

MRPP

**MARTIN ROBESON
PLANNING PRACTICE**

*Town Planning Consultants
Development Advocacy*

**DESIGN AND ACCESS
STATEMENT**

**18 FROGNAL WAY, HAMPSTEAD
NW3 6XE**

FEBRUARY 2020

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- 1. INDICATIVE DETAILS**

1. INTRODUCTION

- 1.1 This Design and Access Statement is submitted in support of a planning application for the erection of two single storey ground floor rear extensions at 18 Frognal Way, Hampstead, NW3 6XE.
- 1.2 This Statement has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004, Section 62 of the Town and Country Planning Act 1900 (as amended) and the Development Management Procedure Order 2015 (as amended). Moreover, it accords with Guidance set out within National Planning Policy Guidance.
- 1.3 Although the proposal itself does not constitute 'major development', the site is located within a Conservation Area and this designation therefore triggers the need for the planning application to be accompanied by a Design and Access Statement.

2. SITE

- 2.1 The site consists of a detached Palladian villa, formerly used as an artists' studio and residence. It is located less than a 5 minute walk from Hampstead Underground Station. The property is not locally or statutorily listed but is located within the Hampstead Conservation Area and is identified (within the relevant Conservation Area Statement) as making a positive contribution to the character of the Conservation Area.
- 2.2 The property when viewed from the street appears to be single storey, however the topography of the site (which falls away steeply to the rear) provides for a second storey below and a basement. The front of the property is broadly symmetrical whilst the rear maintains a high degree of symmetry across its elevation. The property is constructed of a pale yellow stock brick with brown brick dressings and concrete windowsills and lintels.
- 2.3 The site is located in the Hampstead Conservation Area. Although not statutorily listed, buildings such as 18 Frognal Way are “...*nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area.*” An Inspector writing with respect of an earlier appeal at the site¹ noted that the Conservation Area “*does not have a homogenous character*” with Frognal Way identified as being “*particularly eclectic*”. Notwithstanding this, the Conservation Area Statement describes Frognal Way as “*a wide un-adopted road, laid out in the 1920s; the roadway has a gravel-type appearance and the pavement treatment varies from one house to the next.*”

¹ Appeal Ref. APP/X5210/A/07/2051563

3. PROPOSED DEVELOPMENT

Design

Amount and Layout

- 3.1 This application relates to the erection of two single storey ground floor rear extensions constructed of glass. The extensions are approximately 3.5m wide, 3.6m deep and 2.7m high. The extensions are to be located either side of the existing deck terrace and will ensure that the symmetry across the rear of the property is maintained.
- 3.2 The existing outer parapet walls of the terrace are generally 1.2m in height (for safety purposes), rising to 2.0m in height at the flanks of the terrace (to ensure privacy). These flank walls would be built up to 2.7m to enclose the outer edges of the proposed extensions. The height of the rear parapet wall will remain unchanged, with glazing units approximately 1.3m in height installed above. The inside faces of the extensions would be fitted with sliding glass doors, turning onto the retained terrace.

Scale

- 3.3 The proposal involves the erection of two glass rear extensions at the property, measuring circa 25m² in total. They are thus modest in scale when compared to the existing property, particularly when viewed from the rear.

Appearance

- 3.4 The extensions are proposed to be constructed of glass. Indicative details of the finish and materials are provided within the images at Appendix 1. This also provides an indication of how the extension will relate to the existing eaves of the property, this relationship is also indicated on drawing PL/C/103 A.

Amenity

- 3.5 Due to the existing terrace, there are unlikely to be any issues of overlooking and/or privacy, given that residents can at any time use the existing terrace and view neighbouring properties, and that any overlooking would effectively be removed by virtue of the enlarged eastern flank wall of the proposed extension.

Access

- 3.6 No transport impacts will arise as a result of the proposed development. The existing front vehicular entrance on Frogna! Way and associated parking area at the forefront of the dwelling will be retained.

4. CONCLUSION

- 4.1 This Design and Access Statement has been submitted in support of an application for the erection of two rear glass ground floor extensions at 18 Frognal Way. The extensions are modest in scale and due to their positioning on the existing rear deck terrace, would ensure that the symmetry across the rear of the property is maintained.
- 4.2 No changes are proposed to the access, egress or parking arrangements on the site.
- 4.3 The proposal incorporates high quality design and will enable enhancement of the property which is of a scale that is not out of character with the existing property and which would conserve the character of the Conservation Area.

APPENDIX 1



IMAGE 1

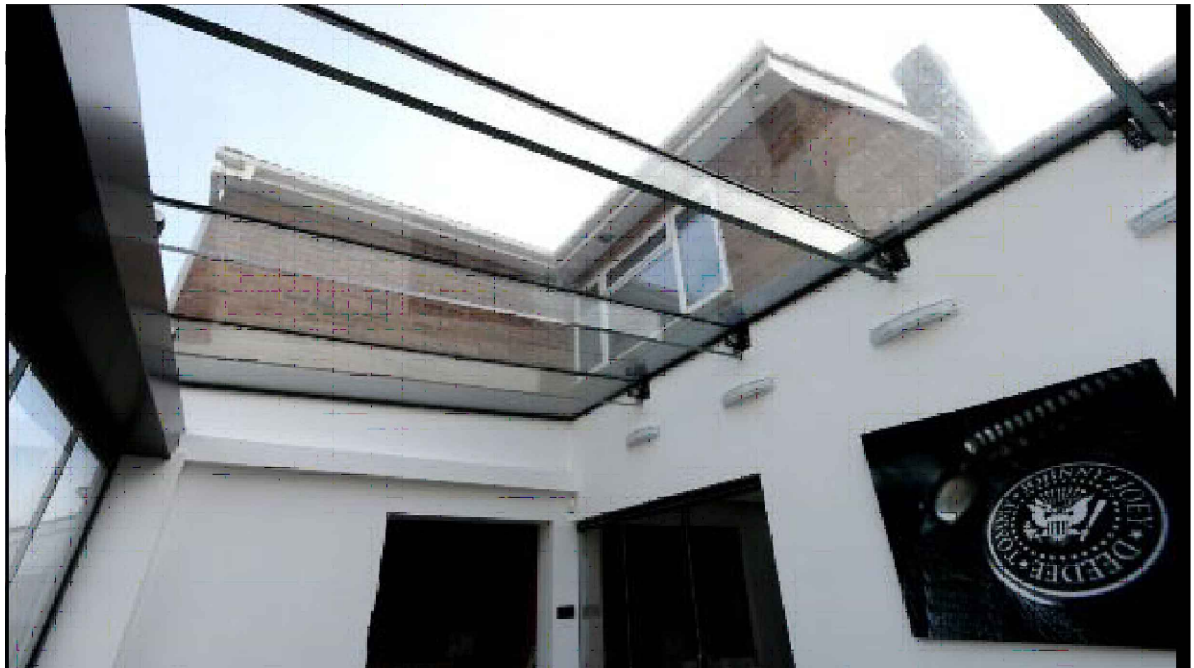


IMAGE 2

MRS L. FITZPATRICK
18 FROGNAL WAY, HAMPSTEAD

Dwg Title **INDICATIVE DETAILS - SHEET 1** Scale ^{NTS}
Drawn Chkd Issue Status

Project **18 FROGNAL WAY, HAMPSTEAD**

Date **FEB 2020** Dwg Status Dwg No **PL-C-108** Rev -



IMAGE 3



IMAGE 4

MRS L. FITZPATRICK
18 FROGNAL WAY, HAMPSTEAD

Dwg Title **INDICATIVE DETAILS - SHEET 2**
Drawn Chkd Issue Status

Scale ^{NTS}

Project 18 FROGNAL WAY, HAMPSTEAD

Date FEB 2020

Dwg Status

Dwg No

PL-C-109

Rev -