

4a Frognal Gardens | NW3 6UX
design & access statement
April 2022

deUNIT

INTRODUCTION & SITE CONTEXT

This design & access statement has been prepared on behalf of the applicant for proposed works to a flat at 4a Frognal Gardens, NW3 6UX, London. It should be read in conjunction with submitted drawings, illustrations and Arboricultural Report by Steve Hooper Landscapes Ltd (Treework).

The application site is a lower ground floor flat at 4 Frognal Gardens, which is a purpose-built late 19th century semi-detached building with a private raised rear garden at the north-east side of the plot.

The site is located on the east side of Frognal Gardens. It adjoins No 6 to the north where these two buildings form a pair. To the south the site boundary adjoins plot with detached building No 2, which is situated on the intersection of Frognal Gardens and Church Row. The rear fence of the site, to the east, faces Holly Walk, and the rear boundary also adjoins an electric substation building cutting into the site.

The building is not listed, however it lies within the Hampstead Conservation area (Sub-area Five: Frognal), in London Borough of Camden.

The site is in close proximity to some listed buildings including Grade I listed St Johns Church located on Church Row opposite No 2 Frognal Gardens. The church graveyard is situated on Church Row and Holly Walk crossing and stretches to the north parallel to Frognal Gardens forming an important part of the site setting and the streetscape.

The site is in a predominantly residential area, however it is in very close proximity to Heath Street and Hampstead High Street – the central spine of Hampstead providing access to the local shopping and business area.

SITE LOCATION



site location in wider context



location plan

KEY:
SITE BOUNDARY



AERIAL VIEWS



bird's eye view from south



bird's eye view from east



bird's eye view from west

EXISTING PHOTOS



front elevation - 4 & 6 Frognal Gardens



Church Row & Holly Walk intersection - No 2 Frognal Gardens with side vehicle gate (on left), graveyard and entrance gates (on right)

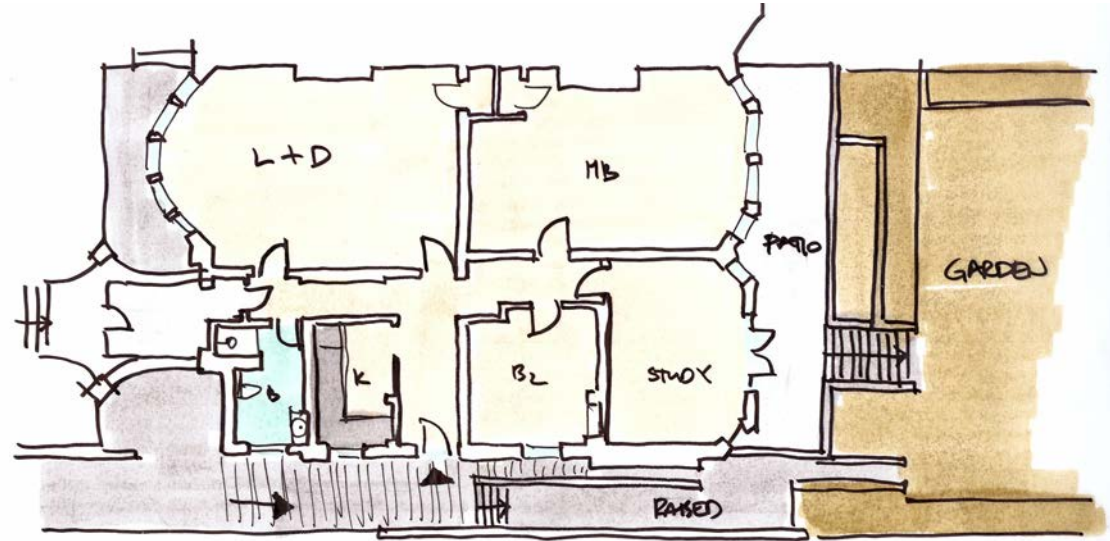


rear elevation of 4 Frognal Gardens

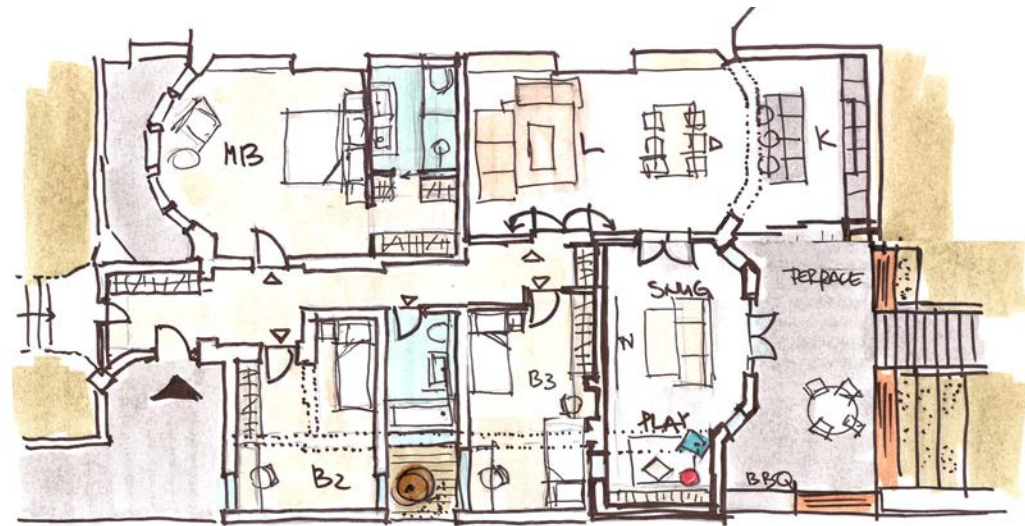
CONCEPT

PROPOSAL

The proposed development comprises of a single storey rear and side extension, new side entrance door with a canopy above, reinstatement of a side sash window under the main building entrance, removal and replacement of three trees in the rear garden, and other associated alterations.



EXISTING



PROPOSED

FROGNAL GARDENS ALTERATIONS & PRECEDENTS

PRECEDENTS

Properties on the east of Frognal Gardens have been altered in the past. Some alterations include extensions to the sides of properties which vary in scale and style. Other properties have original entrances located on detached building sides.

Historic planning precedents for similar implemented developments:

2 Frognal Gardens – Erection of a single storey extension at upper ground floor level to the south-east elevation and alterations to detached garage as a variation to approved scheme ref: PWX0202082 (dated 21.10.02) for the change of use to a single-family dwelling and various extensions and alterations.
Application ref. number: 2004/1673/P
Granted: 07 07 2004

2 Frognal Gardens – Change of use from 4 flats to a single dwelling house, together with the erection of a two storey extension at side lower and upper ground floor levels, the provision of two dormers and two rooflights to replace two existing dormers on the north roof slope, the removal of a chimney and installation of a rooflight on the south roof slope, the erection of a replacement single storey detached garage building, provision of replacement boundary wall, and landscaping of the site.
Application ref. number: PWX0202082
Granted: 12 07 2002

14 Frognal Gardens – Erection of a front porch and small side extension.

Application ref. number: 29820

Granted: 09 01 1980

Subsequent planning applications (8402077 & 9300274) for further alterations were approved in 1985 and 1993 accordingly.

16 Frognal Gardens – Change of use of basement into two self-contained flats, including the filling in of the covered area at the front and the erection of an extension at the rear.

Application ref. number: 26895

Granted: 18 07 1978

PRECEDENTS



rear extension at No 2 Frognal Gardens
(planning ref. no: 2004/1673/P)



side extension at No 2 Frognal Gardens
(planning ref. no: PWX0202082)



No 18 side extension at No 16
(planning ref. no: 26895)



side extension at No 14
(planning ref. no: 29820)



No 12 entrance located on side
No 10 entrance located on side

DESIGN STATEMENT

USE

Existing use of the site and the building is residential. The building contains 4 flats, one flat per each floor level with exception at the top where the loft contains a maisonette flat set over two floors in the roof space.

The entrance to the upper flats is located at the front with a shared front entrance door and a common hallway accessible via the front boundary gate and exterior steps. The lower ground floor flat has a private side entrance and is not accessible via the common hallway.

The application relates to the lower ground floor garden flat only.



No 2 Frognal Gardens

No 4 Frognal Gardens

No 6 Frognal Gardens

rear elevation PANORAMA VIEW



No 6 Frognal Gardens

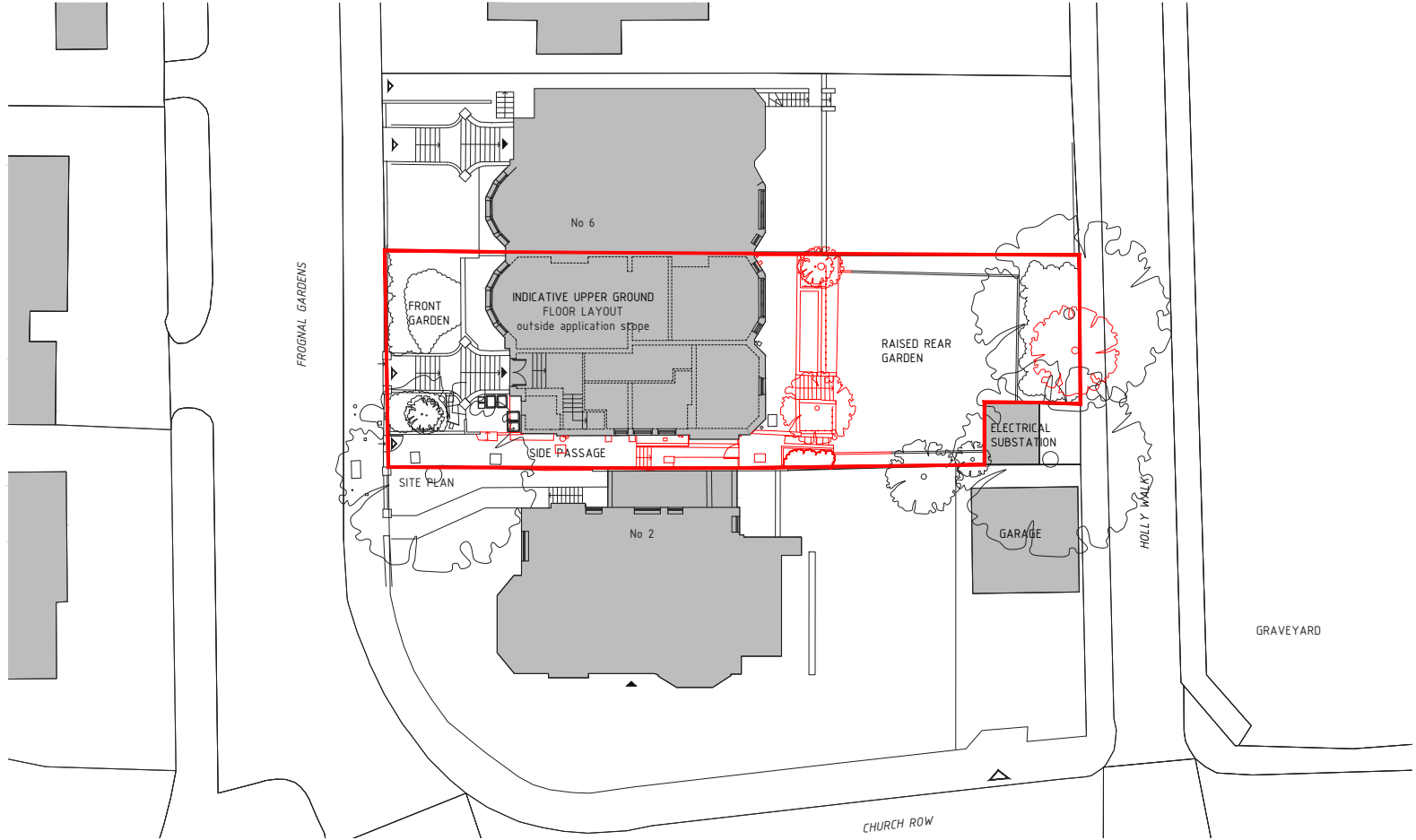
No 4 Frognal Gardens

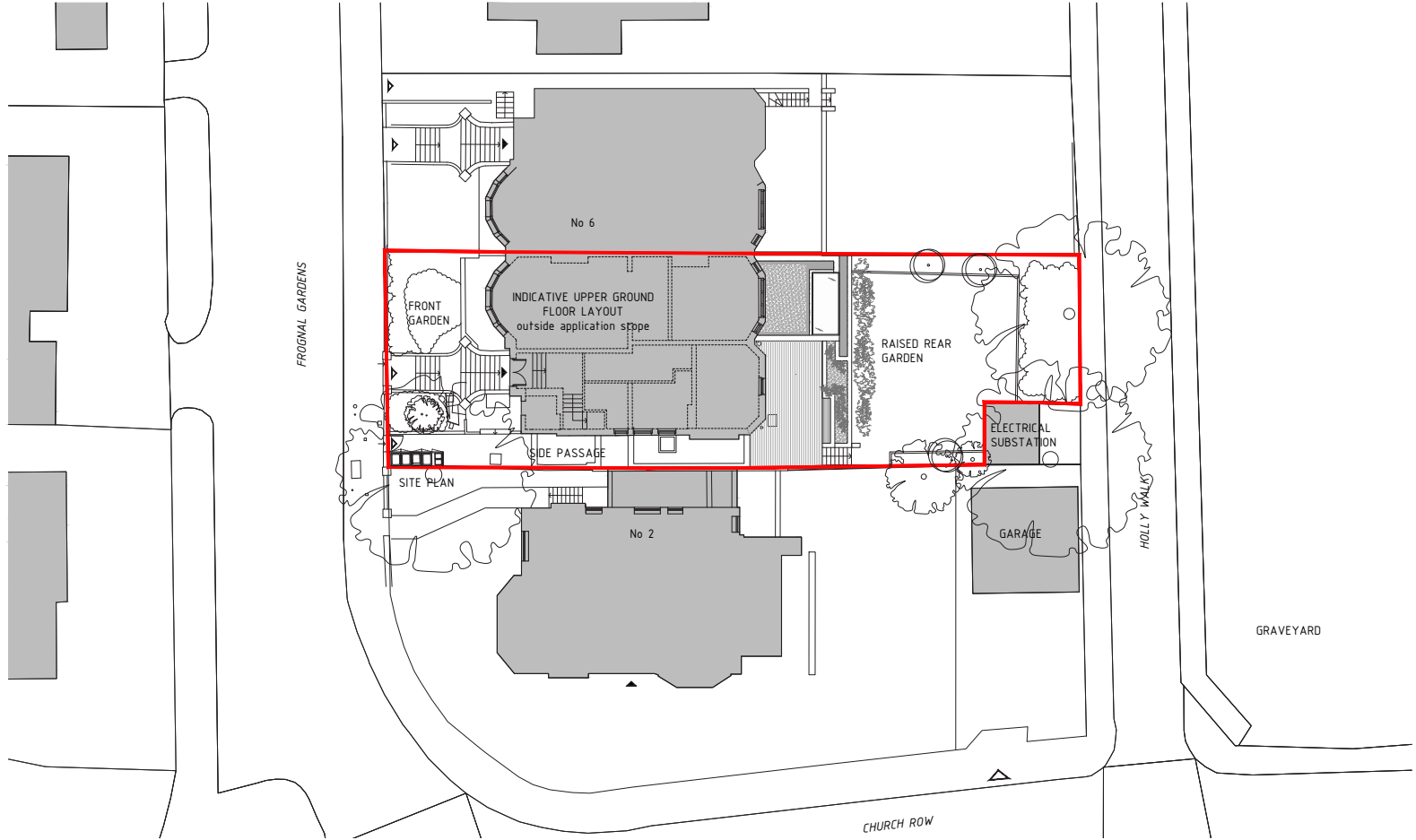


side passage of No 4a Frognal
Gardens - lower ground floor flat



rear elevation with lower ground floor flat indication -
APPLICATION SITE





DESIGN STATEMENT

AMOUNT & LAYOUT

It is proposed to refurbish the lower ground floor flat by amending interior layout and adding a single storey rear extension and a side extension.

Proposed rear extension would enlarge the rear room by approximately 17m² and will accommodate an open plan living-dining-kitchen room.

Side extension along front elevation would add about 5.5m² of internal floor area, rear section of side extension would add about 10m². Both extensions will accommodate bedrooms.

It is proposed to remodel the interior layout of the flat by shifting the entrance towards the front. A new entrance door is proposed to be located just under the staircase of the main building. Master bedroom would be created at the front, further two bedrooms would be situated in the front and side of the building. The rear part of the property would be dedicated to open plan family living accommodation which would be connected with the outdoor garden space better.

Existing rear room with retained access to the garden will form a multifunction snug/play/study room and other rear room with extension will provide living-dining-kitchen space.

DESIGN STATEMENT

SCALE

Existing building is four storey high with additional floor level in the loft featuring small dormers and rooflights. The building has a prominent three storey high front bay window with sash windows and terrace at the top. No 4 forms a pair with adjoining No 6, where front bay windows are almost identical, however there are minor variations between these two buildings, especially on the detached part of the building. Other semi-detached, pair buildings on the east side of the street (No 8 & 10, No 12 & 14) have slightly different appearance but have similar dominant feature – a three storey bay window structure. Again, each building pair has some variations on detached front side of the buildings. Existing rear elevation of the building has two projecting window bays, four storey bay on detached (left) side of the building and two storey bay window on attached (right) side with No 6. It is worth noting that visibility of lower ground floor rear elevation is limited due to sunken building setting and raised rear garden level.

Existing rear garden retaining walls are proposed to be extended towards the garden to create proposed rear extension. The floor level of the extension is proposed to be retained as existing.

The rear extension would be adjoining boundary of the site with No 6 and is proposed to be similar width to the existing rear bay window, less than half a width of the overall building width. Proposed rear extension width is 4.95m, depth 4.9m and height 3.1m measuring from proposed exterior terrace level (which is similar to existing terrace).

The side extension is proposed to be the similar depth as the original building however the front wall of the extension will be set back emphasizing the front elevation of the host building and extension as a secondary volume. The side extension would be subdivided into two smaller sections by retaining exterior inner patio space providing daylight and ventilation.

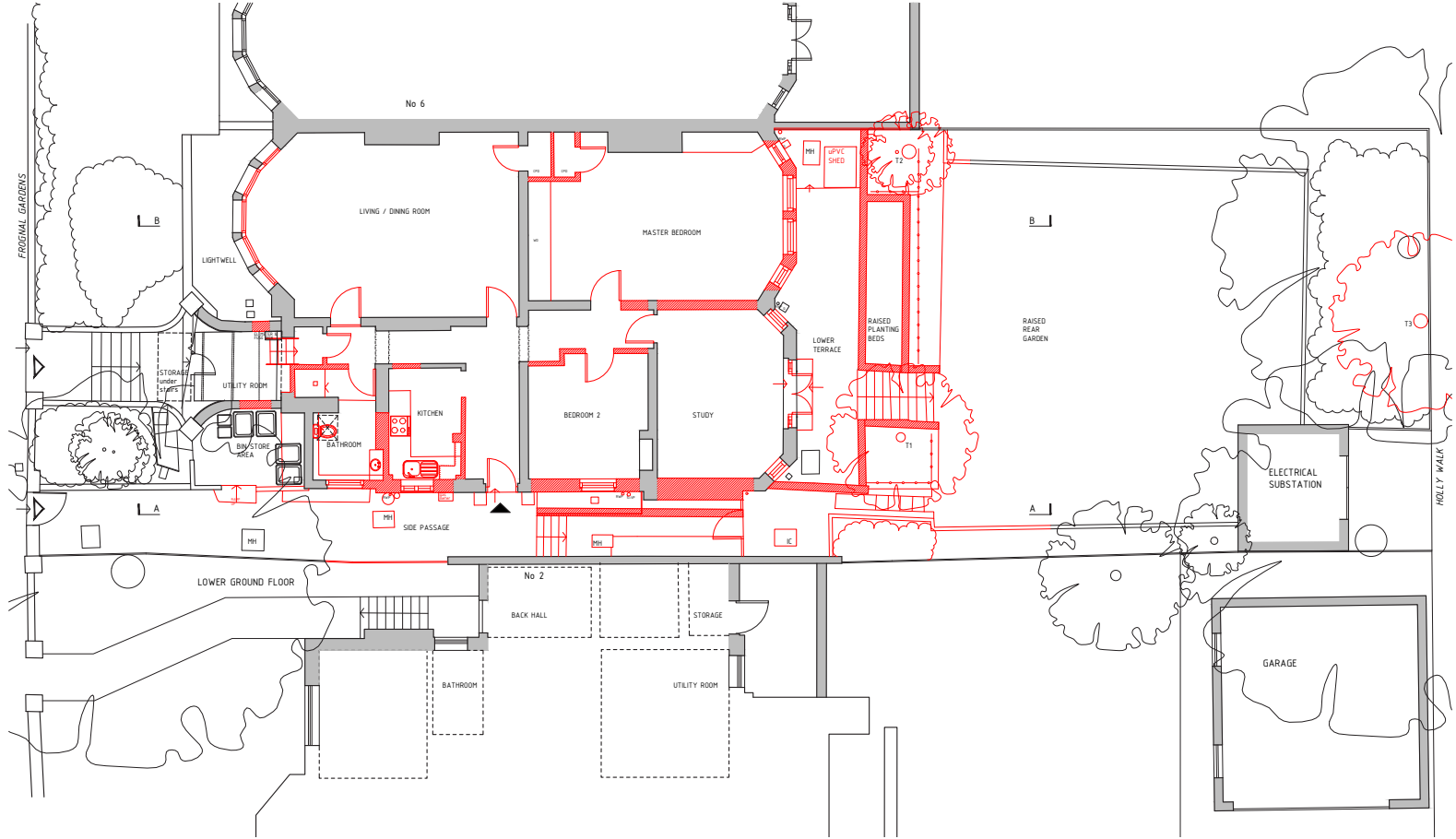
It is proposed to align side extension height with the front bay window detailing. The height of side extension would measure 3.18m at the front and 3.11m at the rear as the levels vary across the site.

Proposed extensions are considered to be subordinate to the existing building. The sloping setting of the site and the existing lower level terrace will allow extension of the property without negatively affecting the surrounding area.

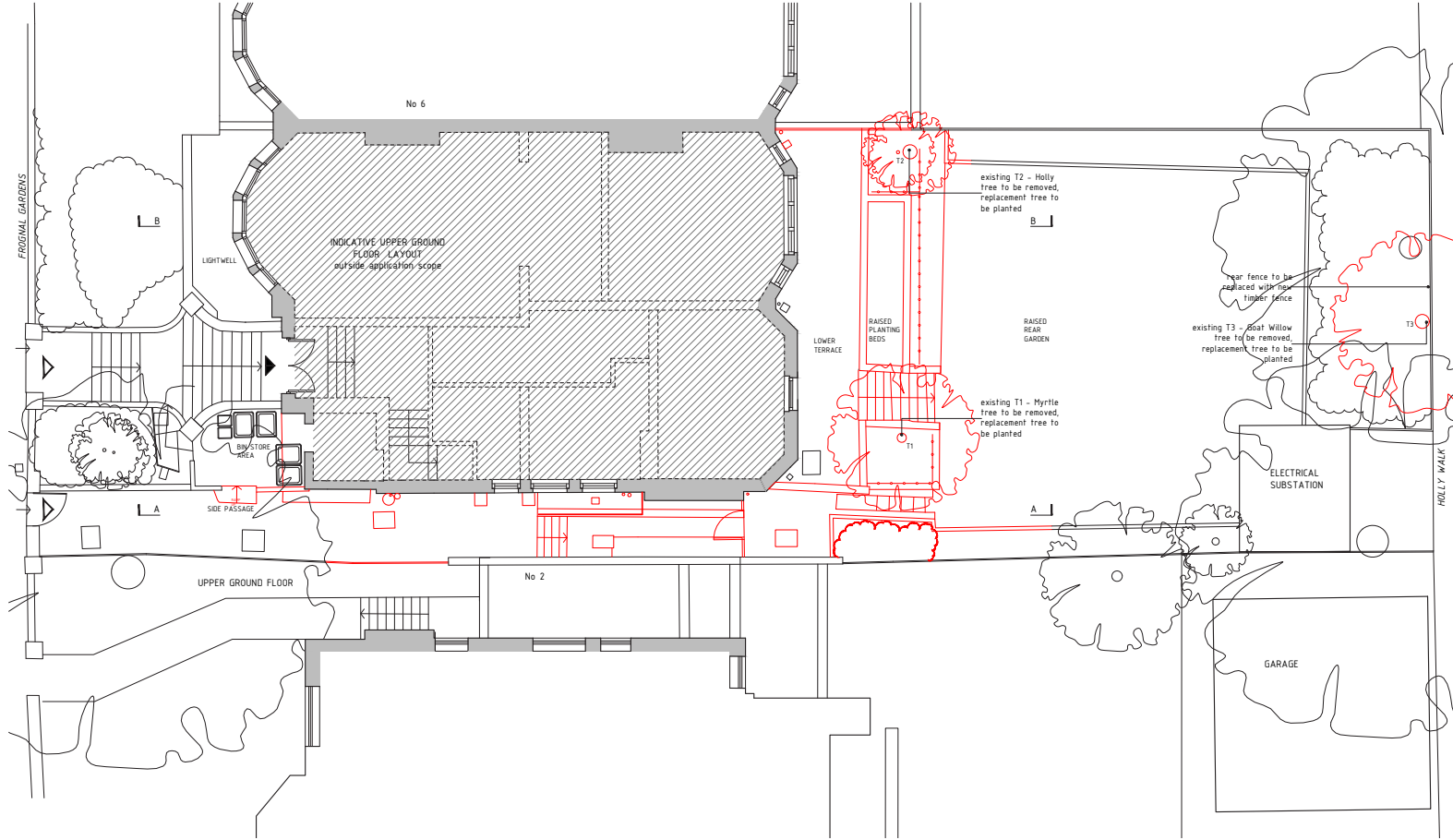
Due to the orientation of the site, existing boundary walls and location of proposed extensions, the proposal will not affect residential amenity of property at No 2, it will not create loss of light, overlooking or affect the privacy.

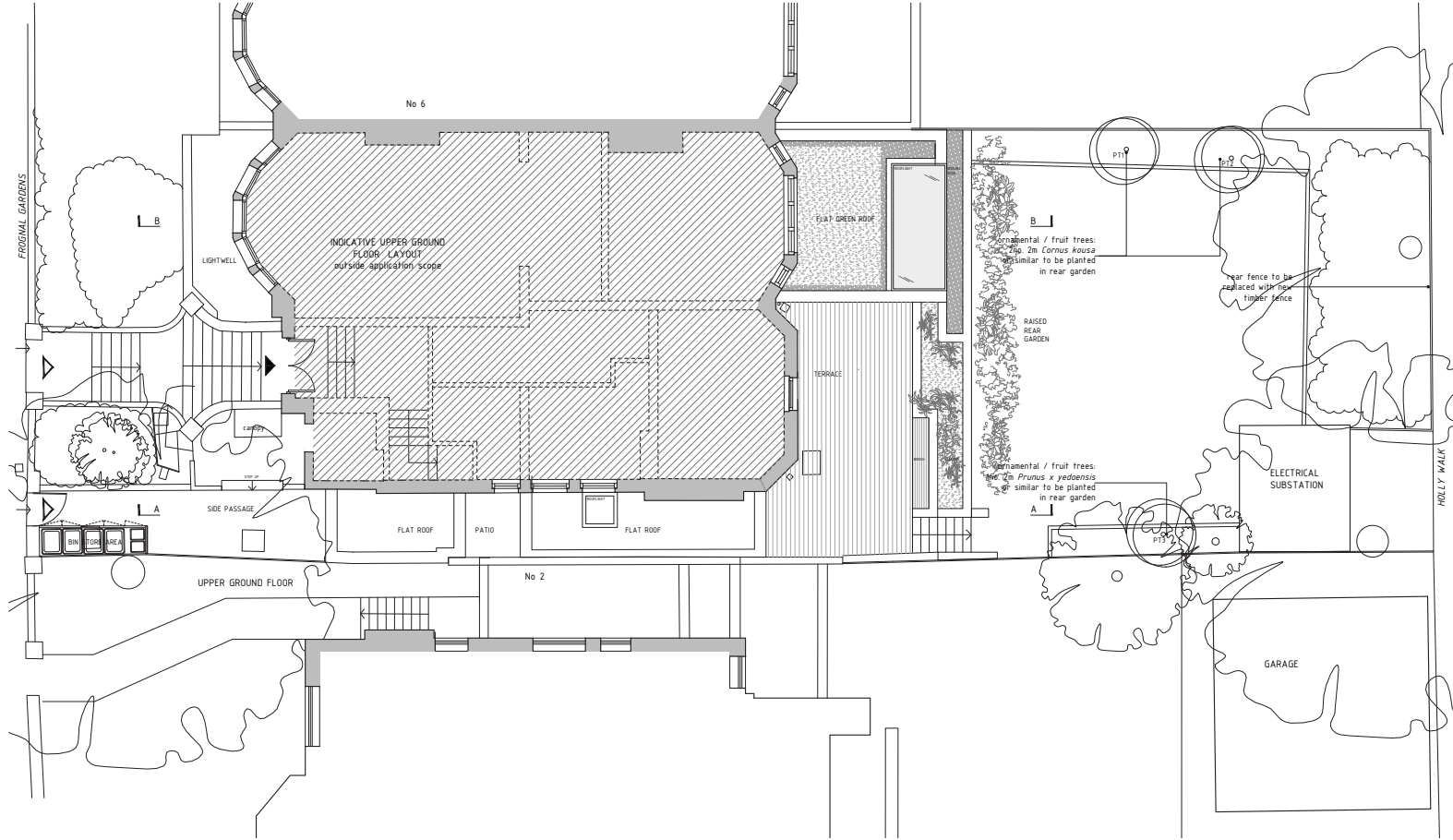
Although the rear extension will be adjoining garden boundary wall of No 6 it will not be higher than the existing boundary screen protecting privacy between two properties. It is considered that there will not be a significant difference in daylight between current and proposed schemes.

Only side extension will be visible from the public street however it is well set back from the front garden boundary wall as well as offset from the front elevation of host building.









DESIGN STATEMENT

APPEARANCE

Existing building is made of red brick with stone dressings, roof shape features gable designs and has red roof tiles. The building has a mix of predominantly sash windows and some casement windows.

Front wall of the side extension is proposed to be constructed of red brick to match existing building with matching brick bond, mortar and style. Reconstituted stone is proposed to be used for front wall coping, proposed window will be double glazed timber frame sash to match the rest of front building elevation.

It is proposed to replace all lower ground floor level front bay sash windows with matching double glazed timber frame windows to improve energy efficiency though retaining the same window style.

Proposed rear extension will have a combination of garden doors and windows leading towards the rear terrace. The extension will feature a structural glass rooflight box providing daylight into lower ground floor extension. This glass element is crucial to the proposal as it forms the main source of daylight for the lower ground floor living space. Structural glass will be screened by garden landscape and will not be visible much due to the setting of the extension. In addition the rear extension will not be visible from a public street. Rear extension is proposed to have green sedum roof improving the appearance and the outlook from surrounding areas. Existing rear glazing elements (double door and sash windows located in the existing bay window) are proposed to be replaced with double glazed crittall style glazing elements matching style with the proposed extension.

The side extension will have double glazed timber/metal frame doors providing access to inner patio on each side.

Extension walls facing the rear and side of the rear garden terrace are proposed to be finished in sustainable charcoal colour composite timber slatted cladding. Existing building has some original black colour metal and timber features therefore using dark colour elements on the rear part of the extension with combination of existing red brick will appear complimentary to existing historic building. Proposed walls within inner courtyard and new retaining walls within the rear garden are going to be finished in light colour render to introduce more light into lower ground floor flat.

EXISTING | FRONT & REAR ELEVATIONS



FRONT | WEST ELEVATION



REAR | EAST ELEVATION

PROPOSED | FRONT & REAR ELEVATIONS



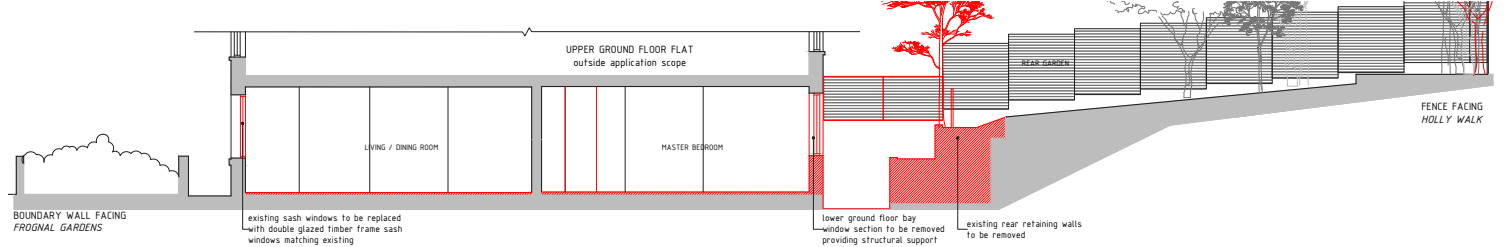
FRONT | WEST ELEVATION



REAR | EAST ELEVATION



SIDE | SOUTH ELEVATION
SECTION A-A



SECTION B-B

PROPOSED | SIDE ELEVATION | SECTION



SIDE | SOUTH ELEVATION
SECTION A-A

SECTION B-B

EXISTING PHOTOS | DETAILS & MATERIALS



building entrance & bay window - natural stone surrounding, white and black details | *side sash window to be reinstated under main building entrance door*



main building entrance staircase & bin store area | *proposed entrance door on the side*



No 4a side passage and side entrance door with raised level to rear garden



side raised level to rear garden



rear lower terrace level, raised rear garden and raised side passage



rear lower terrace level and rear garden retaining walls



existing red brick substation in rear garden



light colour render patio



render & raised planting bed



structural glass rooflight box



rear extension in dark colour cladding



composite timber cladding



No 4 & 6 front elevation - red brick & stone detailing



No 4 rear elevation - red brick, combination of sash & casement windows, and black colour details

The existing rear garden contains a mix of soft and hard landscaping, raised garden level has artificial grass and border planting along site boundaries.

It is proposed to retain soft landscaping as much of as possible maintaining and improving the border planting with the rear extension. Additional planting is proposed along the edge of raised garden softening transition between hard surface within lower terrace and soft landscape within raised garden. Permeable surface materials are proposed to be used reducing surface water run-off.

Proposed works aim to improve energy efficiency of the existing dwelling.

Existing uninsulated floor structure will be insulated, proposed external walls and roof will meet or exceed current building regulations requirements, existing single glazed windows and doors will be replaced with double glazed units. The rear extension will feature green sedum roof which will not only improve outlook but also enhance thermal and sound insulation, support biodiversity and air quality, reduce surface water run-off. Extension walls facing rear garden space will be cladded in sustainable, environmentally friendly wood & plastic composite cladding made of total 95% recycled materials.

LANDSCAPE | SUSTAINABILITY & ENERGY EFFICIENCY

WORKS TO TREES

It is proposed to remove three existing trees from the rear garden and replace it with native species tree. Trees proposed for removal are indicated and labeled on drawings: T1 – Myrtle, T2 – Holly, T3 – Goat Willow. Two trees (T1 and T2) are located too close to the existing building structure and garden retaining walls. Tree T1 (Myrtle) has been affecting the retaining wall for a long period of time causing cracks to the wall and is advised to be removed irrespective of any other proposed works. T2 (Holly) is overhanging the property side

fence with No 6. T3 (Goat Willow) is growing next to the rear fence and is located under mature well established Sycamore tree canopy. The application is supported with Arboricultural Report prepared by Steve Hooper Landscapes Ltd which assesses the condition of these trees. The carried out assessment confirms that removal of these trees would not be a significant loss because Myrtle (T1) is not in a good condition, Holly (T2) and Goats Willow (T3) are considered to be shrubs or relatively minor trees.

Loss of existing trees is proposed to be mitigated by replacement planting, it is proposed to plant 2m high ornamental / fruit trees such as 2no. *Cornus kousa*, 1no. *Prunus x yedoensis* or similar along the side fences of the property, further away from building structure.



T1 – Myrtle



T2 – Holly



T3 – Goat Willow



Cornus kousa



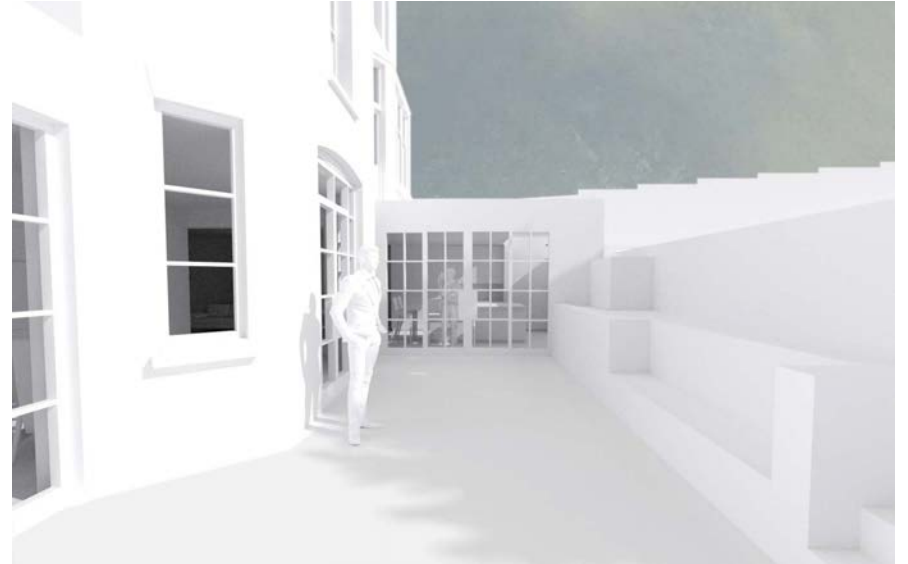
Prunus x yedoensis

ACCESS

The access to the site from the public street will be retained as existing. Entrance door to the flat is proposed to be shifted closer to front garden boundary which would create a safer access.

Existing waste and recycling bin storage arrangement will be amended. Existing wheelie bins are proposed to be stored in timber/composite slatted cladding enclosure located closer to the front boundary gate, behind existing front boundary brick wall. Proposed refuse & recycling bin storage relocation will provide more practical access to occupiers.







CONCLUSION

Proposal seeks to enlarge and improve quality of a home by adding single storey extensions and remodeling of interior space. Although some alterations are visible from the public street, these are minimal in scale and will not negatively affect the character of the area. Due to the combination of the existing setting of the site and the scale of proposed side and rear extension, it is considered that proposal will not have a significant impact to the surrounding properties.

REFERENCE

DRAWINGS

4aFG_P1000	Location plan	A4	1:1250
4aFG_P500	Block plan	A4	1:500
4aFG_P001	Existing site plan	A3	1:200
4aFG_P002	Existing lower ground floor plan	A3	1:100
4aFG_P003	Existing upper ground floor plan	A3	1:100
4aFG_P004	Existing front (West) & rear (East) elevations	A3	1:100
4aFG_P005	Existing side (South) elevation – Section A-A, Section B-B	A3	1:100
4aFG_P101	Proposed site plan	A3	1:200
4aFG_P102	Proposed lower ground floor plan	A3	1:100
4aFG_P103	Proposed upper ground floor plan	A3	1:100
4aFG_P104	Proposed front (West) & rear (East) elevations	A3	1:100
4aFG_P105	Proposed side (South) elevation – Section A-A, Section B-B	A3	1:100

References:

Hampstead Neighbourhood Plan 2021

Hampstead Conservation Area Statement,
Camden 2001

Camden Local Plan 2017

Design, Camden Planning guidance, 2021

Home Improvements, Camden Planning
guidance, 2021

Trees, Camden Planning guidance, 2019

Basements, Camden Planning guidance, 2021