

Address: Ground Floor Flat & Garden Flat, 28 Frognal Lane, NW3

Date: 10/01/2022

4D PLANNING™

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Design and Access Statement

Proposal

Replacement of aluminium door with double glazed aluminium casement window

The proposal is to replace the old single glazed aluminium doors which are located in the front lightwell of the property. The doors are of no architectural merit. In the last year the lower ground floor bedroom was flooded as a result of water penetrating the doors. Therefore the proposal is to remove the door and replace with a good quality casement window which will provide better thermal protection, water proofing and good quality natural light and ventilation.

The proposed window will not be visible from public areas or from the street.

The proposal will not increase overlooking onto neighbours or cause any detrimental impact to the amenity of neighbours.

The proposal is considered sustainable development as it will enhance the quality of accommodation while safeguarding the existing property from future flooding. There is existing outdoor amenity which is communal, at the front and rear of the property, therefore the proposal will not harm the amenity of the occupiers of the flat.

No changes are proposed to the access to the flat.