

Flat 2 - 6 Frognal London NW3 6AJ

Design and Access Statement

Enclosed Documents to Accompany Planning Submission

GCK Architects Ltd Drawings

Copy of drawings previously approved – planning Reference 2009/2319/P
dated 6 July 2009:-

L(PL) 6 FROG/01A –	Ground Floor Plan as existing 1:50
	Location Plan 1:1250
L(PL) 6 FROG/02A –	Rear Elevation as existing 1:50
L(PL) 6 FROG/03A –	Cross Section as existing 1:50
L(PL) 6 FROG/04A –	Ground Floor Plan as proposed 1:50
L(PL) 6 FROG/05A –	Rear Elevation as proposed 1:50
L(PL) 6 FROG/06A –	Cross Section as proposed 1:50

Copy of drawings to accompany new planning application:-

L(PL) 6 FROG/10 –	Ground Floor Plan as existing 1:50
	Location Plan 1:1250
L(PL) 6 FROG/11 –	Rear Elevation as existing 1:50
L(PL) 6 FROG/12 –	Part Side Elevation as existing 1:50
L(PL) 6 FROG/20 –	Ground Floor Plan as proposed 1:50
L(PL) 6 FROG/21 –	Rear Elevation as proposed 1:50
L(PL) 6 FROG/22 –	Part Side Elevation as proposed 1:50

Photographic Sheets

6 frog.01	-	View of rear elevation as existing
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Site Description

Flat 2 is located within a four storey semi detached property with a pitched roof. The main property has a small hard standing area at the front for car parking and a large garden at the rear. There is a side path adjacent to the boundary fence between this property and No 4 Frognal which provides access to the rear garden. The main property is divided into eight self contained flats all sharing a common front entrance off Frognal.

Flat 2 is located at the rear of the property at garden floor level and enjoys sole use of the rear garden.

The properties on either side of No. 6 Frognal are similar in appearance.
At the rear the properties have either single storey or two storey extensions (see photographic sheet No.6Frog.01).

All properties are within a Conservation Area.

Recent Planning History

From Camden's on line planning services application search site; the entries for this site are:-

- i) the installation of a log cabin / garden shed in the rear garden. This was granted planning permission on 13/12/2004 (Ref 2004/4182/P).
- ii) the erection of a single storey rear extension at ground floor level to existing residential flat (Class C3)

The existing use of the property is residential. All the existing flats, with the exception of Flat 2, are occupied.

Building works have commenced in Flat 2 to implement the planning permission granted on 6 July 2009 (Ref. 2009/2319/P)

Proposals

The proposals are to create an additional bedroom within the envelope of the previously approved scheme (ref 2009/2319/P) to Flat 2. The increase in floor area, granted planning permission in the previous application, would allow Flat 2 to function as a three bedroom self contained residential unit.

The implications on the external fabric of the building to create an additional bedroom are:

- i) to remove an existing window on the side elevation. Partially brick up redundant opening, to form traditional half brick recessed brick panel, maintaining existing brick arch over and existing concrete cill.
- ii) to form new window opening to new side elevation to match height and width of existing adjacent window.
- iii) to make full height fixed glazed side panels to French windows serving living / dining room on rear elevation to match French windows to master bedroom (previously approved)

The overall adjustment of the existing window opening and the creation of a new window opening is traditional in appearance, and incorporates elements and materials to match the existing building. The revised vertical sub division of the proposed windows to the new rear extension compliments the original style of the house.

Internally, the property will be upgraded to provide ensuite facilities to the master bedroom and a common bathroom to the other two bedrooms and a cloakroom room for the new three bedroom residential unit. .

George Kounnou
For GCK ARCHITECTS LTD
28 September 2011