

DESIGN AND ACCESS STATEMENT

In support of a Planning Application in respect of

Additions and internal alterations including partial excavation of lower ground floor level within existing foundation footprint and construction of single storey rear extension, all in connection with the creation of additional residential accommodation to lower ground floor flat with construction of external terraces to the rear elevation on ground, first and second floor levels

at

**8 FROGNAL LANE,
LONDON, NW3 7DU**

March 2022

Issue 2

8 FROGNAL LANE, LONDON NW3 7DU

MDC

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1. Associated Documents

This Design and Access Statement should be read in conjunction with the following documents:

Existing Floor Plans, Elevations and Sections	7395 / 100 B
Proposed Floor Plans, Elevations and Sections	7395 / 101 B
Site location Plan	7395 / SLP
Photo-sheets 1 and 2	7395 / PS01, PS02

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2. Location

The property is located in Hampstead in the London Borough of Camden and is located in the Redington and Frognal Conservation Area. The residence is located in a predominantly residential road, characterised by four storey late Victorian styled semi-detached houses. The property is well served by most amenities including the underground, bus routes, parks and neighbourhood shopping, all of which are within convenient walking distance.



Photo A: North View



Photo B: East View

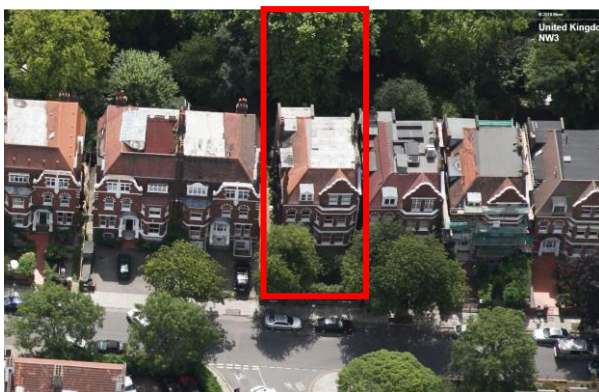


Photo C: South View



Photo D: West View

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2. Location (Contd)

Site Location Plan



Figure 1

Site Location Plan with application site circled in red (not to scale)

3. Use

The property is presently divided into four flats, one on each level of the building. The proposals relate to the accommodation provided on lower ground, ground, first and second floors only. The lower ground floor flat is currently a one bedroom, one bathroom, garden flat.

Access to the lower ground floor flat is currently down a flight of steps and to the side of the property. The proposals are for the part excavation of the lower ground floor flat to achieve one floor to ceiling height throughout together with alterations to the internal arrangement to provide a self contained, three bedroom, two bathroom, garden flat.

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An extension is also proposed to the rear of the property to increase the living area space and to increase the accommodation in the flat.

A rear terrace is proposed over the Basement extension to provide amenity space and terrace for the Ground Floor Flat. Balconies are proposed to provide some amenity space for the First and Second Floor flats.

4. Planning History

Full planning permission was granted 18.04.2019 for the erection of a single storey rear extension with raised timber deck terrace to the lower ground floor flat under application reference 2019/0485/P. For clarity, the only difference between that application and this proposal is the introduction of the Ground Floor Terrace and First/Second Floor balconies. At this time, the 2019/0485/P permission has yet to be implemented.

These balconies were previously given permission in 1996 (ref.: P9601999R3) but the balconies were never implemented.

Planning application ref 2007/6036/P was approved 26th February 2008 for additions and alterations including excavation of front light well, new stairs and porch, part excavation of lower ground floor level, and rear single storey rear extension, all in connection with the creation of additional residential accommodation to lower ground floor flat. 2007/6036/P was not implemented and has now expired. The extant application ref 2019/0485/P was based on the previously approved submission, however the proposed footprint has been reduced in order that excavation works required are contained within the footprint of the existing foundations.

An independent planning application ref 2018/6025/P was refused 13th March 2019 in respect of a roof extension on the property. The works proposed under this application submission should be considered independently from the works proposed under 2018/6025/P.

Planning application ref: 2019/2321/P approved 18th July 2019 : Erection of external balconies on the rear elevation at ground and first floor levels. Erection of a single storey rear extension with raised timber deck terrace to the lower ground floor flat (Class C3).

This application is identical to the planning application ref: 2019/2321/P which was approved on July 18th 2019.

5. Proposal

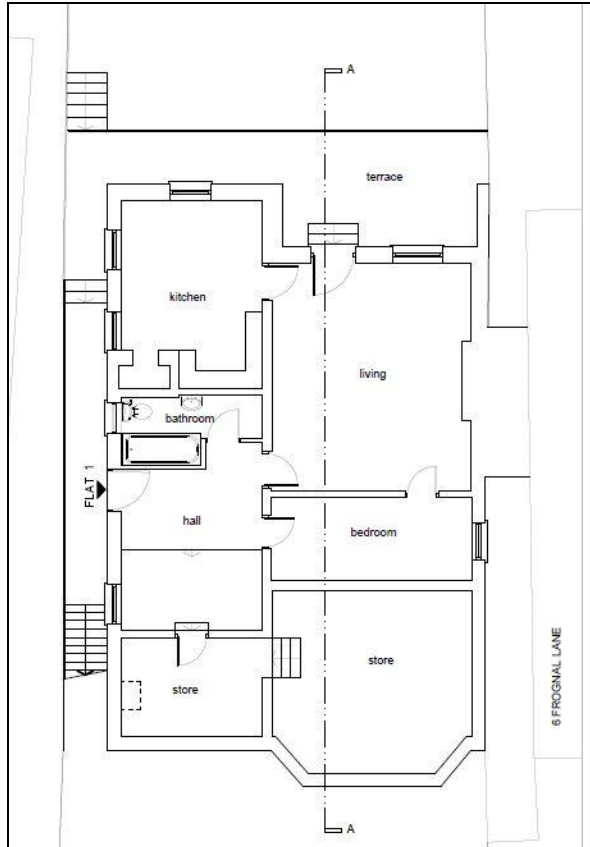


Figure 2 Extract from drawing 7395/100B Existing Plan

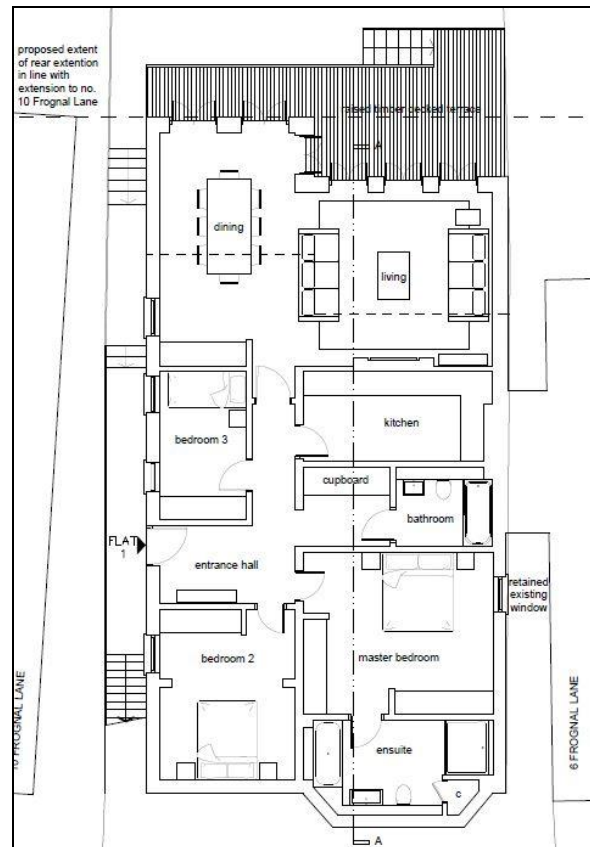


Figure 3. Extract from drawing 7395/101B Proposed Plan

It is proposed to excavate a very small area within the existing foundation footprint by approximately 450mm in order to achieve one floor to ceiling height throughout the property. (The storage areas shown at the front of the property are of reduced height currently). A rear extension is proposed (same volume as previously approved application refs 2019/0485/P and 2007/6036/P) to improve the accommodation on the lower ground floor flat, together with internal layout alterations to form an additional two bedrooms and one extra bathroom.

The alterations proposed are contained within the existing envelope at the front of the building, and therefore will have minimal visual impact.

The alterations and extension proposed at the property would considerably improve the residential amenity of the property.

The introduction of external terraces are proposed to the rear elevation at ground, first and second floor levels. Increasing the area of private external terrace on the ground floor to include the whole flat roof area above the lower ground floor external will provide a much improved amenity to the occupiers of the ground floor flat. The flats that occupy the first and second floor of the building

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currently have no private external amenity area. The introduction of the terraces for these residences will greatly improve the standard of the accommodation provided.

6. Amount

The extent of the rear extension was determined by the existing rear extension at no. 10 Frognal Lane and a previously approved planning applications referring to this property. The proposals will not adversely affect the amenity to any neighbour, and the nature of the development will avoid any detrimental impact on the daylight or sunlight to the surrounding properties. There are no proposed changes to the front elevation, preserving the character and appearance of the Redington and Frognal Conservation Area. The proposals for the rear external terraces are heavily influenced by the terraces implemented at no. 4 Frognal Lane and illustrated in the photographs below.



View of the existing rear elevation of the application site at 8 Frognal Lane.



View of the rear elevation of at 4 Frognal Lane. The proposed external terraces proposed are heavily influenced by this existing arrangement.

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7. Layout

The existing access arrangements to the property will be retained.

The master bedroom will be positioned to the front of the residence, with en suite bathroom. A second bedroom will be provided where the partial excavation is proposed and the kitchen will be relocated to provide a third bedroom. Ventilation and natural daylight to the rooms will be provided by the existing retained window positions.

A new lobby, cloak area and bathroom is proposed to improve the amenities within the flat.

The Ground Floor terrace allows a little overlooking into the adjoining garden but no more than can be seen from the existing terrace. A sand blasted glazed screen could be erected to prevent the overlooking but we consider this to be out of keeping in a Conservation area.

The proposed balconies are relatively small and overlooking from the two balconies is no more than can be seen from the existing double hung sash windows on the rear elevation. It is proposed to change the double hung sash windows to double glazed, painted timber french windows. This will allow more light into the flats and the balconies will allow the flats some private amenity space. The balconies and terrace are south facing.

8. Scale

As the site for the proposed development is in a conservation area, there are no visible alterations proposed to the front of the property. The rear extension and external terraces are in keeping with other existing development in the conservation area and will not be visible from the street. The design has no detrimental impact of daylight and sunlight loss to surrounding properties.

9. Landscaping

A raised decked area is proposed at the rear of the property to accommodate the difference between the internal floor level and the ground floor level in the rear garden.

10. Scale and Impact

The visual impact of the very minor proposed alterations are minimal.

Neither the proposed rear extension or the rear terraces will be visible from the road and will have minimal effect on the scale or setting of the building in relation to other neighbouring buildings.

The height of the proposed new rear extension has been determined by the levels on the existing site and is in keeping with similar developments in the immediate surrounding area. The proposed construction works will be carried out within the following restricted times; weekdays 8am to 6pm,

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Saturdays 8am to 1pm and not at all on Sundays and Bank Holidays. The works will be carried out in accordance with the provisions of the current Building Regulations and in accordance with the requirements of the Construction (Design and Management) Regulations 2007 and Sections 60 and 61 of the Control of Pollution Act 1974.

The proposals are not sufficiently invasive to cause a flood risk, nor to impact on aviation, TV and radio reception, provide a microclimate or affect transport or air quality. In addition, there is no evidence of any bats, badgers, slowworms nor other endangered species on the existing site.

11. Materials and Appearance

External windows will be timber framed with clear glazing to maximise natural daylight within the property. The windows will match existing and above windows in style and detail.

The rear extension will be constructed from a red brick to match the existing building and the proposed french double doors will be white painted timber framed, double glazed in a style to match the existing traditional timber sash windows.

The flank walls to the terraces will be constructed from red brickwork to match the existing property in order to be in keeping with materials commonly used within the conservation area. Simple painted black metal railings will provide suitable guarding to the proposed terraces and visually unobtrusive, similar to the aesthetic of the guarding installed at no 4. Frogнал Lane.

The proposed new french windows will be constructed from painted timber to match the remainder of the elevation. The windows will be glazed with clear sheet double glazing.

The proposed railings to the rear terrace and balconies will be painted metalwork with square section balusters and a flat metal handrail. The balcony floors will be constructed from steelwork with a sheet steel base. All exposed steelwork will be painted.

12. Access

The existing access arrangements will be retained.

There is no vehicular access.

9. Sustainability

Due to the minimal nature of the proposed alterations, there are minimal considerations regarding sustainability. The completed development will comply with current Building Regulations and will be constructed using responsibly sourced materials wherever feasible.

10. Lifetime Homes

In the context of the refurbishment and extension to these existing buildings, the guiding principles of the Lifetime Homes Standards have been incorporated where possible. However given the constraints of the existing buildings the Lifetime Homes Standards are not easily applicable.

The 16 design criteria in the Lifetime Homes Standards have been addressed as set out below:-

LIFETIME HOMES CRITERIA		KEY OBJECTIVES	DETAILED CRITERIA	HOW THE PROPOSAL ADDRESSES EACH POINT
1	Parking (width widening capability)	Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).	<p>a) 'On plot' (non-communal) parking: Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.</p> <p>b) Communal or shared parking: Where parking is provided by communal or shared bays, spaces should be provided with a width of 3300mm, and in accordance with the specification given in Appendix 2 on page 65 or www.lifetimehomes.org.uk</p>	Existing access arrangements are to be retained. No alterations are proposed.
2	Approach to dwelling from parking (distance, gradients and widths)	Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.	The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	Existing access arrangements are to be retained. No alterations are proposed.
3	Approach to all entrances	Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to	The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification given at www.lifetimehomes.org.uk	Existing access arrangements are to be retained. No alterations are proposed.

		the principal approach from a vehicle required by Criterion 2) for the widest range of people.		
4	Entrances	<p>Enable ease of use of all entrances for the widest range of people.</p> <p>Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.</p>	<p>All entrances should:</p> <p>a) Be illuminated</p> <p>b) Have level access over the threshold; and</p> <p>c) Have effective clear opening widths and nibs as specified given at www.lifetimehomes.org.uk</p> <p>In addition, main entrances should also:</p> <p>d) Have adequate weather protection*</p> <p>e) Have a level external landing.*</p>	Existing access arrangements are to be retained. No alterations are proposed.
5	Communal stairs and lifts	Enable access to dwellings above the entrance level to as many people as possible.	<p>a) Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.</p> <p>b) Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.</p>	<p>a) No alterations proposed to existing arrangements.</p> <p>b) There is no lift proposed.</p>
6	Internal doorways and hallways	Enable convenient movement in hallways and through doorways.	Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification given at www.lifetimehomes.org.uk .	This will be achieved.
7	Circulation	Enable convenient	There should be space for turning a	This will be achieved.

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	Space	movement in rooms for as many people as possible.	wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	
8	Entrance level living space	Provide accessible socialising space for visitors less able to use stairs.	A living room /living space should be provided on the entrance level of every dwelling (see Appendix 1 on page 65 or www.lifetimehomes.org.uk for definition of 'entrance level'). Note: Entrance level generally means the storey containing the entrance door to the individual dwelling. It may refer to the first storey that contains a room (habitable or non-habitable) if the entrance door leads directly to an 'easy-going' stair.	This will be achieved.
9	Potential for entrance level bed-space	Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs	In dwellings with two or more storey's, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space (see Appendix 1 on page 65 or www.lifetimehomes.org.uk for definition of 'entrance level').	This will be achieved.
10	Entrance level toilet and shower drainage	Provide an accessible toilet and potential showering facilities for: a) any member of the household using the temporary entrance level bed space of Criterion 9, and: b) visitors unable to use stairs.	Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible toilet compartment, with potential for a shower to be installed- as detailed in the specification given at www.lifetimehomes.org.uk	This will be achieved.
11	Toilet and bathroom walls	Ensure future provision of grab rails is possible, to assist with independent use of toilet and bathroom facilities.	Walls in all bathrooms and toilet compartments should be capable of firm fixing and support for adaptations such as grab rails.	This will be achieved.
12	Stairs and potential through-floor	Enable access to storey's above the entrance level for the widest range of	The design within a dwelling of two or more storey's should incorporate both:	N/A

	lift in dwelling	households.	a) Potential for stair lift installation; b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	
13	Potential for fitting of hoists and bedroom/bathroom relationship	Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.	Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom	This will be achieved.
14	Bathrooms	Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.	An accessible bathroom, providing ease of access in accordance with the specification given at www.lifetimehomes.org.uk should be provided in every dwelling on the same storey as a main bedroom.	This will be achieved.
15	Glazing and window handle heights	Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.	Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people - including those with restricted movement and reach.	Windows, handles and sill heights will comply.
16	Location of service controls	Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members.	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.	Any service control needed to be operated or read on a frequent basis, or in an emergency, will be included within a height band of 450mm – 1200mm from the floor and at least 300mm away from an internal corner.

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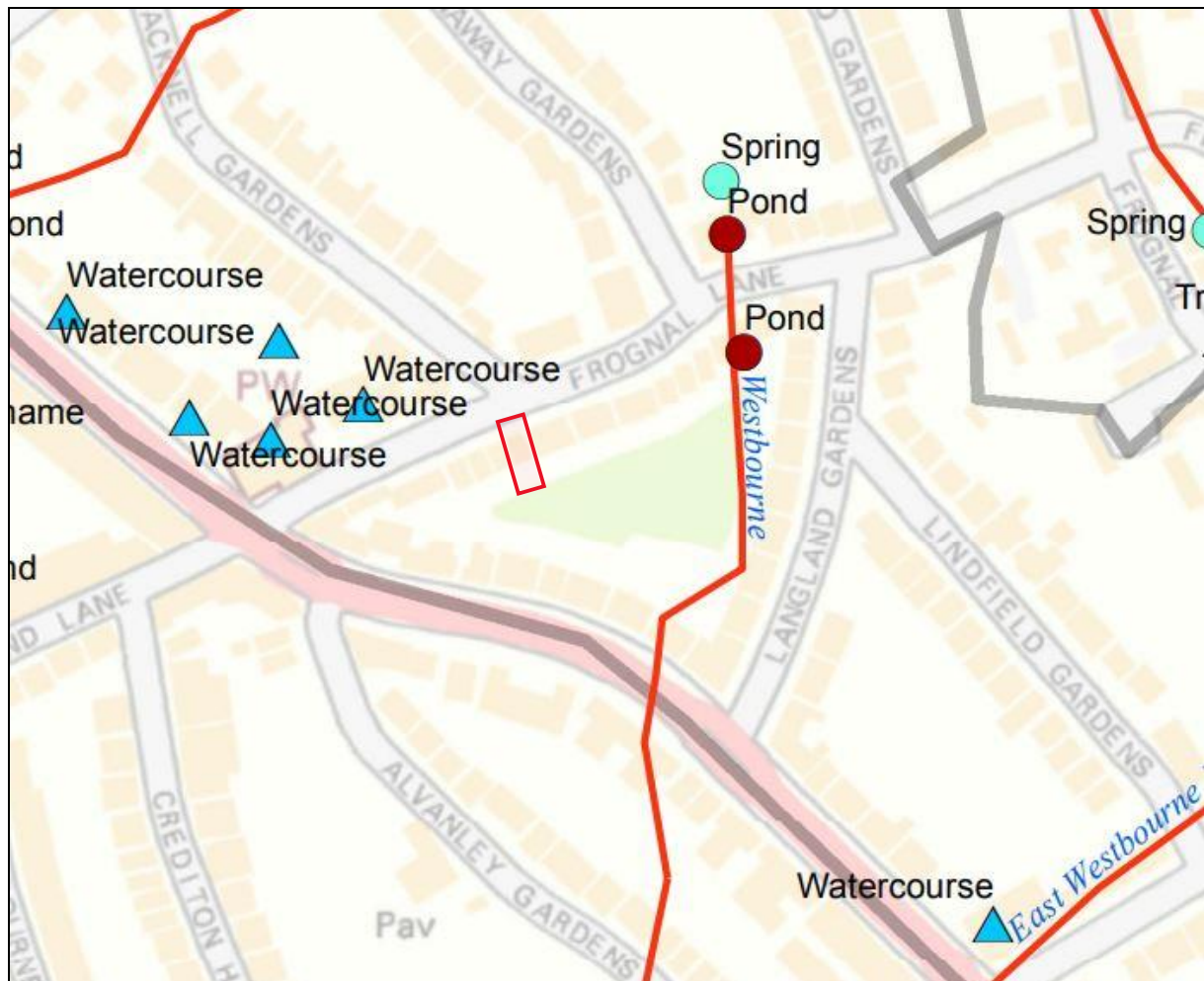
11. Redington Frognal Neighbourhood Forum

The Referendum Version of the Redington Frognal Neighbourhood Plan (March 2021) was adopted 13th September 2021.

The Plan had not been adopted and therefore was not a consideration when the application was previously approved under ref 2019/0485/P.

The site adjoins the Frognal Lane Site of Importance, SINC CaL 07, which has been identified within the plan as an important site for wildlife. SINC CaL 07 is a small private community garden with plenty of trees and a pond.

It is important to distinguish that the proposal site is adjacent to and not within the boundary of SINC CaL 07 area, which will remain unaltered by the proposals forwarded under this application.



Excerpt from Arup map of sub surface water with approximate site position outlined in red

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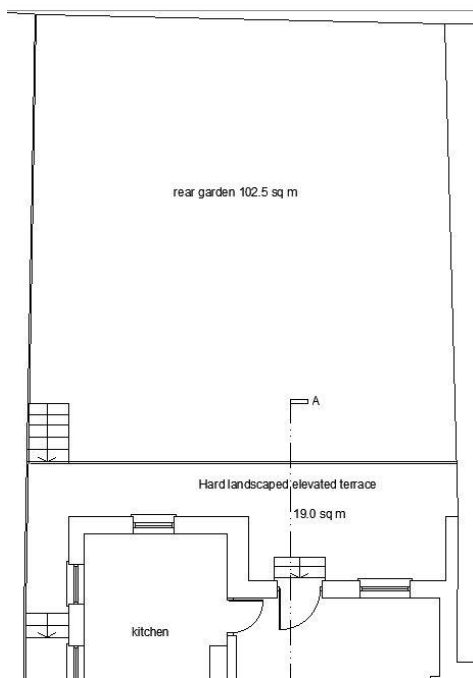
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The application site is located near to the Westbourne water course, a number of other minor local knowledge watercourses, a spring and two ponds. The Westbourne water course is in excess of 80m away from the proposed development (best estimate) at its closest point, and the spring and ponds significantly further than this. None of the proposed development is subterranean, with the level to the rear of the property significantly lower than the street level as shown on Proposed Section AA and Side Elevation shown on drawing 7395/101B. Any foundations required will be designed by a suitably qualified structural engineer that will take the existing water courses into consideration.

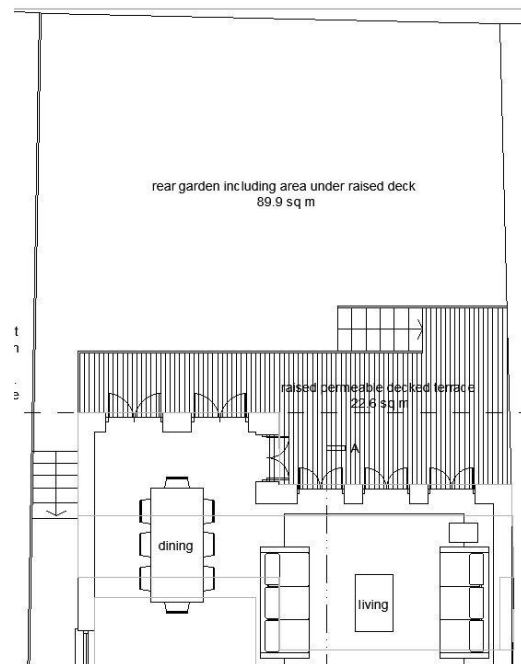
The following policies are relevant to this application:

Policy SD1 – Refurbishment of existing building stock

The site in its existing condition provides 102.5 sq m of permeable private garden space, which consists of mostly lawn with a few mature shrubs around the site boundary together with 19.0 sq m of non permeable hard landscaped elevated terrace, which the existing lower ground floor flat opens out onto.



Existing garden areas



Proposed garden areas

The proposed extension still provides 89.9sqm of permeable private garden space, with an additional 22.6 sq m of permeable raised timber deck above. The loss of permeable garden area forwarded under this application is limited to 12.5 sq m. The development will offer the opportunity to make improvements to the existing landscaping and enhance biodiversity. A detailed landscaping scheme has not yet been designed and therefore does not form part of this application.

Policy SD2 - REDINGTON FROGNAL CONSERVATION AREA

The amount of garden forwarded under this application is the same as the previously approved scheme and retains substantial amount of the existing rear garden area and is in keeping with the garden suburb character and appearance of the Conservation Area and in proportion with other gardens in the immediate surrounding area.

Policy SD4 - REDINGTON FROGNAL CHARACTER

- (vii) The vast majority of the soft natural garden space at the rear of the property is retained and the raised deck area proposed allows the space underneath it to be utilised by local wildlife, which was not possible with the hard landscaped raised terrace currently serving the existing flat.
- (viii) The existing trees and mature shrubs will be retained. The proposed development will provide opportunity for the existing garden to be improved in terms of soft landscaping and planting.
- (xii) There are no eaves proposed as part of this development. Bird bricks will be incorporated into the new extension to support local wildlife and provide additional habitat opportunities.
- (xiii) The design of the proposed extension has been very carefully considered. The design is very similar to other additions to neighbouring properties in terms of scale and detailing and the relatively modest extension proposed is respectful of its setting and context within the Conservation Area. The proposed new construction will enable the opportunity for the incorporation of bird bricks to enhance local biodiversity and also will also serve to improve the performance of the building itself by improvements to the fabric required by current building regulations and modernising the existing services, making the property more efficient.

SD 5 - DWELLINGS: EXTENSIONS AND GARDEN DEVELOPMENT

- (i) The proposed extension will be constructed from brickwork to match the existing property, and the architectural detailing and style has been carefully considered to compliment the existing property and those in the immediate surrounding areas.
- (ii) The massing, scale and set back of the extension ensures that it is subordinate to the building, and is not visible from the front.

- (iii) The vast majority of the soft natural garden space at the rear of the property is retained and the raised deck area proposed allows the space underneath it to be utilised by local wildlife, which was not possible with the hard landscaped raised terrace currently serving the existing flat. The proposed extension provides 89.9sqm of permeable private garden space, with an additional 22.6 sq m of permeable raised timber deck above. The loss of permeable garden area forwarded under this application is limited to 12.5 sq m. The development will offer the opportunity to make improvements to the existing landscaping and enhance biodiversity.
- (iv) The gap between buildings is maintained.
- (vii) Hedges and front boundary walls will be retained and protected during the course of the works. Any planting that is damaged during the course of the works will be replaced with similar specimens.

BGI 1 – GARDENS AND ECOLOGY

A detailed landscaping scheme has not yet been designed and therefore does not form part of this application. However the following points will be material considerations:

- (i) Hedges and existing planting will be retained and protected during the course of the works. Any planting that is damaged during the course of the works will be replaced with similar specimens.
- (ii) The majority of the rear garden space is currently grass, which has a low UGF. Consideration will be given to the introduction of soft landscaped areas and planting species of high value biodiversity which will serve as an improvement to the existing conditions as a minimum.
- (iii) Consideration will be given to the introduction of soft landscaped areas and planting species of high value biodiversity which will serve as an improvement to the existing conditions as a minimum.
- (iv) The existing raised terrace is non permeable hard surface. The proposed terrace will be permeable and constructed from timber and significantly raised off the ground, allowing the space under to become viable for biodiversity.
- (v) Hedges and front boundary walls will be retained and protected during the course of the works. Any planting that is damaged during the course of the works will be replaced with similar specimens.
- (vi) It is not expected that the proposals will necessitate the removal of any existing trees on the site.
- (vii) There are a number of natural water sources in the immediate local area as indicated on the Arup map.

BGI 2 - TREE PLANTING AND PRESERVATION

It is not expected that the proposals will necessitate the removal of any existing trees on the site. Hedges, trees and existing planting will be retained and protected during the course of the works. Any planting that is damaged during the course of the works will be replaced with similar specimens or those of that achieve an equal or higher biodiversity value.

BGI 3 – LIGHTING

External lighting is not currently proposed, however if it is required, the fittings selected will provide focused lighting in a warm white colour in accordance with requirements. The glazed french door sets that open onto the rear garden space are in proportion to the property and are in keeping in the character of the area and appropriate for the setting.

UD 1 - UNDERGROUND DEVELOPMENT

This policy does not apply as the proposed development is not subterranean. Please refer to drawings 7395/100B and 7395/101B which show the relative levels on Section AA and the side elevation. The finished floor level of the lower ground floor of the property is significantly higher than the external ground level, so much so that the raised deck is required to facilitate access.