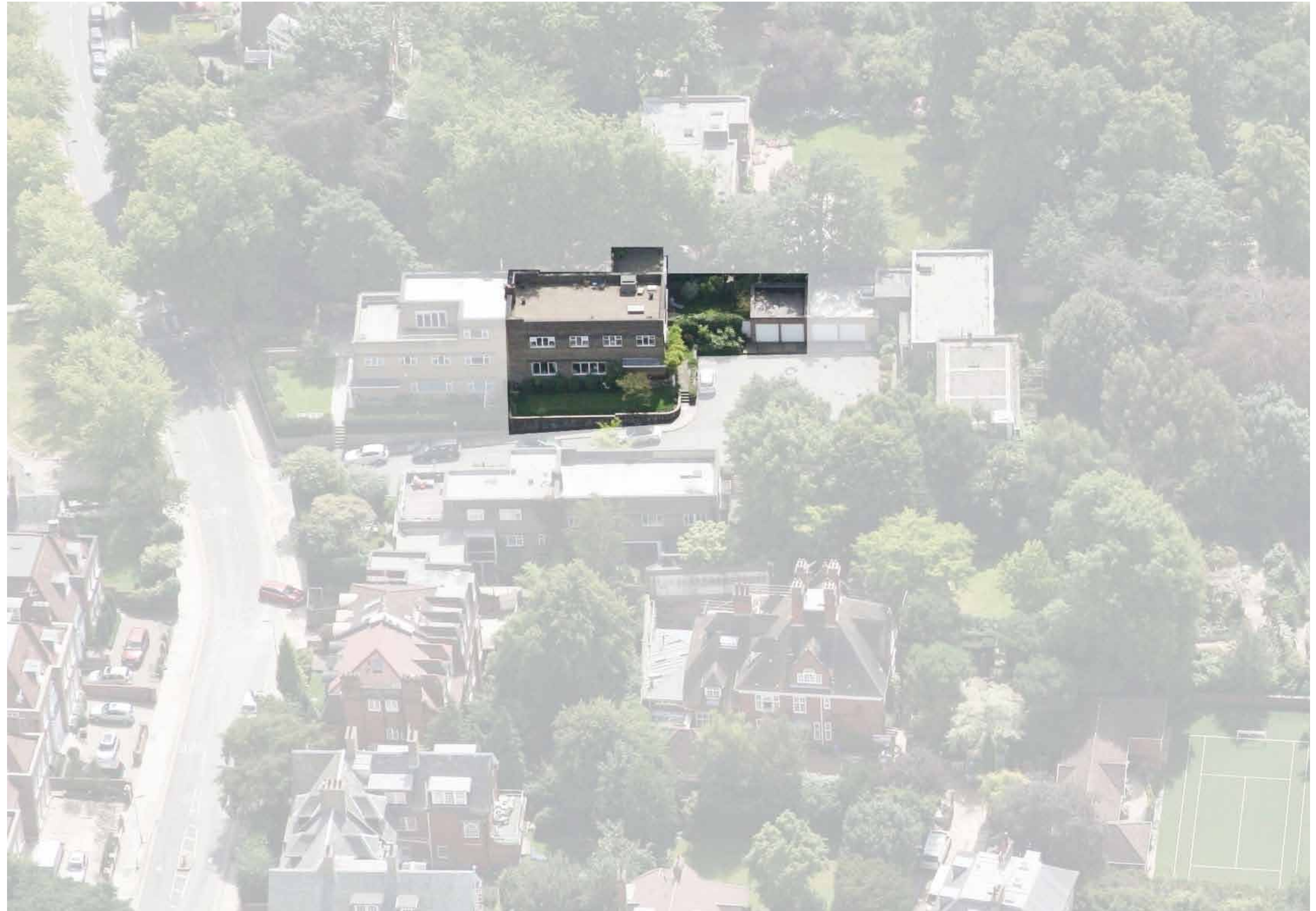




DUNTHORNE
PARKER
ARCHITECTS



Design & Access
Statement to Accompany
Planning Submission
2 Frognal Close,
London,
NW3 6YB
26th June 2018

1.0 Introductory Statement

This statement details the proposed external and internal works to be carried out on the property, the proposed garden room to the rear of the property, the proposed timber decking and fencing within the garden spaces, the proposed garage doors, the proposed bathroom and shower on the 1st floor and the proposed replacement of patio doors to the existing Grade II listed building No. 2 Frognal Close.

This application and statement is to be read in conjunction with the following drawings:

2.0 Existing & Proposed Drawings:

1383_200 - Location Plan

1383_201 - Site Plan

1383_202 - Existing and Proposed Bathroom @ 1st Floor

1383_203 - Proposed Garden Room

1383_204 - Proposed Garage Doors

1383_205 - Proposed Garage Door @ Rear

1383_206 - Proposed Garden Fencing

1383_207 - Proposed Timber Decking

1383_208 - Proposed Patio Door

1383_209 - Proposed External Works

1383_210 - Proposed Internal Works

3.0 Dunthorne Parker Architects

Dunthorne Parker Architects is a firm of architects based in Elephant and Castle, Central London. The practice has a broad portfolio of architectural projects, having established a reputation for innovative, rational, and detail conscious design, that delivers rigorous built form.

Mal Parker, a director of Dunthorne Parker Architects has owned and lived in the house since 1984. He is responsible for the design and construction of the rear kitchen extension, prior to the subsequent Grade II listing.

4.0 The Site and Setting

2 Frognal Close is a 2 storey, semi detached, early 20th Century house with garden and courtyards areas on three sides. There is a double garage to the West of the property, accessed externally via the hall/lobby.

The house is 1 of 6 similar properties built between 1937-38 around a small close on the west side of Frognal. Houses 1 & 2 are reflections of 5 & 6 as one pair face south and the pair face north

1 – 6 Frognal Close were designed by the architect, Ernst Freud in 1936 and form part of a group of important modernist buildings all constructed in the last half of the 1930's in and around the Frognal area. Namely; Sun House by Maxwell Fry, 66 Frognal by Connell Ward & Lucas and 1-3 Willow Road by Erno Goldfinger.

5.0 Planning History

The previous planning permission Ref PL/8905470/ for the erection of a first floor extension and the re-building of the existing two garages and the rear retaining wall.

Building listed Grade II in 1999

6.0 Design Overview

The scope of works includes;

A new garden room to the rear of the property which is next to the garage. This will be constructed and clad in timber.

A proposed bathroom and shower at the 1st floor. The existing bathroom will be expanded to incorporate the storage rooms and will then be divided into two to form two bathroom and shower rooms.

External and internal works to be carried out on the property to correct damages. This will include remedial works to be carried out on the brickwork to repair cracks within walls (fence brickwork repairs), controlled acid cleaning proposed to clean the brickwork of the entire building to match the works to 1 Frognal Close that the house is connected to, remedial works carried out on the roof parapet and remedial works to be carried to the living room floors to rectify subsidence.

Proposed garden fencing around the property. This will be in timber.

Proposed timber decking at the rear (within the garden spaces).

Replacement of the garage doors and patio doors.

2.0 SITE APPRAISAL AND OVERVIEW