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0528 - **91 FROGNAL** - design and access statement - First issue

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Design and Access Statement

BAY TREE LODGE
91 FROGNAL
LONDON NW3 6XX

REPLACEMENT WINDOWS TO THE REAR ELEVATION

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1. Introduction

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for replacement windows to the rear elevation.

2. The Site and Surroundings: Location

This property is located close to Hampstead centre, a short walking distance to Frognal Road. The closest tube station is Hampstead to the north. Numerous bus connections exist along the nearby roads. It is a three storey house with a shared front garden and a flat roof at the back, overlooking an adjacent property.

The site borders with Nos 93 Frognal.

3. Design Principles and Concepts

3.1. Design in context

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a reasonable intervention and would not impact the building's setting or appearance from the front.

The proposed new windows at the back are in fact complimenting the buildings setting. The rear windows on both the ground and first floor level are currently unsightly dingle glazed metal windows, and the proposal is to amend these to timber framed double glazed timber sash windows, much like the existing windows to the front facade.

All this provides in our view a natural extension to the existing building and does not impact its setting.

3.2. Layout

No layout changes are proposed as part of this application.

3.3. Scale & appearance

The proposed changes do not change the appearance or scale of the building from the front adversely. The proposed rear windows are in our view a natural extension to enhance the buildings appearance.

3.4. Sustainability

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

3.5. Amenity

There is currently a good sized garden at the back of the property.

3.6. Flooding and surface water

This site is not identified as within the risk of flooding zone as shown in the Environment Agency's maps section.

4. Planning policy guidance

This project and the site is inside a conservation area and the property is not listed.

5. Access

This property's main entrance door is fronting the front garden with a short walking distance onto Frognal Road.

This proposal does not change the existing access situation to this double level property in any way. I

6. Site Access

The existing access to the property is via a stepped entrance level entrance, with a small threshold on the access door. The existing clear entrance width is less than 900mm.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.