

DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

FOR: 87 Frogna1 (1317/DAS)

Monday 12th October, 2020

“Minor Material Amendment on existing consent (2018/0470/P) to revise first floor extension with minor alterations to external works and fenestration”

1.0 Introduction

1.1 Location and Heritage Context:

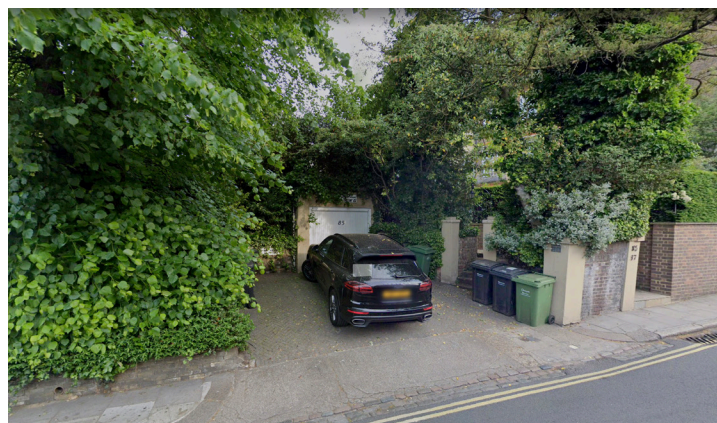
87 Frogna1 is located in the Hampstead Conservation area. It is not listed or in the setting of any listed buildings and the Conservation Area Statement does not identify it as a positive contributor. Our assessment is that the house makes a weak neutral contribution to the appearance of the Conservation Area. Accordingly there is no presumption against alteration that does not harm the character of the Conservation Area.

1.2 The Site:

This is an inter-war detached house on the west side of Frogna1 in a sloping location with scattered back land development of various ages around it. The house is dominated by the higher buildings uphill to the west and north. It has pedestrian access south of No 85’s plot down hill to its garage fronting Frogna1. The photo below shows the garage and that the house cannot be seen from the main road because of the vegetation.

1.3 Planning History

In 2018 consent was given to the application ref 2018/0470/P for the ‘Alterations to main roof slope and installation of three dormers to provide an additional storey, incorporation of rear first floor terrace into habitable floor space and erection of ground floor rear extensions on north and west elevations’ (Plan below left).



View from Frogna1

1.3 Relevant Planning Policy

In developing this proposal we have considered the following planning legislation:

- Hampstead Conservation Area Statement (undated);
- The NPPF (2012);
- CPG1 Design (September 2013); and
- Camden’s Local Plan (2017).

2.0 Proposal

The proposal main objective is to push out the first floor extension to align with the consented ground floor extension below. All other changes are minor adjustments to fenestration and external ground work.

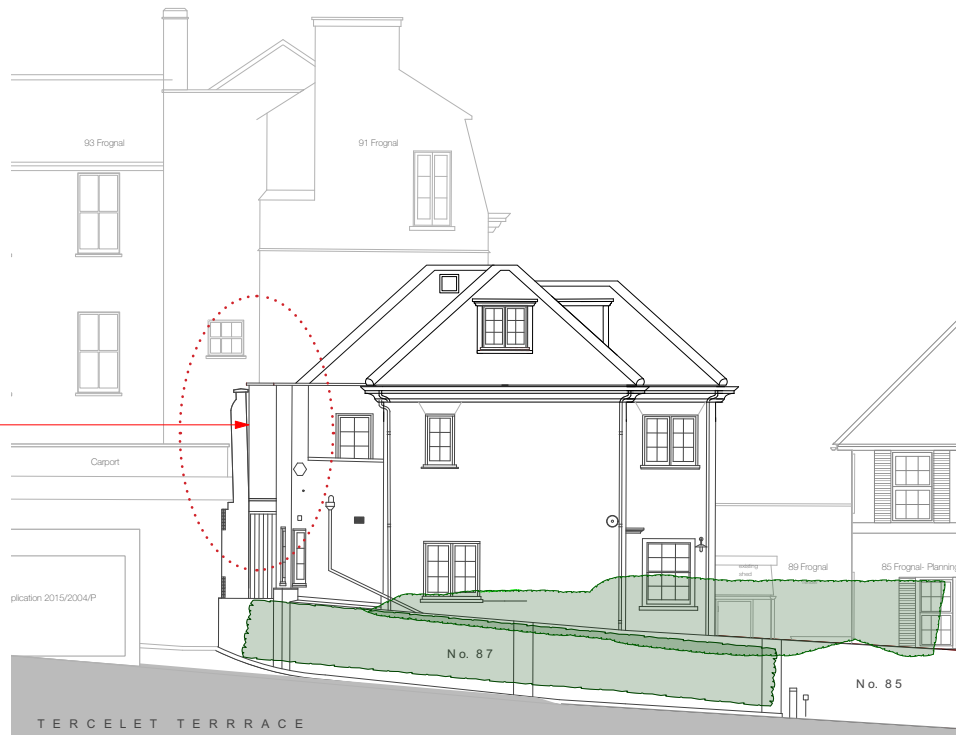
On the front facade, we propose replacing 4 adjacent windows with two pairs of French Doors onto a raised front terrace. On the rear of the building we propose to replace the Laundry door with a window and replace the central Kitchen window with a door.

We also propose to rebuild the shed at the rear of the property to allow for new M&E equipment to be installed. A noise survey was recently undertaken that calculated the proposed equipment and accompanying enclosures would not be greater than the current ambient noise level at the rear.



Consented South Elevation
1:100

West Extension extended



Proposed South Elevation
1:100