

**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 Froggnal Gardens. The proposed works include the addition of a small window to match existing, on the North (side) elevation at first floor level.

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

Site at 1 Froggnal 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**

The addition of a new window at first floor level to the side (North) elevation. Proposed window is to be painted timber framed. The proposed window is very modest in size and is in keeping with the other timber frame windows at the property. The proposals should therefore have no impact on the conservation area or the surrounding context.

### **6.0 Conclusion**

The proposed works are very modest in nature. The existing sensitive context has been carefully considered to minimise any potential impact.