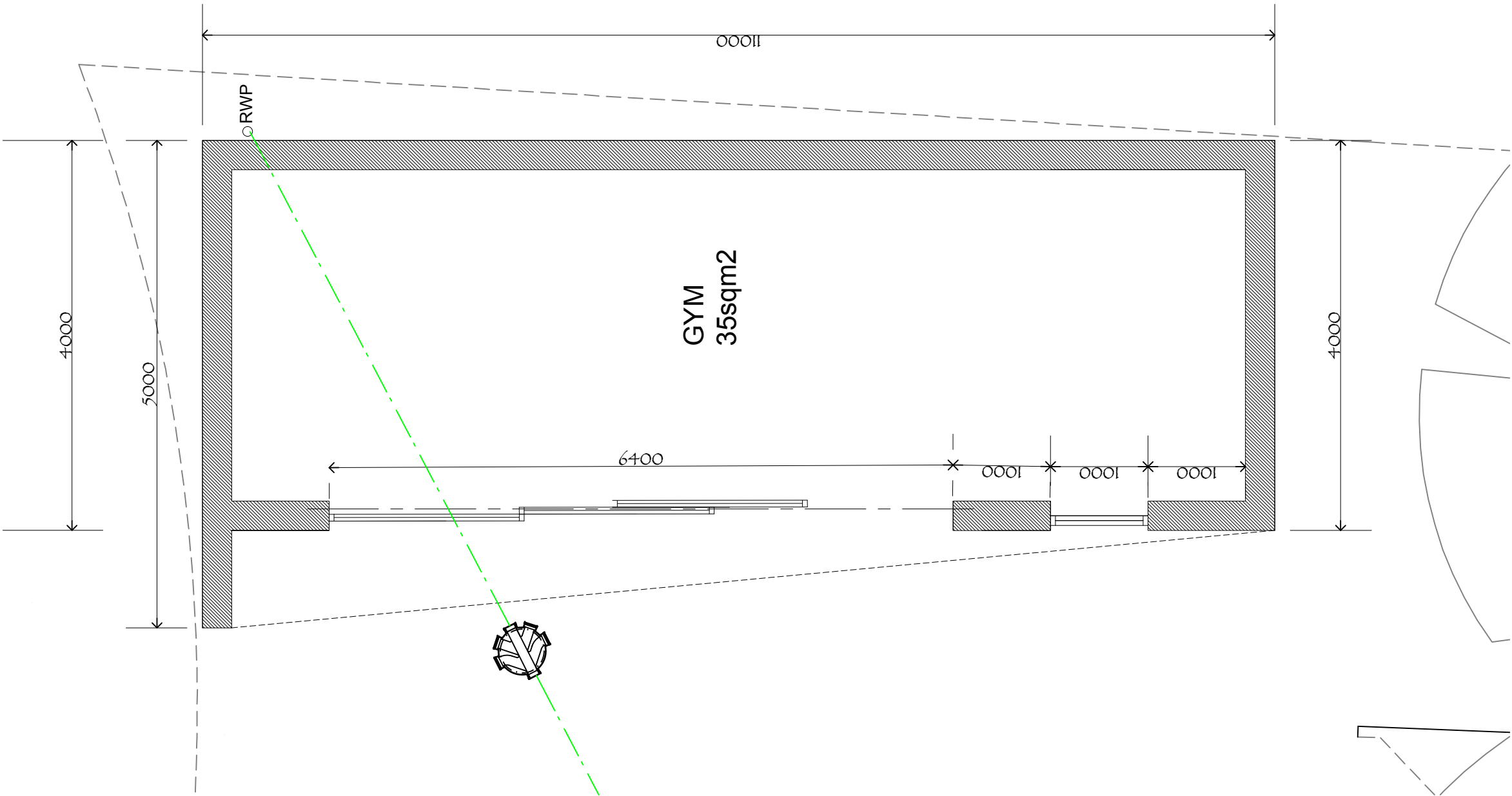
All dimensions are in millimetres
All dimensions to be checked on site
© AH Architecture



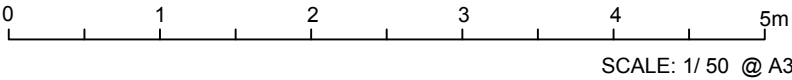
AH ARCHITECTURE Chartered Architects 15 Alleyn Park Southall Middlesex UB2 5QT Tel: 020 8797 4176 Email: Info@ah-architecture.co.uk Project name: 14 Frognaal, London, NW3 6AG	Drawing name: Proposed Site Plan		
	Job no: AH 730	Drawing no: 02	Revision: -
	Scale: 1/200 @ A3	Date: 24/02/2025	Drawn by: AH

Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.

**ALL DRAWINGS 730/01-02,
AND ENGINEER'S DETAILS TO BE READ TOGETHER**



Proposed Ground Floor Plan (1:50)



This is a 'Scheme Level Drawing' and is intended to illustrate the general arrangement of the project proposals. As it stands this drawing does not include all of the detail necessary for a full plans building regulations application.

While this drawing can be used as a base drawing for construction purposes, your building contractor may require more information. It is therefore important to discuss, with your architect & builder together, where more detail would be appropriate.

1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.

2. While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.

5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

Further detailed design / dwgs may be needed for this section.

You may need a Structural Engineer for this section.

This symbol indicates that it may be beneficial to have more detailed design drawings prepared to illustrate elements of the proposal in more detail so that your building contractor can more fully understand the intention of the design.

This symbol indicates that structural calculations / structural design may be required, both of which should be undertaken by a suitable structural engineer. Your architect can help point you in the right direction.

You may need to consult a Party Wall Surveyor for this section.

Revisions:
a. date.

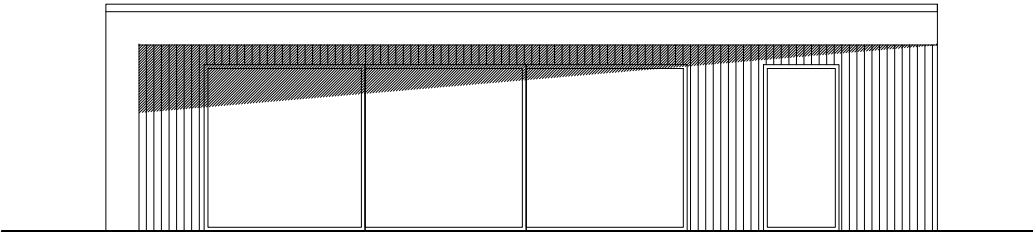
This symbol indicates that you may need to take action in order to comply with the Party Wall Act and it may ne wise to consult a suitable Party Wall surveyor. Your architect can help point you in the right direction.

All dimensions are in millimetres
All dimensions to be checked on site
© AH Architecture

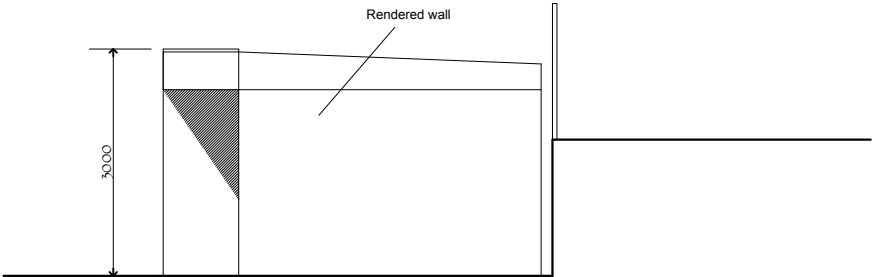
AH ARCHITECTURE Chartered Architects 15 Alleyn Park Southall Middlesex UB2 5QT Tel: 020 8797 4176 Email: Info@ah-architecture.co.uk Project name: 14 Frognal, London, NW3 6AG	Drawing name: Proposed Ground Floor Plan		
	Job no: AH 730	Drawing no: 03	Revision: -
	Scale: 1/50 @ A3	Date: 25/02/2025	Drawn by: AH

Notes:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing must not be scaled. Use figured dimensions only. Subject to statutory approvals and survey.

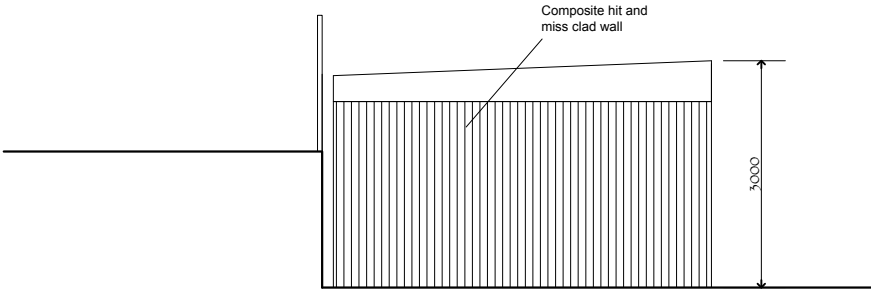
**ALL DRAWINGS 730/01-02,
AND ENGINEER'S DETAILS TO BE READ TOGETHER**



Proposed Front Elevation (1:100)



Proposed Side Elevation (1:100)



Proposed Side Elevation (1:100)



Proposed Rear Elevation (1:100)



SCALE: 1/ 100 @ A3

This is a ‘**Scheme Level Drawing**’ and is intended to illustrate the general arrangement of the project proposals. As it stands this drawing does not include all of the detail necessary for a full plans building regulations application.

While this drawing can be used as a base drawing for construction purposes, your building contractor may require more information. It is therefore important to discuss, with your architect & builder together, where more detail would be appropriate.

1. This drawing has been based upon a measured survey drawing by others. As a result, the precision of the dimensions indicated is dependent upon the information supplied.
2. While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.
3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.
5. Unless other arrangements have been specifically made, your building contractor should serve a Building Notice, as and where applicable, to your local authority to satisfy the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

Further detailed design / dwgs may be needed for this section.

You may need a Structural Engineer for this section.

This symbol indicates that it may be beneficial to have more detailed design drawings prepared to illustrate elements of the proposal in more detail so that your building contractor can more fully understand the intention of the design.

This symbol indicates that structural calculations / structural design may be required, both of which should be undertaken by a suitable structural engineer. Your architect can help point you in the right direction.

You may need to consult a Party Wall Surveyor for this section.

Revisions:
a. date.

This symbol indicates that you may need to take action in order to comply with the Party Wall Act and it may ne wise to consult a suitable Party Wall surveyor. Your architect can help point you in the right direction.

All dimensions are in millimetres
All dimensions to be checked on site
© AH Architecture

AH ARCHITECTURE Chartered Architects	Drawing name: Proposed Elevations		
	Job no: AH 730	Drawing no: 04	Revision: -
	Scale: 1/100 @ A3	Date: 25/02/2025	Drawn by: AH
Project name: 14 Frognal, London, NW3 6AG			