

30 Frognal Design and Access Statement, 02nd December 2016

Introduction:

This design and access statement has been prepared in support of an application for planning permission to carry out works to the rear elevation and reconfigure the lower ground floor flat at no. 30 Frognal, London. NW3 6AG.

The application site is located in Hampstead, North London and is within the Redington/Frogнал 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 Period property located to the eastern side of Frogнал.

The property has been subdivided into units and the application relates to the lower ground flat known as the Garden Flat. The rear elevation is not visible from the public road.

Proposed Work:

The application proposes to add an extension to the rear of the existing flat with associated landscaping. The proposed extension measures 3m deep and the full width of the building. It will add approximately 20sqm to the existing flat.

The proposal will provide improved open plan living, dining and kitchen areas for the flat and introduce much needed daylight. Roof lights and the proposed landscaping ensure maximum natural light can occupy the flat.

The appearance of the extension is designed to provide minimal visual impact on the existing building. The elegant contemporary design with large glazed panels to the rear and side return creating a light weight feel complimenting the existing rather than competing.

Planning History:

The garden flats at both 28 and 34 Frogнал have had applications approved for contemporary glazed extensions to the rear of the property. Application nos. 2015/0214/P and 2012/6827/P respectively.

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 proposal creates no change from existing.

Conclusion:

The sensitively designed rear extension will enhance the garden flat whilst complimenting the host building in a modern way. The application would accord with the relevant policies of the Local Development Framework core strategy.