

1 FROGNAL GARDENS NW3 6UY

DESIGN AND ACCESS STATEMENT

OCTOBER 2022

1.0 Introduction

This design and access statement is submitted in support of a full planning application at 1 Frogna! Gardens. The property is a three-storey over basement detached house with front and rear gardens. The proposed works include installation of a new pedestrian gate and alterations to the front boundary wall to accommodate a new parcel box.

2.0 Site Location

The property sits at the most southerly end of Frogna! 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 rear garden can be accessed via side access gates along both the northern and southern site boundaries.

The east side of Frogna! Gardens is fronted by a series of red brick three and four storey Victorian style properties. While the west side of Frogna! Gardens is occupied by a series of mainly two storey rendered properties (1 Frogna! Gardens being the exception). Many of the properties to the west of Frogna! Gardens are set back considerably from the road.

Site at 1 Frogna!
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. The front of the property is set back from the road and is separated by a gated entrance and brick wall. Being only a two minute walk from Hampstead train station, the site is well served by regular public transport.

4.2 Building Access

The property can be accessed from Frognal Gardens via a large motorised vehicular gate, a central pedestrian gate (aligned with the property's front entrance door) and a side pedestrian gate adjacent to the northern boundary.

5.0 Works

5.1 Proposals

The property owner wishes to reconfigure a portion of the front boundary brickwork wall to accommodate a new parcel box. All proposed brickwork and brickwork details have been selected to match the existing front boundary wall. A new central pedestrian gate will be installed, designed in a style to match existing.

6.0 Conclusion

The proposed boundary wall alterations are minimal and have been carefully considered to be sympathetic to the house and its surroundings. The alterations should have no negative impact to either the property, street or conservation area.