



## SQUARE FEET ARCHITECTS

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Planning Department  
LB Camden  
5 Pancras Square,  
London N1C 4AG

17<sup>th</sup> December 2019

Dear Sirs / Madam

**Re: 62 FROGNAL – HOUSEHOLDER APPLICATION RELATNG TO FRONT LANDSCAPING**

### Design & Access Statement

**Introduction** – Please refer to the accompanying drawings and report which explain the existing and proposals. The proposals are to replace the existing swing gates with sliding ones (which improve vehicular manoeuvrability), and replace the existing 3 young trees with three new ones in order to facilitate the new gate system.

**Site & Context** –The house is a detached brick dwelling dating to 1930's, which retained architectural detailing reasonably well during subsequent extensions and external alterations to its fabric. It is not Listed, but located within Frognal Conservation area, with its contribution deemed neutral.

**Existing** – The existing front area is mainly paved with planted beds and gravelled areas to the edges. It forms a carriage driveway. There is car lift on the left hand section.



The existing black metal gates appear to date from when the house was significantly extended and overhauled in the early 2000's. There are two pairs at serving the two access points, and are a mechanised, swing arrangement with unequal leaves.

Between the gates along the front boundary there is a brick pier / black metal railing arrangement. Behind this there is a small planter which has some low level planting and 3 young silver birch trees. Refer to the attached tree report for further details.

**Planning History** – There have been a few recent applications made by our client as part of the current renovation works currently underway. The works that form part of this application have not yet started.

Case No. 2019/0692/P - Granted

- Installation of two new windows

Case No: 2018/1664/P Status: Granted

- Regularisation of variation to planning permission for Basement extension (ref. 2006/0918/P).

Case No: 2008/5521/P Status: Granted

- Installation of a front boundary wall and two vehicle entrance gates to the dwelling (Class 3).

Case No: 2006/0918/P Status: Granted

- Remodelling of dwellinghouse, incl. erection of 2 storey plus basement and attic side extension; erection of single storey rear extension, and alterations to front facade and roof; installation of front garden car deck access to basement garage and of rear garden rooflights to basement room.

Case No: PMc/CJM/W/2465 Status: Granted

- Erection of a ground floor rear extension.

We note also the application ref 2019/4653/T for the removal of the 3 existing front trees which was withdrawn earlier this year.

**Proposals** – The proposals are to replace the existing swing gates with sliding ones (which improve vehicular manoeuvrability), and replace the existing 3 young trees with three new ones in order to facilitate the new gate system.

The new gates design, height and materials are to match the existing. The mechanisms are to be concealed behind the garden wall.

Noting various other houses nearby with identical type gates, including the sliding gates at no.47 across the road from this application site, approved your ref 2015/4658/P.



**Access** – the works would be fully in accordance with Part M of the building regulations.

**Conclusion** – the proposals have been closely considered with regard to design, conservation, amenity and access and believe compliant with all your policies and guidance.

If you have any queries or comments please do not hesitate to contact this office.

Kind regards,

A handwritten signature in blue ink that reads "Daniel Leon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel Leon  
For and on behalf of **SQUARE FEET ARCHITECTS LTD.**