



6A Frognal Gardens

Design and Access Statement
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INTRODUCTION

Client

Robin Tustin

Architect

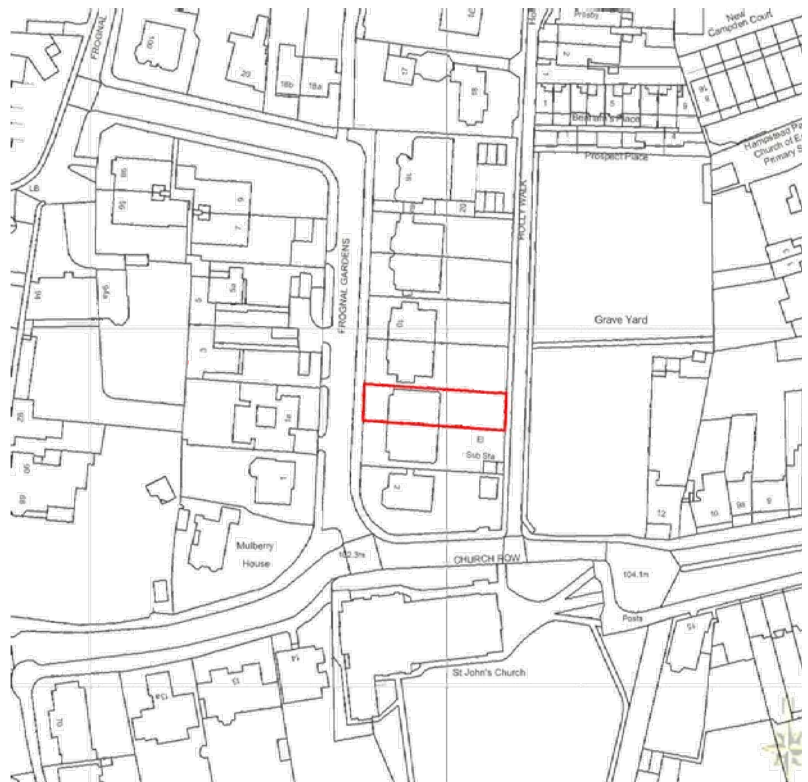
Higgs Young Architects Ltd.
54 Boston Place, London, NW1 6ER

This Design and Access Statement document has been prepared on behalf of the applicant, to support the planning application for the development of the site on 6A Frognal Gardens NW3 6UX.

This Design and Access Statement should also be read in conjunction with Higgs Young Architects drawings.

The building on 6 Frognal Gardens is a late 19th century semi-detached Victorian house located on Frognal Gardens. It is a four storey building (including lower ground floor) containing 4 flats with a shared front and rear garden. 6A Frognal Gardens is a lower ground floor flat with a rear terrace.

The building is not listed, however is situated in the Hampstead Conservation area.



Location Plan

— SITE BOUNDARY



Front Aerial View of 6 Frognal Gardens

Previous planning applications for the property:

Application reference number:
2016/6313/P. Application approved on
6/12/2016.

Non-material amendment to planning
permission granted under reference
2014/7843/P dated 29/04/15 for
landscaping of rear garden and
introduction of 1 x patio door to rear
facade at lower ground floor level,
namely to alter new staircase to the rear
patio/garden area.

Application reference number:
2015/5624/P. Application approved on
4/11/2015.

Non-material amendment application:
removal of the second set of external
stairs, raising the level of the path,
replacement of the consented external
staircase from the lower ground patio
with a spiral staircase and extend the
existing platform at ground floor level to
landscaping of rear garden and
introduction of patio door approved under
planning permission 2014/7843/P dated
29/04/2015.

Application reference number:
2014/7843/P. Application approved on
29/04/2015.

Landscaping of rear garden and
introduction of 1 x patio door to rear
facade at lower ground floor level.

Application reference number:
2014/7845/P. Application approved on
17/03/2015.

Conversion of the lower ground floor from
two residential units to one residential
unit.

The proposed development comprises of
infill storage area extension underneath
existing front exterior staircase.

Adjoining property - No 4 Frognal
Gardens, which is symmetrical to No 6,
has existing area infill underneath the
front exterior staircase.



Street View of 6 Frognal Gardens



Area infill at No 4 Frognal Gardens

DESIGN

USE

Existing use of the site is residential.

Proposed use of the site will remain the same.

AMOUNT

Proposed infill extension would increase existing storage room area by approximately 2m².

LAYOUT

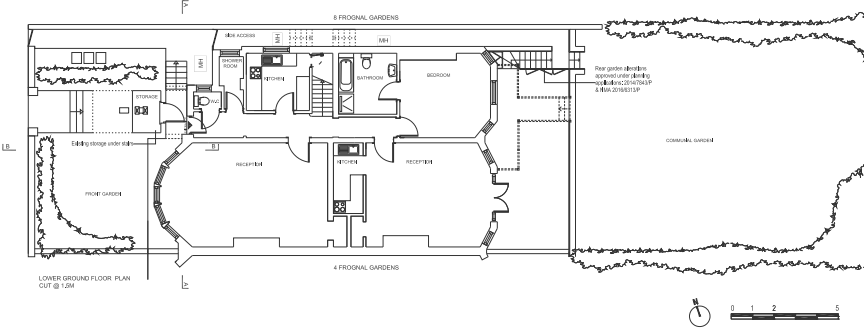
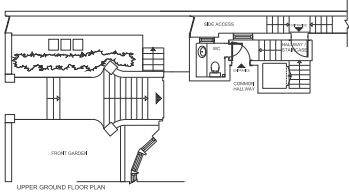
Proposed infill extension will accommodate additional storage room area.

SCALE

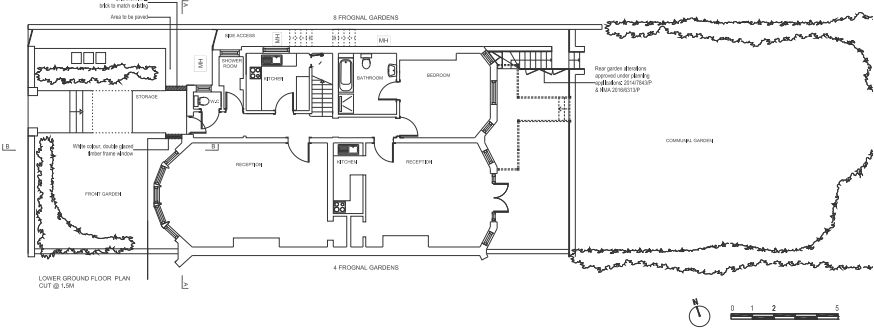
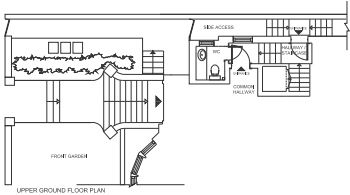
Proposed infill extension underneath the staircase is visually unobtrusive and subordinate to the whole building.

APPEARANCE

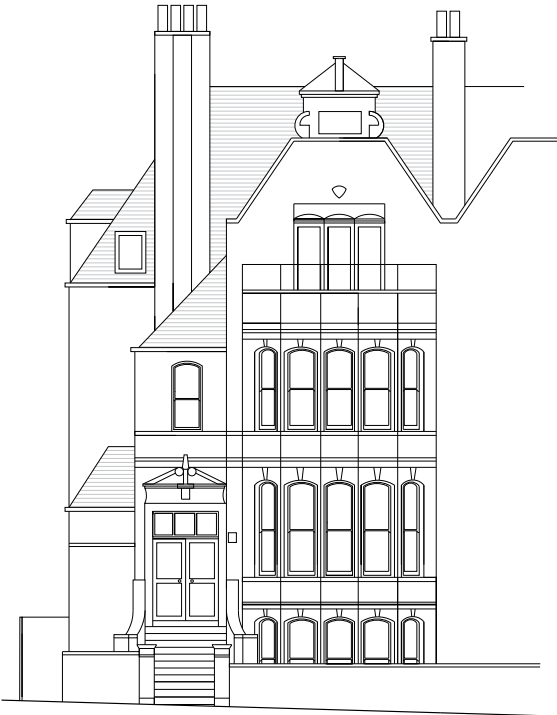
The existing building is made out of red brick. The proposed brickwork infill will be created using matching red brick. White colour, double glazed timber frame window is proposed to be installed by the bay window.



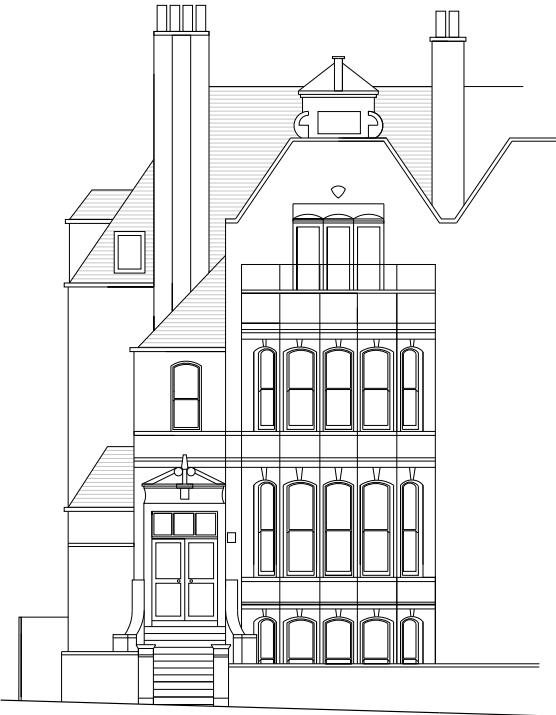
Existing Lower Ground Floor Plan



Proposed Lower Ground Floor Plan



Existing Front Elevation



Proposed Front Elevation



Existing Section A-A



Proposed Section A-A

ACCESS

The property currently has three points of access: 1. The main building entrance on upper ground floor level into a communal hallway, 2. The side access entrance on the North side elevation and 3. The entrance on the lower ground floor (underneath the main building entrance).

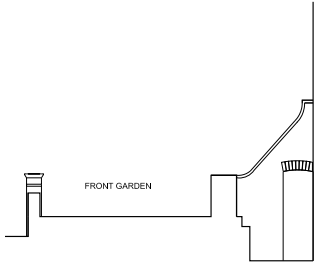
Lower ground floor entrance underneath staircase, under main building entrance will be removed.



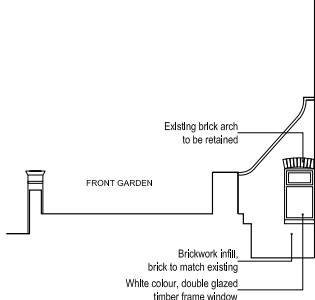
Existing Side Elevation (North)



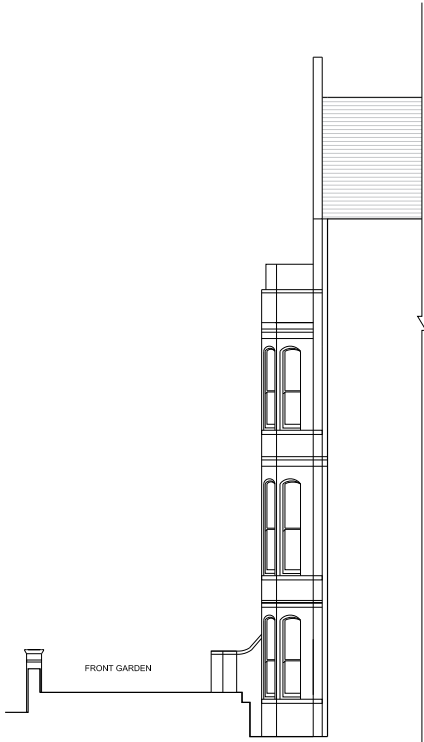
Proposed Side Elevation (North)



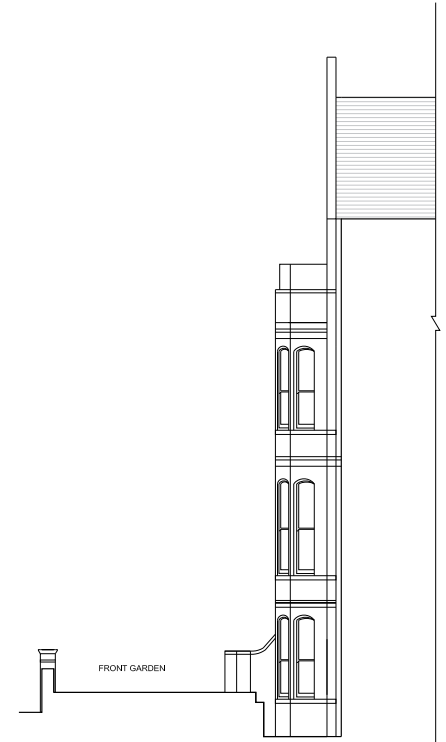
Existing Section B-B



Proposed Section B-B



Existing Side Elevation (South)



Proposed Side Elevation (South)