



Design and Access Statement

Flat 1, 2 Frognal Lane, London NW3 7DU

Proposed Rear Extensions and Front Garden Improvements

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The Process

The Existing Site

The property known as No 2 Frognal Lane is a detached house, built as a single residence around 1890 and converted into 4 separate dwellings in 1950's. Flat 1 occupies ground floor and lower ground floor with rear garden and our proposals relate to this dwelling.

Frognal lane is part of Redington and Frognal conservation area.

The "triangle" formed by Frognal Lane, Finchley Road and Langland Gardens, which encloses an area of private open space, forms an area of relatively consistent architectural style and character. The houses that back onto the open space, namely Nos. 230 to 248 Finchley Road, Nos. 3 to 31 Langland Gardens and Nos. 2 to 32 Frognal Lane were built in the 1890s, and appear to have been built by the same, or a limited number of, developers. These generally semi-detached houses are of three or four storeys with red brickwork and prominent Dutch style gables.

Our Proposal

The proposal is for rear extensions at the lower ground level, infill extensions at the lower ground and ground level with proposed terrace at ground level and various improvements to the front garden and front facade.

Aims and Objectives

- Improve street scene in Redington and Frognal Conservation area by proposed works at the front garden and facade
- Enlarge and fully refurbish existing – to become Building Regulations compliant
- Provide a more Energy Efficient dwelling



Existing aerial View at 2 Frognal Lane



Site location plan of 2 Frognal Lane

Site Photographs



Existing Rear Elevation



Existing Front Elevation



Existing Side Boundary



Existing Rear Garden

Design Process – Policies

The following National, Regional and Local policies and guidance were considered

Government Guidance:

PPS5 – Planning for the Historic Environment

Relevant Camden Development Policies:

DP 17 - Walking cycling and Transport

DP22 - Promoting Sustainable design and construction

DP23 - Water

DP24 - Securing high quality design

DP25 – Conserving Camden’s heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance:

- Design Excellence
- Heritage
- Extensions, alterations and conservatories
- Roofs, Terraces and Balconies
- Landscape design and Trees

Design Process – Site Analysis

Existing and Proposed Site Analyses

Flat 1 occupies Ground and Lower ground floor of no 2 Frognal Lane. Access to the flat is arranged via communal front garden and communal entrance hall at the ground floor level.

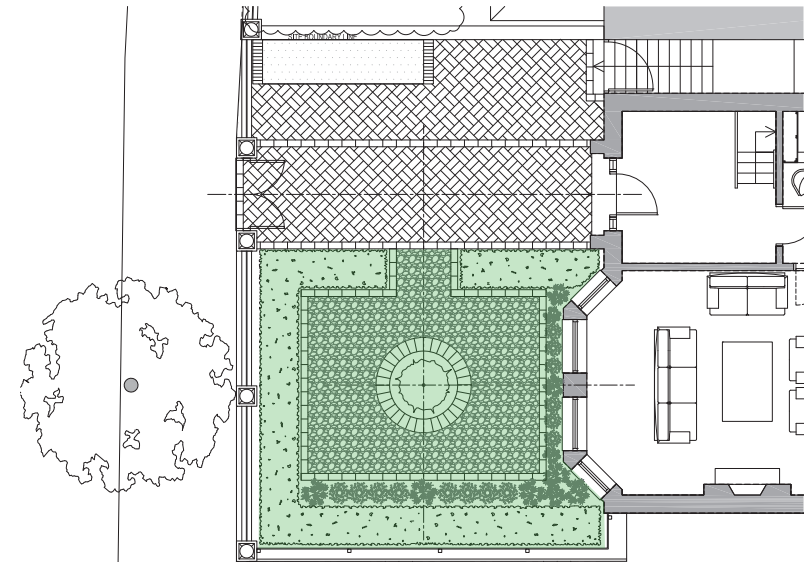
The flat 1 also comprises private rear garden at Lower Ground Level.

Front Garden

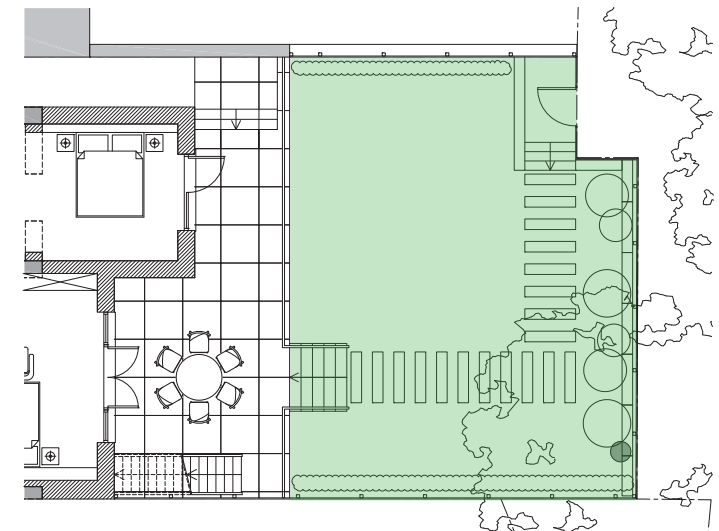
During the site visit it was recognised that the front garden could contribute more to the street scene in Redington and Frognal conservation area. Therefore, our proposal is to redesign front garden wall and gates, provide new landscape design and refurbish existing features on the front elevation.

Rear Garden

Existing rear garden has a huge paved terrace area. Our proposal is to extend and to create rear extension that will partially reduce the size of this paved area without affecting existing green garden. A new landscape proposal will help to create a more visually pleasant garden that can be used more and be admired from our property.



Proposed front garden design



Proposed rear garden design

Design Process – Amount / Layout / Use

Existing

Existing property is a four bedroom two bathroom maisonette totalling 190 m².

Formal living room, dining room and kitchen are situated on the Ground Floor, together with existing narrow terrace with external stairs to the lower ground garden.

Further four bedrooms and two bathrooms are situated on the lower ground floor with two bedrooms facing rear garden/patio.

Proposed

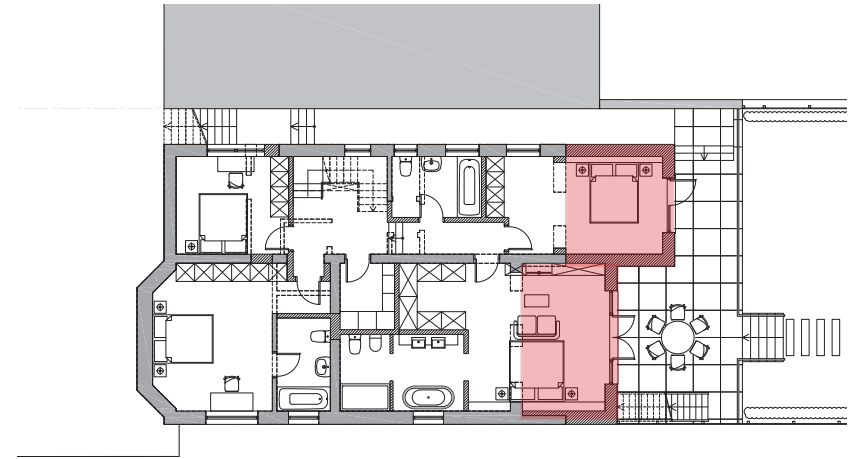
Our proposal aims to improve the existing accommodation and layout by:

- Creating larger and more usable ground floor terrace while maintaining privacy
- Adding one bathroom and creating two on suite bathrooms
- Enlarging bedrooms 4 and 2
- Creating a breakfast room next to the kitchen at the Ground Floor Level

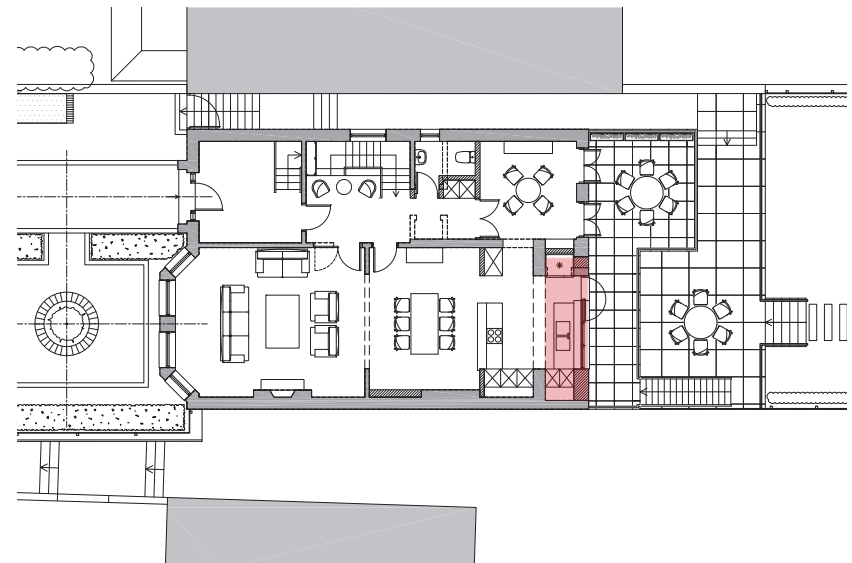
The above improvements are possible as a result of proposed rear extension and infill extensions at the lower ground and ground floor.

Newly created floor area is 32m², while property remains a four bedroom maisonette.

 Additional 32sqm floor area created



Proposed lower ground floor plan



Proposed ground floor plan

Design Process – Scale and Form

We have considered various options for the proposed extension volume, scale and form.

The following potential constraints were identified during the process:

- Overlooking from the proposed first floor terrace towards no 4 Froggnal Lane.

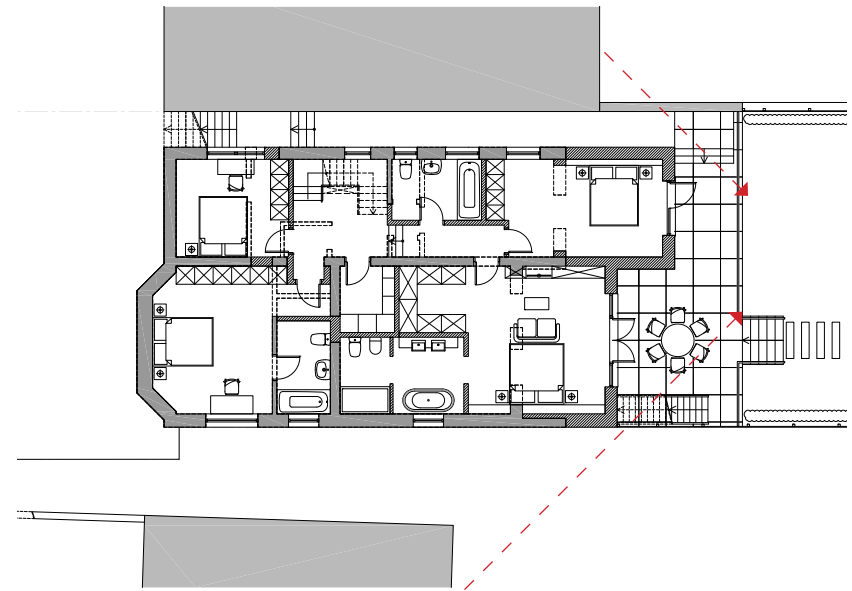
Solution – privacy screen / trellis proposed

- Loss of natural light to neighbouring properties

Solution – The size and position of proposed lower ground extensions set outside 45degree sightline, existing fence walls retained to minimise any change to outlook from neighbouring properties

- Form of Existing Rear Elevation

Solution – The width of proposed rear extension corresponds to the width of existing projections at first and second floor level. This way, the existing scale and form is maintained while proposed extension is very much subordinate to the existing building.



Proposed Lower Ground Floor



Proposed Rear Elevation

Design Process – Appearance and Materials

Existing Materials Palette

Existing external walls are red brick with timber sash windows painted white.

Windows and doors are simple design without glazing mouldings with relatively large sections of glass.

Existing terrace balustrade is also simple, straight metal square sections painted black.

Proposed Materials

In order to preserve the context of conservation area, all proposed materials, fenestration, and balustrade is to match existing.

In order to address energy efficiency, a double glazed windows and doors are proposed. However, proposed materials, design and colour will match the existing.



Existing rear terrace balustrade



Existing windows and brickwork

Design Process – Appearance and Materials

Front Facade and Front Garden in Conservation Area

We felt that by proposing various works to the frontage of the building we shall be able to contribute more toward maintaining and enhancing the street scene and therefore to the Redington and Froggnal Conservation area as a whole.

Proposed works would include:

- Refurbishment to the existing front garden wall with new railings and gate
- Repaving the front passage to the house
- Rebuilding existing unsightly bin store
- Landscaping the front garden
- Refurbishing the ornaments around the front door, existing window cills
- Refurbishing the existing front entrance door



Existing street scene



Proposed street scene



Existing entrance door architrave and window detail



Existing front garden



Existing front wall

Access / Transport / Parking / Refuse / Sustainability

Access

Access to and around the flat remains the same

Transport

The property is located in area with good transport links within walking distance

Parking

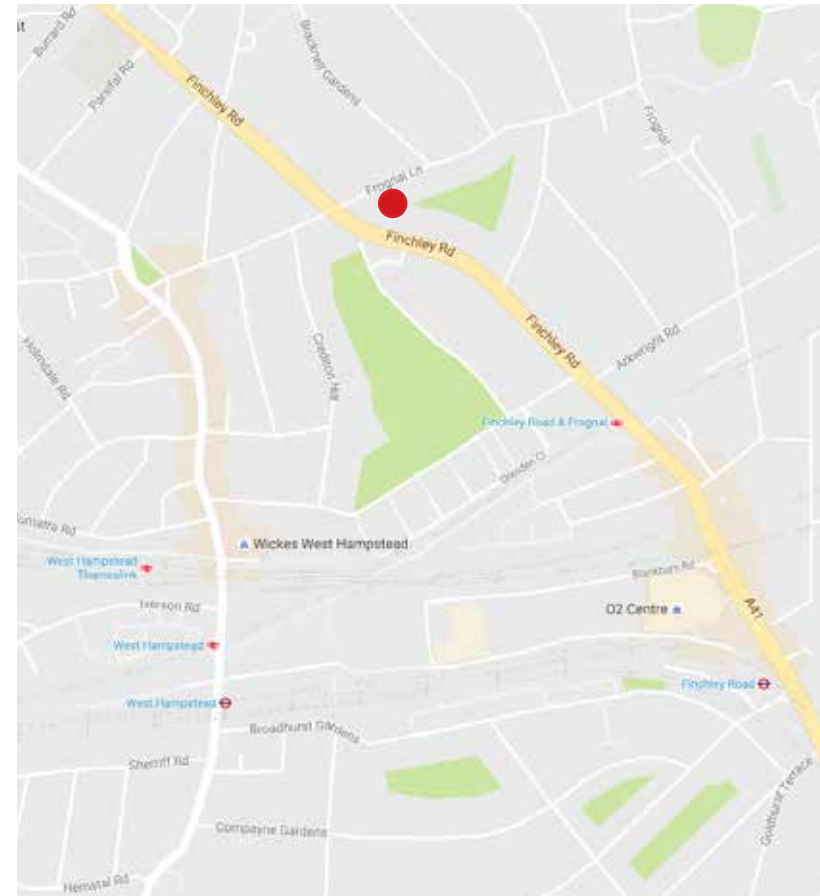
The parking arrangement remains the same via resident parking permit

Refuse

Existing bin store will be refurbished to accommodate household and recycling waste.

Sustainability

As a result of proposed works, the full refurbishment, new services, double glazed doors and windows, we aim to deliver a much more energy efficient dwelling.



Location of property and public transport

Conclusion

We could not identify any negative impacts and aspects of our proposal.

On contrary, we believe that our proposal will protect and enhance the Redington and Froggnal Conservation area and would produce a better quality living accommodation for our client and more sustainable residential dwelling for the future.

Drawing List

Existing:

EX_001 -Existing Ground Floor Plan

EX_002 - Existing Lower Ground Floor Plan

EX_011 - Existing Front Elevation

EX_012 - Existing Rear Elevation

EX_022 - Existing Section B

EX_023 - Existing Section C

Proposed:

PR_101 - Proposed Ground Floor Plan

PR_102 - Proposed Lower Ground Floor Plan

PR_103 - Proposed Landscape Plan - Front Garden

PR_104 - Proposed Landscape Plan - Terrace

PR_105 - Proposed Landscape Plan - Rear Garden

PR_110 - Existing and Proposed Street Elevation

PR_111 - Proposed Front Elevation

PR_112 - Proposed Rear Elevation

PR_121 - Proposed Section A

PR_122 - Proposed Section B

PR_123 - Proposed Section C



Existing garden and rear elevation



Proposed extensions and rear garden