



Charlton  
Brown  
Architects

47 Frognal, Hampstead, NW3 6YA

Design and Access Statement

February 2015

The Belvedere 2 Back Lane Hampstead London NW3 1HL

[www.charltonbrown.com](http://www.charltonbrown.com)  
[office@charltonbrown.com](mailto:office@charltonbrown.com)  
telephone: +44 (0)20 7794 1234

Partners: Jo Maudsley BA DipArch RIBA Christopher D Pask MA DipArch (Cantab) RIBA  
Partnership Secretary: Sue Hipperson LCC(Dis)

<b>1.</b>	<b>Introduction.....</b>	<b>3</b>
1.1	General Context.....	3
1.2	The surrounding area.....	3
1.3	Application site.....	3
<b>2.</b>	<b>Design proposal.....</b>	<b>4</b>
2.1	Front porch elevation.....	4
2.2	Reconfigured ground floor entrance hall.....	4
<b>3.</b>	<b>Planning.....</b>	<b>5</b>
3.1	Planning history.....	5
3.2	Relevant planning policies.....	5
<b>4.</b>	<b>Conclusion.....</b>	<b>5</b>

## 1. Introduction

This design and access statement has been prepared in support of an application for planning permission to carry out works to the front porch elevation and a reconfiguration of the ground floor entrance hall at no. 47 Froggnal, Hampstead, London, NW3 6YA.

### 1.1 General Context

The application site is located south west of Froggnal Way and just north of Froggnal Close and is about 620m south west of Hampstead Village.

### 1.2 The surrounding area

The site lies within sub area 5 (Froggnal) of the Hampstead Conservation Area, designated in 1968.

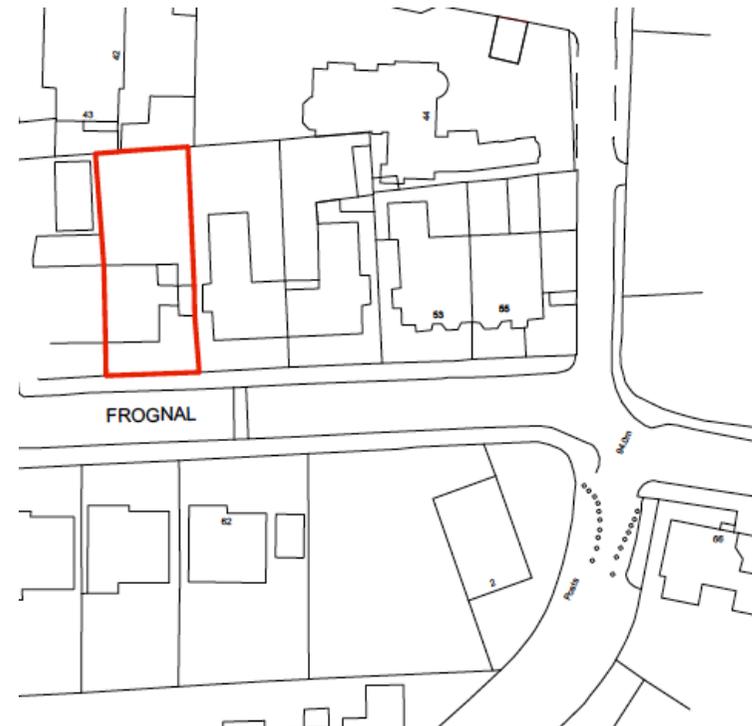
The properties in this sub area range from modest 18th century houses to houses of the 20th century and are diverse in scale and character. The oldest buildings are located in the north of the Conservation Area.

### 1.3 Application site

No. 47 Froggnal is a semi-detached period dwelling house on the west side of Froggnal.

It is a red brick building with a tiled roof and a private enclosed garage to its right side. The front porch is set back in between the main house and the garage, which was constructed sometime after the main house and significantly constrains and obscures the front door.

The rear elevation is not visible from the public road.



## 2. Design Proposal

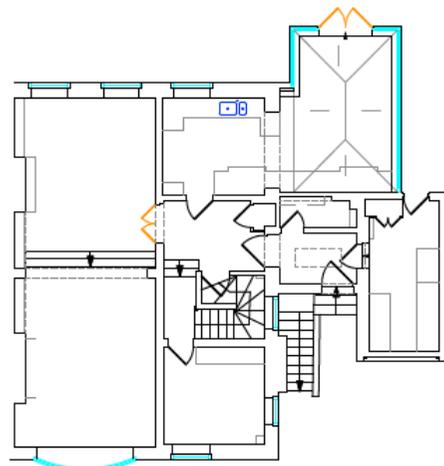
The proposals are twofold and will result in small improvements to the aesthetic and function of the front of the house.

### 2.1 Front porch

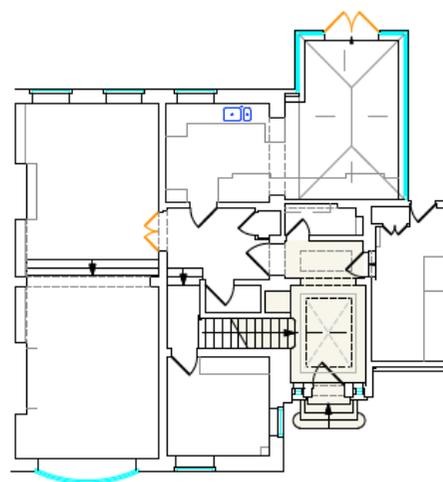
Firstly, the front porch will be rationalised with a design more sympathetic to the style of the house executed in the same rubbed and gauged brickwork as the original porch. It will be brought forward to align with the front porch of the semi-detached neighbour at no. 45 Froggnal. The front door will be located centrally, rather than off-centre to the right as currently. Windows to either side of the front door will afford plenty of light into the entrance hall.

### 2.2 Entrance hall

Secondly, the increased size of the entrance hall will allow for a better internal configuration and more suitably situated staircase down to the existing lower ground floor. This will replace the existing external stair.



Existing Ground Floor Plan



Ground Floor Plan



Charlton  
Brown  
Architects

47 Froggnal, Hampstead, NW3  
Porch as Existing and Proposed

1272/AP 02

The Belvidere 2 Back Lane Hampstead London NW3 9HL Scale 1:50 @ A2  
T 020 7794 1204 E office@charltonbrown.com This drawing is copyright

### 3. Planning

#### 3.1 Planning history

Since being built the house has not undergone any major renovation works. There appear to be only two relevant planning applications:

F6/2/8/11488 *'The conversion of the basement of 47 Frognal NW3 into a self contained flat'.*

F6/2/8/17999 *'Alterations to the existing car port at 47 Frognal, NW3 to provide a garage'.*

#### 3.2 Relevant planning policies

Hampstead Conservation Area Statement (2002)

National Planning Policy Framework (2012)

### 4. Conclusion

The sensitively designed replacement porch will restore its primacy in relation to the existing garage and the wider composition of the elevation.

The design, detailing and materials will ensure that it not only harmonises with, but also enhances, the host building.

