

RECEIVED 14 JUN 2009

Flat 2 - 6 Frognal London NW3

Design and Access Statement

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 of 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 only entry for this site is 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).

The existing use of the property is residential. All the existing flats are occupied.

Proposals

The proposals are to extend the existing rear ground floor single storey extension to Flat 2 to provide additional living accommodation and additional space for the master bedroom.

The proposals to the rear garden involve formation of a new paved terrace area adjacent to the proposed extension; providing new steps to access the upper garden level and removing the redundant existing steps on either side of the site boundary.

The overall design of the proposed single storey extensions is traditional in appearance, and incorporates elements and materials to match the existing building. The vertical sub division of the proposed windows to the new rear extensions compliment the original style of the house.

Internally, the property will be upgraded to provide ensuite facilities to both bedrooms, a separate cloakroom and a dressing room for the master bedroom. Flat 2 will remain as a two bedroom residential unit.

Level access will be provided to the rear entrances of the property to provide easy access.

George Kounnou

For GCK ARCHITECTS LTD

12 May 2009