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design statement

for planning application at

Flat 1 , 8 Frognal

London

NW3 6AJ

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introduction

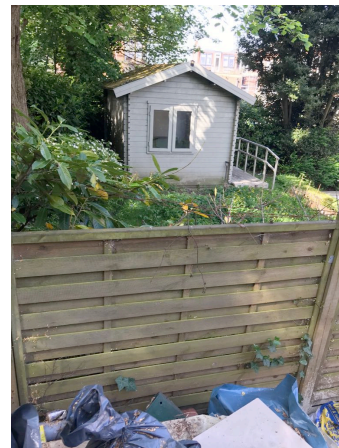
The accompanying statement and attached drawings are submitted to Camden Council in support of a full application submission for the construction of a single storey outbuilding to the rear garden of the application site.

description of site

The overall site is a ground floor garden flat of a large converted terrace, the garden rises to the rear boundary by a full storey in height, the garden is currently terraced up to the rear boundary with a mixture of hard landscaped areas at the lower level to soil / grass areas at the upper level. The garden is bounded on three sides by stepped fencing ranging from 2m to 4m above adjoining ground levels, this is because the fencing as it approaches the main rear elevation is continued at the higher ground level. The rear boundary is a heavily 'wooded' area between properties.

The property is located within the Redington Frogna conservation area.

There is currently a pitched roof garden building in the adjoining garden to number 6 Frogna. (see photo)



proposed development and schedule of usage

The host flat is a one bedroomed flat with windows only to the front or rear elevation thereby precluding the ability to accommodate additional space within the flat. The client wishes to create additional space for a home office / gym.

The proposal is for the construction of a timber frame, detached single storey outbuilding for the purposes of home office and gym. External walls clad in stained timber weatherboard, roof in standing seam zinc roofing, doors and windows timber painted with traditional glazing bars.

The style of the outbuilding is intended to be sympathetic with the host property being of a traditional style with timber glazed windows, pitched standing seam metal roof and timber cladding colored with green stain. The plan of the outbuilding is as an open plan space accommodating gym equipment and a desk and storage space.

Currently there is no mature landscaping to the garden but mature tree screening and planting to boundaries is planned as part of the proposed outbuilding construction. Planting of mature evergreen trees to the front elevation of the proposed outbuilding particularly to create a screen between the new building and the upper level flat. Currently fence heights are 2 metres up at the proposed location for the outbuilding with the eaves height proposed at 2.2 m with a double pitch roof rising to the centre of the plan, this creates approx 600mm rise in the centre. The proposed outbuilding is over 18m from the main elevation of the terrace but is less (approx 16.5m) from an upper level "bay" window to flat 4, 8 Frogna, which is a kitchen to that property.

