

Design Statement & Access Statement

at

21 Frognal Lane, London, NW3 7DB

Design

Nos. 19 and 21 Frognal Lane were built in the Georgian period as one property, Maryon House.

In the 19th century the owner of Maryon House subdivided it into the two separate properties, built wings/extensions to either side and developed the garden for housing in Chesterfield Gardens.

The rear extension to No19 [as referred to by the conservation officer in her report] was built at this time. It was built out into the rear garden area only because there was no room to go sideways due to the formation of the new road and new building No 21 Chesterfield Gardens.

No19 was then subdivided into 4 apartments which has little to no rear garden because the adjacent house in Chesterfield comes right across the back of the property.

No 19 is now accessed from Chesterfield Gardens with the main frontage facing Chesterfield Gardens and not Frognal Lane

The 'new wing' of No 21 [which was built in the late 19th century] was from that time always part of 21 Frognal Lane

The current owners purchased back a section of the garden [sold off in the 19 century] to form the now larger grounds extending some 21meters in depth and by the full width of the property.

The present conservatory of no 21 was built in 1992 at a time when the additional land had not been purchased and the house extended only as far as the base wall where the steps now lead to the upper garden.

The rear extension to no 23 was built in the 1950/60s.

The depth of the proposed rear extension is to not exceed the line of the existing rear projection to no. 19 Frognal Lane as requested by the Conservation Officer of Camden Council.

The proposed extension sits down in the lower garden and is shielded by mature trees from all neighbours. It is approximately 1.5m lower than the brick extension at No 23 to which it is immediately adjacent and is less deep.

As the walls are of glass construction the building in fact appears less large allowing one to view through to the Georgian and 19th century back elevation. The use of a metal finish ties in with the guttering and downpipes and several flashings on the rear elevation.

Access

Currently the garden has access from the rear of the property at ground floor level; this will remain in new proposal. The proposal will maintain a consistent floor level throughout ground floor, effectively giving seamless access from kitchen through extension to garden - all on one level. Our new proposal will also provide access from the basement level through to the garden.

There will be a direct route from the rear garden through to the main entrance to the front of the property.

Summary

We believe that this proposal is well designed and in keeping with surrounding area, without compromising the amenity of the neighbouring properties.

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