

**1 FROGNAL GARDENS NW3 6UY**

**DESIGN AND ACCESS STATEMENT**

**AUGUST 2022**

## 1.0 Introduction

This design and access statement is submitted in support of a householder planning application at 1 Frogmal Gardens. The proposed works include the installation of a new external condenser unit set within an acoustic enclosure to replace existing, to the rear of the property.

1 Frogmal Gardens is a three-storey over basement detached property with front and rear gardens.

## 2.0 Site Location

The property sits at the most southerly end of Frogmal Gardens, close to the junction of Church Road. The property sits within a slim plot, although boasts a generous sized front garden setting it back from the road and pedestrian path. The large rear garden pinches inwards towards the north and south where neighbouring properties occupy.

The East side of Frogmal Gardens Road is fronted by a series of red brick three and four storey Victorian style properties. While the West side of Frogmal Gardens is occupied by a series of set-back low scale properties, with 1 Frogmal Gardens being the exception.

Site at 1 Frogmal  
Gardens



### **3.0 Heritage Assets and Other Classifications**

The site lies within Hampstead conservation area. The property is not listed or locally listed. There are a number of listed structures in the wider area. These include No. 88 & 90 Frognal, the Church of St John and a number of gravestones set within its Churchyard.

There are two designated open spaces (Hampstead Parish Churchyard) to the east of the site.

### **4.0 Access Arrangement**

#### **4.1 Site Access**

The site is accessed from Frognal Gardens Road. The front of the property is set back from the road and is separated by a gated entrance and brick wall. The site is well served by public transport, being a 2min walk from Hampstead train station, providing regular services.

#### **4.2 Building Access**

The building is accessed through a large vehicular motorised gate from Frognal Gardens, with the addition of two single pedestrian gates.

### **5.0 Works**

#### **5.1 Proposals**

At present the rear garden of No. 1 Frognal Gardens contains an existing condenser unit set within an enclosure. The existing unit is coming to the end of its natural lifespan. The existing basic enclosure is too small meaning that the unit needs to overwork meaning that the unit can at times be audible.

The proposed works will include the removal of the existing enclosure and condenser unit and replacing them with a new modern condenser and acoustic enclosure rated to the highest standards to minimise any audible noise.

In order to achieve the satisfactory level of noise reduction, the proposed enclosure will be slightly larger than the existing. It will be necessary to remove 1 No. tree to facilitate the works. It is proposed to form a small recess in the ground to accommodate the enclosure and insure its visual impact is minimized as much as possible. The proposed enclosure will be formed in a powder coated finish with acoustic louvres.

#### **5.2 Impacts**

Unfortunately, it will be necessary to remove 1 No. tree to facilitate the proposed works. The existing tree in question is a Tibetan Cherry and is of poor quality being classified as a category C tree. An Arboriculturist has been engaged to carry out a tree survey and comment on the proposals. Please refer to the attached report by SJA Trees for further details.

Every effort has been made to minimise the acoustic impact of the proposals. An environmental consultant has been engaged to review the existing background acoustic environment and assess the proposals. Please refer to the attached report by Hann Tucker Associates for further details.

The condenser unit and enclosure will be located in the north west corner of the site. This area is heavily planted and the remaining trees will effectively screen the enclosure from view. It will not be visible from any public space such as Frogna! Gardens, Church Row or Frogna!. The top of the enclosure has been set below the level of the existing boundary walls and timber trellis. The unit has been partially sunk into the ground. Overall the enclosure will have next to no visual impact.

The impact of the proposals on the heritage assets in the wider area will be negligible. In addition to the actions taken above to conceal the condenser it should be noted that considerable set back distances exist between the proposals and the listed buildings. For example, the No. 88 Frogna! is located approximately 25 metres away while the Church of St John is located almost 65 metres away.

## **6.0 Conclusion**

The proposed works are very modest in nature and will represent an improvement over the current situation. The existing sensitive context has been carefully considered to minimise any potential impact.



**APPENDIX A**

**EXISTING SITE PHOTOGRAPHS**



Existing boundary walls to be retained

Existing condenser unit to be removed and replaced

Existing tree to be removed



Existing timber louvered double doors

Existing tree to be removed



Existing boundary wall and trellis to be retained

Existing condenser unit to be removed and replaced



Existing boundary wall and trellis to be retained

Existing condenser unit to be removed and replaced

Existing tree to be removed