

9 FROGNAL GARDENS, LONDON NW3 6UY

DESIGN AND ACCESS STATEMENT

1.0 INTRODUCTION

The purpose of this document is to provide a Design and Access Statement for the proposed works to the ground floor garage of 9 Frognal Gardens in Hampstead NW3.

1.1 ASSESSMENT OF THE SITE AND ITS SURROUNDINGS

9 Frognal Gardens is a semi-detached house on a substantial corner plot. The house is set on two storeys; at ground and first floors and there is also a single storey structure connected to the west of the house that was initially constructed as a double garage. This structure has historically been altered internally to accommodate a plant room and a utility room which has resulted in a maximum internal length of circa 4.4 metres so not of adequate length for most modern cars.

There is a substantial paved driveway to the north of the property accessed by an automated sliding gate. At least three cars can be parked externally on the driveway within the demise of the property. The driveway is sloped without steps as it leads to the house. There are two steps up into the house at the front door.

In addition to the sliding gate for entry and egress of vehicles there is also a pedestrian gate located on the north boundary that connects to a series of steps leading down from the pavement to the yard in front of the house.

1.2 ARCHITECTURAL DESIGN BRIEF

The single storey structure is not of sufficient size to use as a parking space for most cars and as there is adequate parking on the driveway of the house for at least three cars, which could also be modified if required to increase further the amount of on- site parking, the owners prefer to utilise the space to increase the ancillary accommodation of the house.

It is proposed to use the space for additional utility, storage and wellness area. This would involve the insertion of a new access door to. The side wall of the garage facing the main elevation of the house and a number of fixed glazed skylights in the roof to allow a good level of natural light to the interior of the space.

2.0 DESIGN AND APPEARANCE

As the house is set behind a tall brickwork wall and the sliding and pedestrian gates are fully opaque it is not possible to see the majority of the house from the street at all and any views that are possible are of the upper floor and main roof.

The proposed new door is located in the east side of the garage wall, perpendicular to the road. It is to be subtly set into the rendered masonry wall and the door itself will be of a similar design and appearance of the front door of the house i.e. a simple painted hardwood panelled door set in a hardwood frame.

The skylights proposed for the flat roof of the ground floor structure will be low in profile and follow the line of the roof, and as the roof has a parapet upstand around all of its outer edges, they will not be visible from ground level and will otherwise only be visible from the very limited number of properties that overlook the ground floor of the house. The skylight frames will be grey powder coated to match the roof covering to the flat roof which will be replaced or repaired at the same time as the works are undertaken.

Internally the intention is to upgrade the interior space to accommodate more storage and utility space with some part used for wellness purposes.

3.0 ACCESS

The existing access to the house is either stepped via the pedestrian gate and then steps up into the house at the front door or via the sloped driveway and then again steps up into the house through the front door. If accessed through the garage the house has internal steps leading to the general ground floor level. Within the house access to the first floor is via a staircase. There is not internal ramp or lift.

Under the proposals the access into the house is not changed and the access through the new side door will also be stepped in a similar manner to the front door or the internal steps.

4.0 SCALE AND APPEARANCE

The proposed works do not add any floor space to the existing house and therefore the scale of any these works does not impact on the volume and mass of the property.

In terms of appearance the new side door is a similar door to the main front door but will not have the glazed fanlight or the flat porch roof over it so will remain subservient to the principal entrance into the house. The skylights are low profile flush glass and are set behind a perimeter parapet wall. The external appearance of these interventions is therefore minimal and discrete.