

DESIGN AND ACCESS STATEMENT

**PROPOSED ENLARGEMENT OF REAR BALCONY TO FIRST FLOOR FLAT
AND ALTERATIONS TO GROUND FLOOR SIDE PASSAGE**

9 FROGNAL LANE, HAMPSTEAD NW3

Project No. 804

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Prepared by:
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01. Introduction

The site is located at a prominent corner at the junction between Frogmal Lane and Greenaway Gardens. The building on the site is a large detached 2-storey with dormer building that is divided into 3 No. flats.

The building is located in Redington Frogmal Conservation Area. The building on the site is not listed.

The side passageway leads to the communal entrance for the upper apartments and also is leading to the rear garden used by the residents of the first floor flat No. 2.

This Design & Access Statement accompanies an application for alterations and improvements to existing external and internal works associated with the Flat No 2 including:

1. The improvements to the Side Passageway which leads to the communal entrance of the 2 upper floor flats by erection of the timber paneled enclosure with bin storage area and renewal of the communal entrance door to the existing GF Hall. Also removal of the existing dilapidated glazed canopy covering the existing passageway to the flank elevation at ground floor level.
2. Internal alterations to the Flat No. 2.
3. Extension of the rear balcony to the first floor flat No. 2 and removal of the existing spiral stairs.

02. Access

Vehicular access is from Frogmal Lane and Greenaway Gardens.

Pedestrian access to Flat No. 2 is from Frogmal Lane.

We are proposing an improved access/passageway leading to the communal entrance of the flats at first and second floor.

The Passageway area will be improved with timber paneling which would incorporate an area for the bins which is nearer the front gate rather than at the rear area where they are presently located.

The existing floor tiles would be replaced with new floor.

There is at present a dilapidated glazed canopy over the Passageway between the flank wall of the House and party wall, and this would be removed.

03. Layout

The proposals are an improvement on the existing layout and external works for the apartment at the first floor (flat No. 2).

With regard to the rear extension of the balcony to the first floor flat, the existing balcony is linked with an external spiral staircase to the rear garden. In our

proposals the spiral staircase is removed and in its place will be a new enlarged balcony, again in metalwork to a design that matches the existing and as shown on our attached Plans and Elevations. The plans and elevations drawings indicate that there would not be any impact in regards to the loss of privacy. The adjoining property has an extensive Rear Terrace as shown on Photo 05 – Drawing 804/PHT01.

04. Landscaping

The existing site has mature hedge along the passageway at its entrance from Frogal Lane.

The proposals seek to retain that provision.

05. Conclusion

Pre-Application Advice was sought before this submission of a Full Planning Application and the Report was sent on 5th August 2014 with comments on the 2 Options submitted for the Passageway - with preference of Option 1, and also with comments on the Rear Balcony enlargement.

The proposal is to improve the existing site appearance and functionality of the exterior and interior of the property.

In the circumstances of this proposal therefore, we believe that the planning application should be considered positively.