



**11 Frognal Way
London
NW3 6XE**

**Household Planning Application
Design and Access Statement**

December 2017

Introduction

This design and planning statement is prepared to accompany a Household Planning Application for minor alterations of the existing property at no. 11 Frogнал Way.

The house will provide a new family home for our client, Mr and Ms Willan and their young family.

In brief, the proposed works comprise replacement of the existing front entrance door with a new secure timber door; replacement of existing doors to west side extension with new timber doors, demolition of the existing porch to the east side elevation; and enlargement of the existing door opening to east side elevation with new timber doors all in keeping with the character of the original house.

Site and surrounding area

The application site is located on the northern side of Frogнал Way. It is situated on a large strip plot of land between Frogнал Way and St John's Churchyard.

Frogнал Way is a private road covered in gravel stone with vehicular access from Frogнал. There is a alleyway connecting Frogнал Way and Church Row.

Frogнал Way is characterised by large detached family houses which vary in architectural style.

11 Frogнал Way was built in 1925 by Albert Farmer. The site consists of a three storey detached family house on the west side and a two storey self-contained annex on the east. The annex is currently used for residential ancillary purposes. There is a large long garden between the two buildings.

The main house and the garden are elevated more than 3 meters from the street level of Frogнал Way.

The front south elevation of the house is symmetrical with two projecting bays each 2 storeys high and two chimney stacks situated on each side of the elevations. There are two hipped dormers on top of the clay tiled main roof. The main entrance is located centrally on the front elevation with an elegant porch canopy framing the front door and a round window in the centre on the first floor above.



Front south elevation

There is a single storey brick side extension with a hipped tile roof on the west side which contains the kitchen.

The existing rear extension, currently used as a utility and conservatory, is attached to and follows the neighbouring listed churchyard boundary wall.

The east elevation consists of an unattractive porch facing the garden which is set back and not visible from Frognal Way.

Due to elevated site with tall front boundary wall, fence and hedging there is limited visibility of the ground floor of the house from street level.



Front boundary wall, fence and hedging

The application building is not listed but is within the Hampstead Conservation Area and is noted as making a positive contribution to the character and appearance of the Conservation Area.

There are several listed buildings in the immediate surrounding area of the site. The neighbouring property 9 Frognal Way is Grade II* Listed and the boundary wall of St John's Church which is attached to the rear extension is grade II listed. St John's Church and the tombs in the churchyard beyond the boundary wall are also listed.

It should be noted that this planning application does not include any proposed works in relation to the listed St John's churchyard boundary wall.

Proposed minor works

Our brief is to update and improve the existing house to meet the requirements of our clients and their young family. The main aim is to improve the connection between the house and its garden and improve security of the house by replacing some of the non-original external doors with more robust doors which match the character and enhance the existing house.

Front south elevation

The existing glazed front door will be replaced with a painted traditional hardwood solid core door with opaque glass infill on the top panels within the existing door opening. The original period porch canopy and surrounding features are to be retained. The new door will provide a more secure entrance whilst retaining the style of existing house.

To greatly enhance security of the home, as with replacing the other doors in the house, the existing non - original aluminium patio doors to the west side extension (which contains the kitchen) will be replaced with high quality timber French doors and security glass fit within the existing door opening to match and enhance the house.



West side extension

Side east elevation

The existing porch on the east elevation is unattractive and it does not relate to the host building. It is of lower quality than the rest of the original house, especially in comparison to the elegantly proportional composition of the front elevation. In our opinion, the porch does not enhance the existing house and it blocks a significant source of light into the dark living space.

The demolition of the existing porch together with the enlargement of the existing patio door opening will allow more daylight into the living space.

The removal of the one step platform will also increase usability of the existing patio by levelling the hard surface area.

The existing non-original single aluminium patio door will be replaced with high quality timber French double doors. The width of the opening will be enlarged and the height will be increased slightly to match the height of the neighbouring windows which will enhance the overall east elevation.

The changes are intended to improve the relationship between the garden and host house in terms of accessibility, usability and daylight to suit modern family living.



Side east elevation

Ground Floor

The existing office and living room will be joined and opened up to create a single larger living space. The proposed French double doors and removal of the porch canopy will let significantly more daylight into the open living spaces. It will dramatically increase quality of living in the existing house.

There is no proposed change to first and second floors.

Access

There is no access change in the proposal.

Conclusion

The proposed alterations will improve the quality of the existing house and provide for the requirements of a modern family.

The removal of the poor quality porch canopy and replacement of the non-original door with a larger door opening will significantly improve the architectural appearance of the side east elevation as well as allow more daylight into the living space.

The finishes and detailing of the three proposed replacement doors have been carefully considered to improve the appearance and security of the host building whilst also keeping with the original style of the house and the conservation area.

It is considered that the proposed works will both preserve and enhance the character of the conservation area to which the house makes a positive contribution.