



CLAI

Catherine Lee Architecture & Interiors
www.catherineleearchitecture.com
catherine@catherineleearchitecture.com
07747016770



**11 Frognal Way
London
NW3 6XE**

**Household Planning Application
Replacement of existing single storey rear extension
Design and Access Statement
May 2022**



CLAI

Catherine Lee Architecture & Interiors
www.catherineleearchitecture.com
catherine@catherineleearchitecture.com
07747016770

Introduction

This design and planning statement is prepared to accompany a Household Planning Application for the replacement of the existing single storey rear extension at no. 11 Frognal Way.

In brief, the proposed works comprise demolition of the existing non-original rear extension & conservatory to the north of the main house and rebuilding a new brick extension with timber sash windows and timber glass panel door all in keeping with the character of the original house.

Site and surrounding area

The application site is located on the northern side of Frognal Way. It is a private road covered in gravel stone with vehicular access from Frognal. There is an alleyway connecting Frognal Way and Church Row. Frognal Way is characterised by large detached family houses which vary in architectural style.

11 Frognal Way was built in 1925 by Albert Farmer. The site consists of a three storey detached family house on the west side and a two storey garden building on the east. The garden building is currently used for residential ancillary purposes. There is a long, wide garden between the two buildings. The main house and the garden are elevated more than 3 meters from the street level of Frognal Way.

The property is not listed but resides within the Hampstead Conservation Area. To the north of the property is the listed St John's churchyard boundary wall.

Existing rear north extension

The existing rear extension and conservatory, currently used as a family room, utility and storage, is low quality build, in poor condition, not fit for purpose and does not relate to the host building. It does not enhance the main house and doesn't provide efficient space to function as a utility and storage area for a modern family.

Currently there are two existing entry points to the rear extension – from the west and east side of the extension. There are two sets of pitched roof lights over the extension.

Due to site location and positioning of the rear extension, there is no visibility of the extension from the churchyard or at street level and very limited visibility from neighbouring properties.

Proposed rear north extension

The use of the replacement extension will remain as existing as a family room, utility & storage room. However, the new re-configuration of the internals will provide for a very functionable and efficient space including bike storage and a utility / laundry room for the family.

The proposed rear extension will remain as a single storey building. The footprint of it will be enlarged very slightly - about 6sqm and the height is generally the same as existing.

The appearance of the extension will be greatly improved. The building will be brick facing with 3no. timber sash windows to the west and a traditional timber glass panel door to the east - all in keeping



CLAI

Catherine Lee Architecture & Interiors
www.catherineleearchitecture.com
catherine@catherineleearchitecture.com
07747016770

with the character of the original house. The new extension will be well insulated and highly energy efficient.

Access

There is no access change in the proposal.

Conclusion

The replacement of the poor quality rear extension and conservatory, with a new architecturally aligned well-built energy efficient building, will significantly improve the appearance of the property as well as provide for the requirements of a modern family.

The use of brick and timber sash windows and a traditional timber door have been carefully considered to improve the appearance and security of the property whilst in keeping with the original style of the house and the conservation area.

It is considered that the replacement rear extension will both preserve and enhance the character of the conservation area to which the house makes a positive contribution.



CLAI

Catherine Lee Architecture & Interiors
www.catherineleearchitecture.com
catherine@catherineleearchitecture.com
07747016770



West Elevation



West Elevation



CLAI

Catherine Lee Architecture & Interiors
www.catherineleearchitecture.com
catherine@catherineleearchitecture.com
07747016770



East Elevation



East Elevation



CLAI

Catherine Lee Architecture & Interiors
www.catherineleearchitecture.com
catherine@catherineleearchitecture.com
07747016770



Existing Conservatory

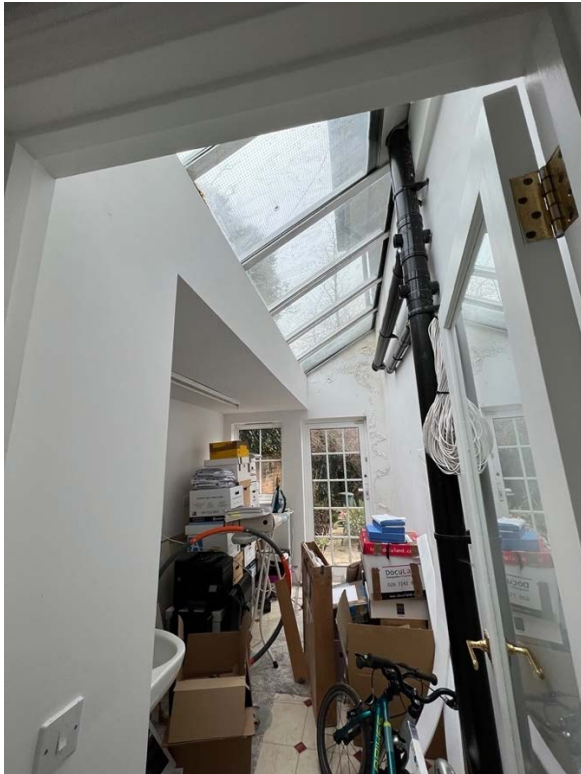


Existing Utility room



CLAI

Catherine Lee Architecture & Interiors
www.catherineleearchitecture.com
catherine@catherineleearchitecture.com
07747016770



Existing Storage/ rooflight



Existing Storage/ rooflight