

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 self contained rooms 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 4m ground and lower ground extension situated on rear of the property. The proposed use of the extension will be for the applicants residence on ground floor and basement levels. Approx 78 Sqm2 of additional floor area will be added through this development, creating a light well to the rear and enlarging side and front light wells for better quality of spaces. On upper floors the existing flats layouts are improved, meeting London space standards compromising of 3no 2 bedroom flats improving the layout and quality of existing housing stock. Rear Garden will be of communal use. Dedicated bin storage and cycle stands are provided onsite.

The proposed extension will be constructed in london stock brickwork to match existing materials with brick formed mullion detailing to add character and style, full height glazing to ensure maximise lighting to newly formed spaces.

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

Considerations

- Access to the property from the front 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. Conclusion

The alterations will provide additional external space to this house with no loss of amenity to neighbours. There will be no change to the front of the existing street elevation. The alterations will not impact on the character and detail of surrounding properties or the adjoining owners.

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.