

**Job No: 14-030**

**Job Title: 28 FROGNAL, LONDON, NW3 6AG**

## DESIGN AND ACCESS STATEMENT

**The design principles and concepts that have been applied to the development are:**

### **Introduction:**

The application site is located in Hampstead, North London and is within the Redington/Frogna Conservation Area. The building is not listed but is considered to make a positive contribution to the Conservation Area. The garden flat is located in the lower ground part of a four storey semidetached property located to the eastern side of Frogna. The property has been subdivided into units and the application relates to the lower ground flat known as the Garden Flat.

### **Relevant Planning History:**

2013/4435/P: Approval to use as 10 self-contained flats.

2014/0745/P: Conversion of two flats into a single two bed self-contained flat on the lower ground floor and replacement of an entrance door east elevation with brick infill.

We submitted and received a grant of approval for a similar application for Flat 2, 34 Frogna in 2012. Application Ref 2012/6827/P which is precedent for this application. The largely glazed appearance was deemed to aid it in appearing '*as a lightweight addition to the host property*'.

### **Proposed Work:**

The application proposes to add a small glazed extension to the rear of the existing flat measuring 3050mm x 3170mm. It will add 8sqm to the existing flat. This provides a better living area for the flat and introduces daylight into quite a dark space internally.

Permission is also sought to replace the existing doors and windows in the existing bay with new doors and full height windows on either side. The integrity and form of the bay is being retained so as not to damage the character of the host building.

The appearance of the extension is contemporary; as a simple elegant lightweight glazed box against the existing brick. Two of the three elevations are glazed and part of the roof is glazed setting it out from the existing. This limits any impact on the character of the existing building but also allows maximum light into the existing flat.

The extension has been located on the south side of the elevation in order to preserve the existing bay; this allows the extension to address the patio space maximizing the potential of the external space. It is at the rear of the building so it is not visible from the street and it is also at lower ground level so it is hidden behind the bulk of the existing garden so it is really for the enjoyment of the owners.

**Policies:**

Policies CS14 and DP24 seek to ensure all developments are of the highest quality design and considers the character, setting, context and form of neighbouring buildings as set out above. With regard to policy CS5 and DP26, considering the amenity of Camden's residents, there is no impact on the flats above; there is no overlooking or loss of light created by this proposal, it affects its host flat only. It sits so low on the site that it does not have a detrimental impact on any of its neighbours. In terms of privacy, the north elevation addresses its own patio so it's very insular in its siting, the rear elevation is mainly blocked by the bulk of the garden and the flank wall that addresses No 26 has no glass: this will be evident on the site visit.

**Conclusion:**

The application would accord with the relevant policies of the Local Development Framework and should be approved.