

DESIGN AND ACCESS STATEMENT
for
4F Frognal London, NW3 6AJ.



TO SUPPORT PLANNING APPLICATION
for
'Loft extension'
On behalf of Nora Santalu.

November 2021

1.0 INTRODUCTION

2.0 SITE LOCATION

3.0 EXISTING BUILDING

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8.0. SUMMARY

1.0 INTRODUCTION

EKOARCHITECTURE LTD has been instructed by Nora Santalu, the owner of 4F Frognal London NW3 6AJ, to submit the planning application to support this Loft extension.

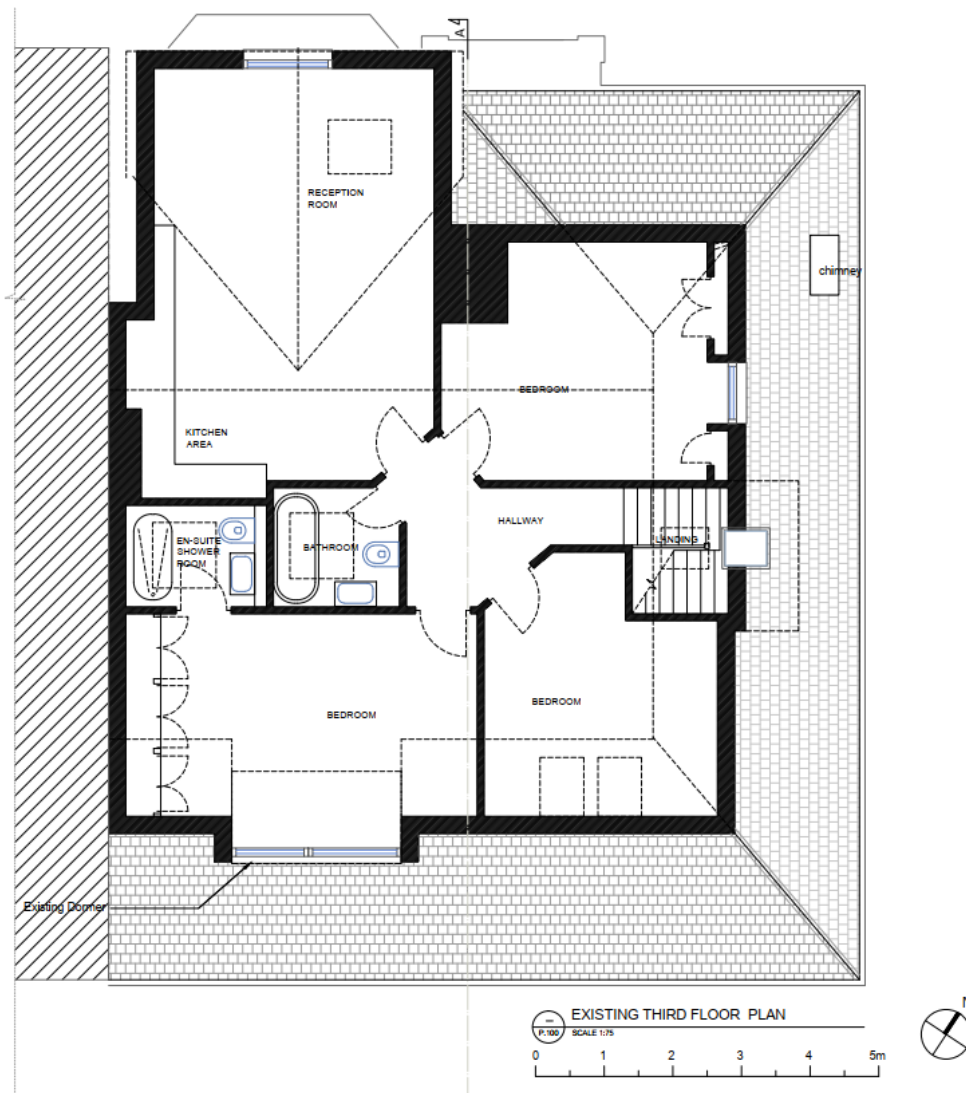
2.0 SITE LOCATION

The site is located in a quiet area near the boundary within the Camden council and falls within the curtilage of a conservation area.

3.0 EXISTING BUILDING

The flat is in the third floor of a 4-storey building. rear private garden and with a parking space in front of the house.

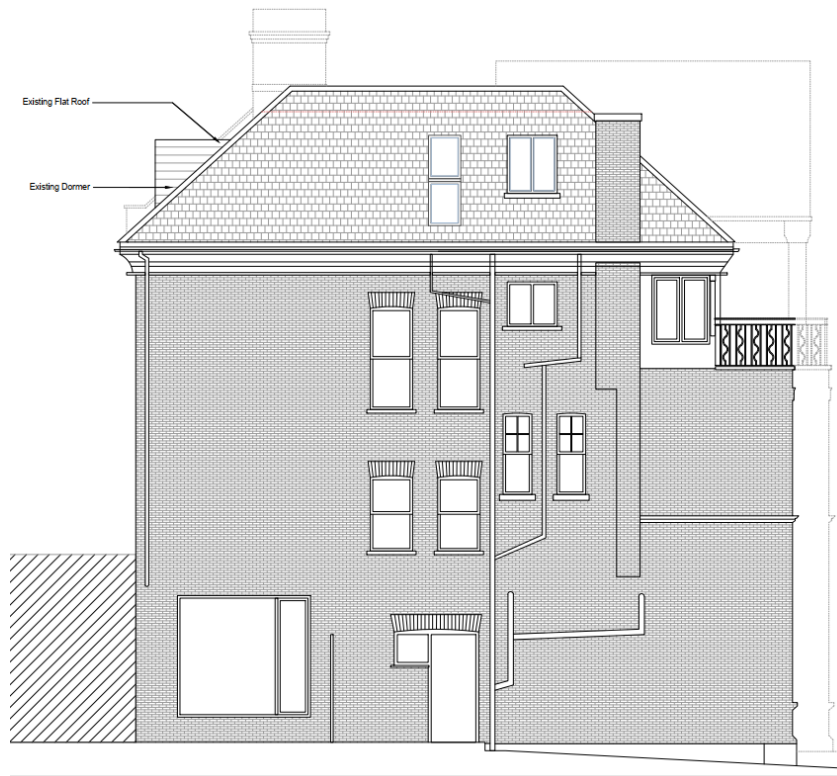
The existing flat is a 4-bedroom flat with a bathroom and an En-suite Shower room.



Existing Third Floor.



Existing Rear Elevation.



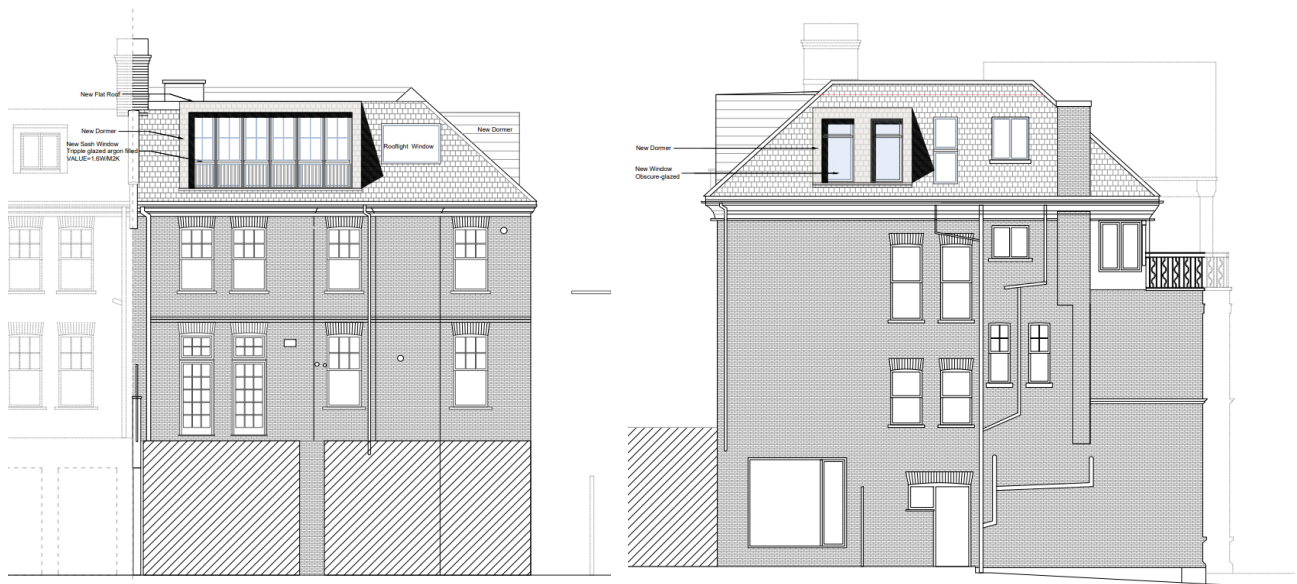
Existing Side Elevation.

4.0. PROPOSAL

The application seeks approval the following for alterations:

- Extension in the third floor, with 2 new dormers in it.

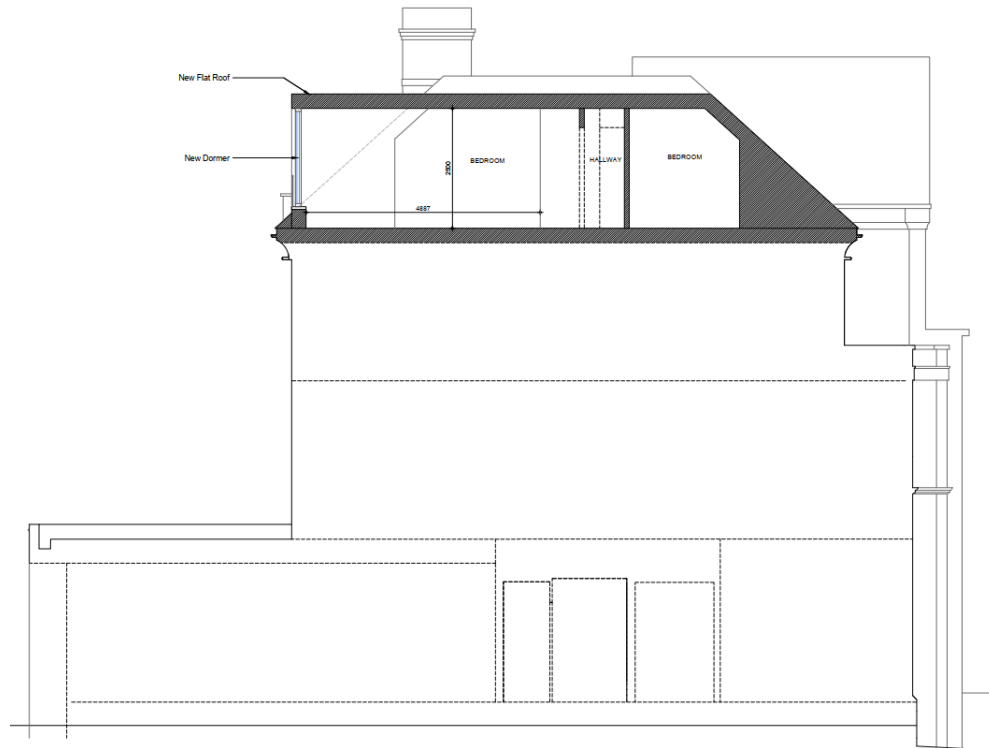
In the third floor layout, we propose an extension of the dormer at the rear elevation, which gives the applicant more space in the master bedroom area and a new side dormer similar to 8F Frognal.



Proposed Rear Elevation.

Proposed Side Elevation

A window is not required on this side elevation from a functional aspect however, an opening has been introduced so that it adds an articulation to this façade element. Obscured glazing is proposed.



Proposed Section A-A.

5.0 PLANNING HISTORY

There is no planning history on the property.

6.0 ACCESS

The access is not affected.

7.0 PLANNING CONSIDERATIONS

- Design for this development aims to be of a high standard and to preserve the character and appearance of the existing building.
- The proposal remains subservient to the principal building. It is intended to provide an attractive addition to this house, and will allow the internal layout to better suit the requirements to the family.
- It is the intention of this development not to harm the external appearance of the building.

8.0. SUMMARY

- This proposal seeks planning permission for "Loft Extension"
- The proposal would not have a significant impact on the visual amenity of the area or the amenities of neighboring properties