

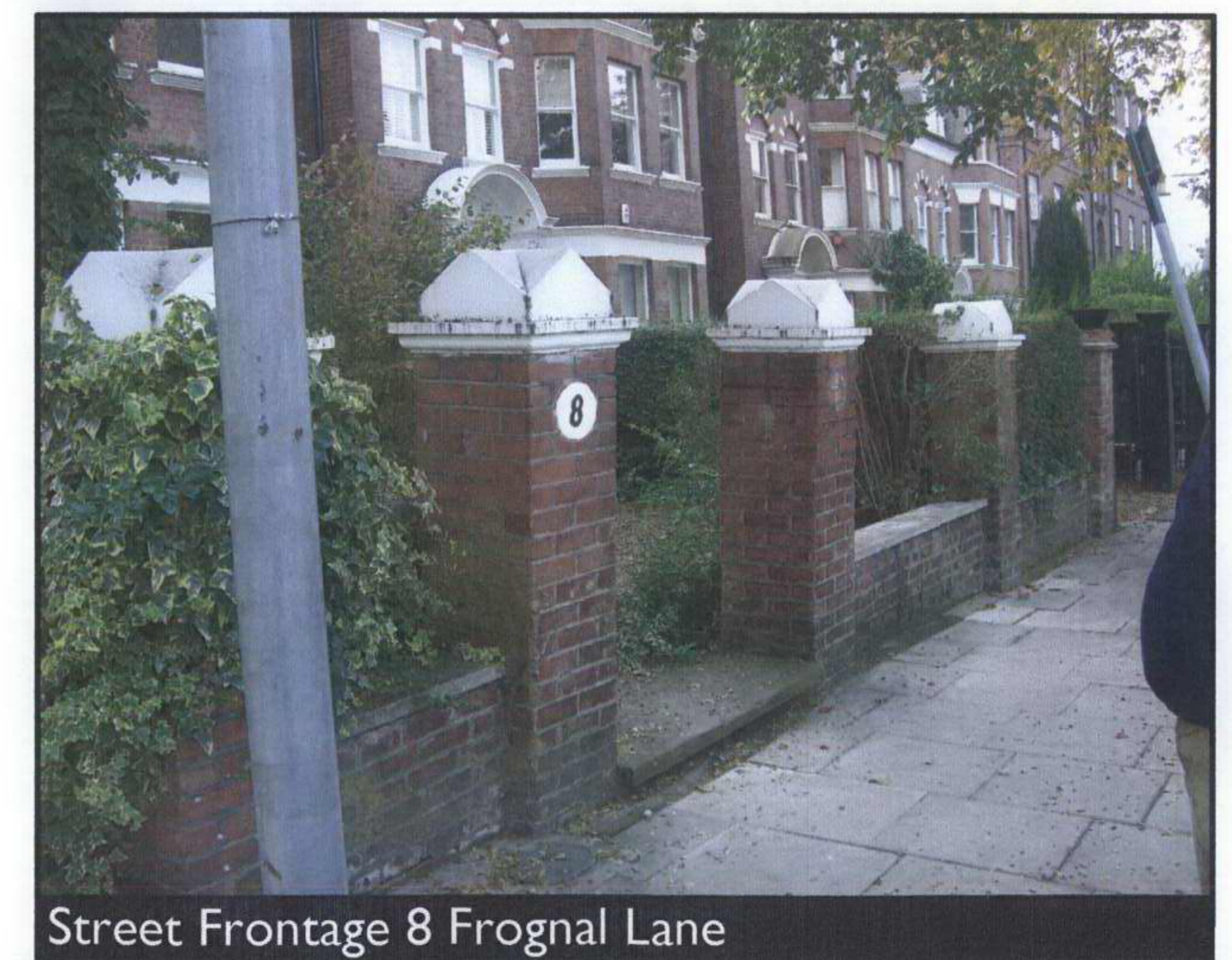
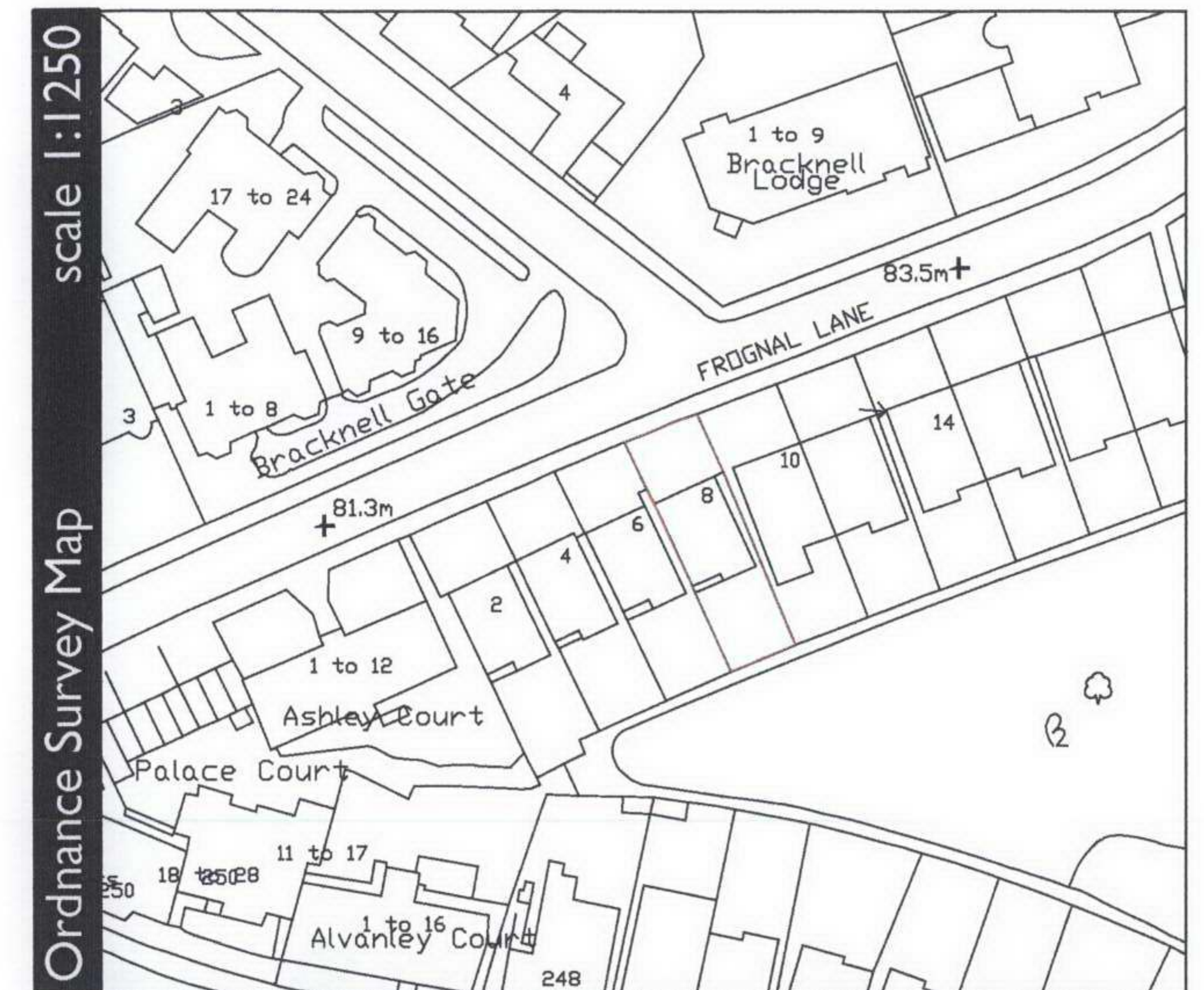
1.0 DESIGN AND ACCESS STATEMENT

1.1 Location

The property is located in Hampstead in the London Borough of Camden and is located in the Redington and Frognal Conservation Area. The residence is located in a predominantly residential road, characterised by four storey late Victorian styled semi detached houses. The property is well served by most amenities including the underground, bus routes, parks and neighbourhood shopping, all of which are within convenient walking distance.



Front Elevation 8 Frognal Lane



Street Frontage 8 Frognal Lane

8 FROGNAL LANE, LONDON. NW3 7DU

Design and Access Statement

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1.2 Use



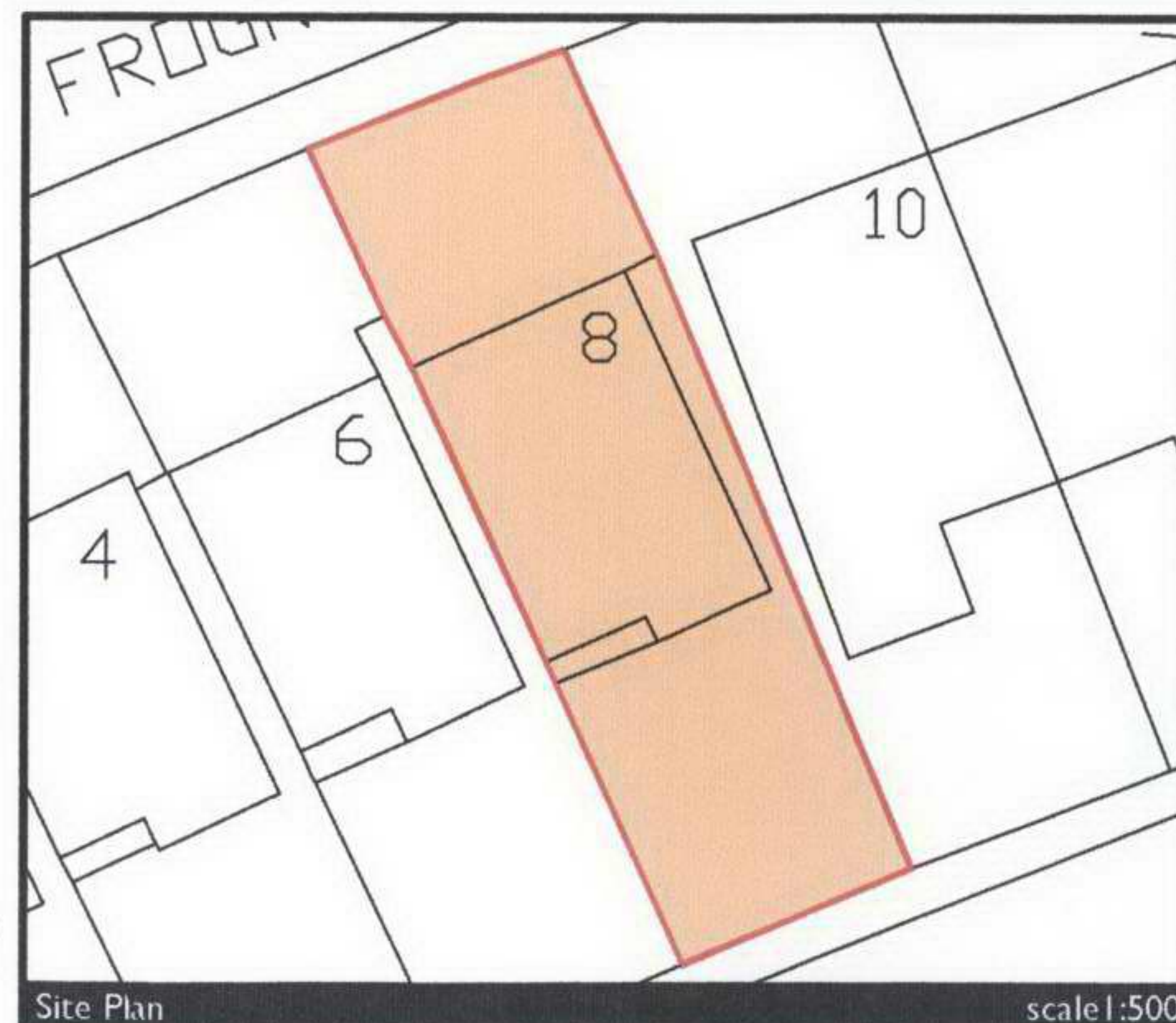
The property is currently divided into four flats, one on each level of the building and the proposals only affect the lower ground floor residence. The lower ground floor flat is currently a one bedroom, one bathroom, garden flat.

Access to the lower ground floor flat is currently down a steep flight of steps and to the side of the property. The proposals are to excavate a new lightwell to the front of the property and to construct a new entrance to the lower ground floor flat, together with the part excavation of the lower ground floor flat to achieve one floor to ceiling height throughout. The proposed facade has been designed in a style that will compliment the character of the conservation area. It is also proposed that the internal arrangement of the lower ground floor flat is altered to provide a self contained, two bedroom, two bathroom, garden flat.

An extension is also proposed to the rear of the property to increase the living area space and to increase the accommodation in the flat.

1.3 Amount

The size of the proposed lightwell to the front of the development was determined by an existing similar development at no. 4 Frognal Lane, and a previously approved planning application referring to this property which has now expired. The extent of the rear extension was determined by the existing rear extension at no. 10 Frognal Lane. The proposals will not adversely affect the amenity to any neighbour, and the nature of the development will avoid any detrimental impact on the daylight or sunlight to the surrounding properties. The proposed changes to the front elevation, by virtue of its scale and detailed design, will compliment the surrounding buildings and street scene. The proposals to the front of the property will enhance the character and appearance of the Redington and Frognal Conservation Area.



1.4 Layout

The proposed development will be accessed from the pathway to the main house, down some steps into the new lightwell and through a new entrance lobby. The existing entrance to the property on the side elevation will be removed.

The master bedroom will be positioned to the front of the residence, with a dressing area and en suite, and the kitchen will be relocated to provide a second bedroom. The inclusion of a lightwell and bay window to the front of the property, detailed to match the existing windows on the upper levels of the property, will improve ventilation and natural day light into the lower level.

A new lobby, cloak area and bathroom is proposed to improve the amenities within the flat.

1.5 Scale

As the site for the proposed development is in a conservation area, the facade has been designed to compliment the existing street scene, and have minimal impact to the surrounding properties. The design for the proposals have taken into consideration the need for improved daylight, ventilation and outlook by the means of introducing additional windows and a lightwell. The design has no detrimental impact of daylight and sunlight loss to surrounding properties.

1.6 Landscaping

To the front elevation it is proposed that an additional lightwell will be provided adjacent to the boundary wall with No. 6 Frognal Lane.

A raised decked area is proposed at the rear of the property to accommodate the difference between the internal floor level and the ground floor level in the rear garden.

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1.7 Appearance

The front façade will be the only noticeable affected area from the proposed development and the retaining walls of the light well will be constructed from red brick to match the existing brick on the facade of the building and the adjoining buildings on Frogmal Lane. The new bay window will be white rendered.

External windows will be timber framed with clear glazing to maximise natural daylight within the property. The windows will match existing and above windows in style and detail.

The rear extension will be constructed from a red brick to match the existing building and the proposed french double doors will be white painted timber framed, double glazed in a style to match the existing traditional timber sash windows.



1.8 Access

The proposed development will only be accessed directly off of the public footpath and from the path leading to the existing entrance to the property which serves the other flats on the site.

There is no vehicular access.

1.9 Lifetime Home Standards

Where it has been possible to incorporate the Lifetime Home Standards, this has been achieved.

The new accommodation will utilise sustainable energy efficient lighting, a condensing type gas fired boiler and double-glazed windows to achieve a U-value of 1.8. All proposed external walls will be fully insulated to the latest requirements.

The 16 points in the Lifetime Homes standards have been addressed as follows:

1. N/A as there are no parking spaces on site.
2. N/A as there are no parking spaces on site.
3. The approach to the proposed new entrance is level.
4. The proposed new entrance will have ample illumination and will have level access over the threshold.
5. N/A as the steps to the proposed new entrance to the lower ground floor flat are private and gated.
6. All new hallways are at least 1100mm wide.
7. Turning spaces of 1500mm have been provided in living/dining areas.
8. The living area is on the entrance level.
9. The flat is contained on one level.
10. The bathrooms will comply with the Lifetime Homes Standards as the flat is contained on one level and the bathrooms are accessible to all.
11. Walls in bathrooms and toilets will be capable of taking adaptations such as handrails.
12. N/A as there are no stairs within the flat; the external stairs have been designed to take an external stair lift if required at a later date.
13. A clear route has, where possible, been provided for a potential hoist from the main bedrooms to the bathrooms.
14. The bathrooms have been designed to have ease of access and sufficient space has been allowed.
15. The proposed windows will be easily accessible to operate for a wheelchair user.
16. Switches, sockets, ventilation and service controls are positioned between 450mm and 1200mm from the floor so that they can be accessed and operated by all.