

Two Frognal Garden, Hampstead  
Design, Access & Heritage statement  
**September 2025**



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Two Frogna! Gardens  
Main entrance  
November 2024



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# Introduction

Two Frognal Gardens  
Main entrance  
November 2024



## 01. Introduction.

Two Frognal Gardens (NW3 6UX) is located centrally within the Hampstead conversation area, which forms part of the London Borough of Camden. The property is not listed, but is affected by an Article 4 directive, which requires planning permission for the works we propose.

The building occupies a corner site facing both Frognal Gardens and Church Row, opposite St. John-at-Hampstead Church. A continuous modern-brickwork boundary wall with timber trellis at high level, contains landscaping to the front, side and rear of the property. A Car entrance, with dropped curb, is located off Church row.

Internally the building has four levels, from lower ground to 3rd floor, with a large roof and two ornate chimney stacks which terminate just above the roof line. The house has two entrances, its main entrance is at ground floor, whilst a more informal entrance, is at lower ground adjacent to Four Frognal Gardens.

# Description

Two Frogna! Gardens  
Main entrance  
November 2024



## 02. Description.

This statement should be read in conjunction with the application form, supporting documents, photographs and drawings.

Works proposed;

Our previous application (*FDN-2025-0100-P*) dealt with the requirement to unify the four elevations of the house, as it had suffered from piecemeal development, with window styles, materials and opening types not matching, fortunately that application was successful. This application seeks to add a lead-lined profile and white cornice to a recently consented Roof dormer window (*FDN - 2025.1418.P*) on the south facing elevation. No other changes are proposed from that consent.

The position and scale of the dormer is deliberately set back from the Ornate Dutch gable and chimney stack, whilst maintaining existing main roof line and form of the building. Consideration has also been given to its relationship to St John-at-Hampstead Church. The decision has been taken to alter the consented dormer, so it more closely relates to those on Church row, visuals references have been given within the D,A+H Statement.

The Materials chosen, match those of the existing and neighbouring buildings. White painted timber framed glazing and lead coverings for the roof dormer.

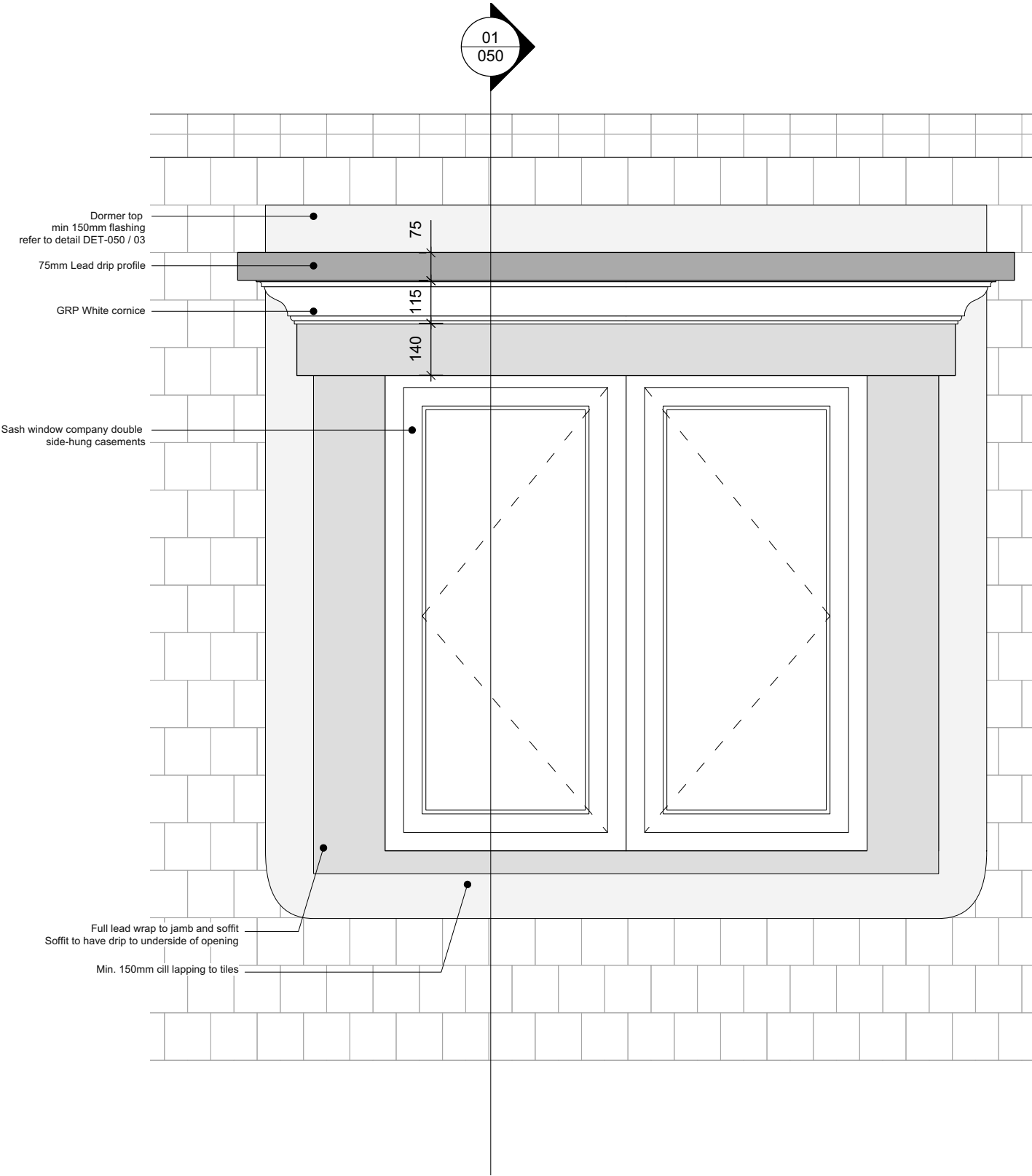
For reasons identified in this statement it is considered that the application proposal represents appropriate development, and has no significant or detrimental impact upon the significance, setting or character of the building and locale.

Bibliography ;

- Hampstead Conservation Area Design Guide - Camden planning Dept.
- Article 4 Directions Heritage and conservation - Camden planning Dept.
- Conservation area statement hampstead - Camden planning Dept.
- Town and Country planning act 1990

# Design Reference

Two Frogna! Gardens  
Proposed elevation - Roof Dormer  
September 2025



## 03. Scale, Layout and Access.

With reference to the previous chapter, the scale and material choices of the new roof dormer, have been considered in plan, section and elevation. Our proposed drawings illustrate this.

In plan and elevation, the roof dormer is set back and below the ornate brick gables but aligns horizontally with an existing skylight. The sloping roof plane, will be cleaned with all lead-work repaired, the two openings now reads like a composed elevation. The dormer will serve a small room below, which suffers from poor light levels and a single aspect. In section the ceiling height is maintained internally, with the dormer improving the ceiling height locally.

Beyond the roof dormer works, no changes are proposed internally to the layout. In addition to this, access to the building and the wider plot is unaltered. The site has one parking space with dropped curb and sliding gate, and two gated entrances. These are maintained.

## 04. Existing Building



## 04. Church Row - Roof Dormer precedents



## 05. Drawing register

### Existing Drawings

2FG - ST - 001

2FG - ST - 002

2FG - EX - 100 - Existing - Roof Floor plan - Rev P1

2FG - ES - 100 - Existing - Section AA - Rev P1

2FG - EE - 101 - Existing - East Elevation - Rev P1

2FG - EE - 102 - Existing - South Elevation - Rev P1

2FG - EE - 103 - Existing - West Elevation - Rev P1

### Proposed Drawings

2FG - ST - 003 - Proposed - Site Plan

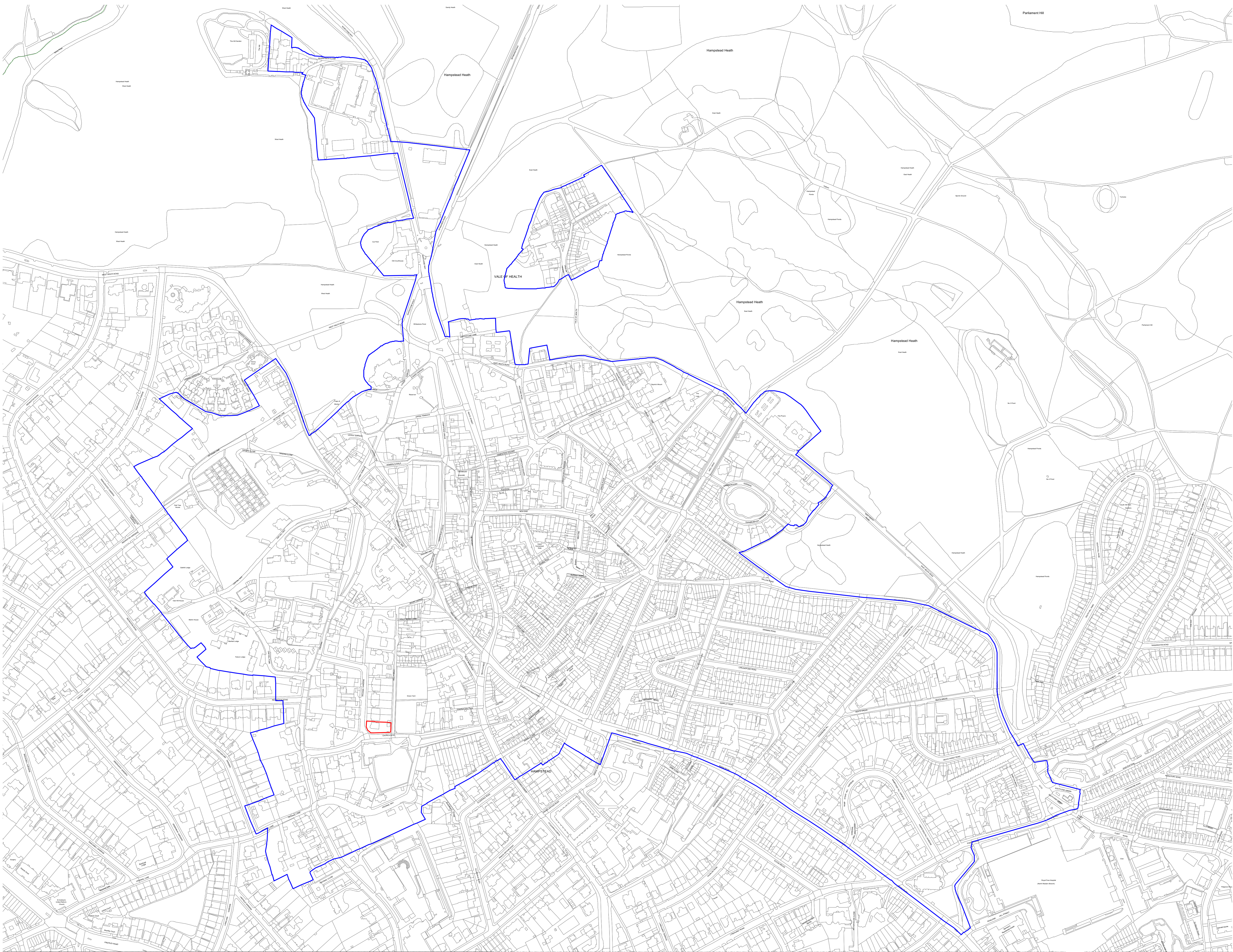
2FG - GA - 100 - Proposed - Roof Floor plan - Rev P1

2FG - GS - 100-Proposed - Section AA - Rev P1

2FG - GE - 102-Proposed - South Elevation - Rev P1

2FG - DET - 058 - Proposed - Typical Dormer detail 02 - Rev P1

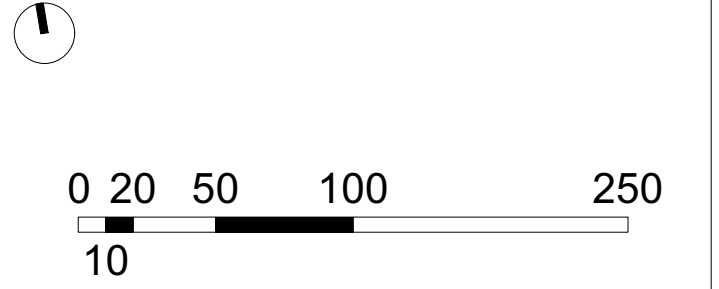
## 06. End of Document



| No. | Revision | Date |
|-----|----------|------|
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- Application boundary
- Hampstead Conservation area

P1 Planning issue 250404



PLANNING

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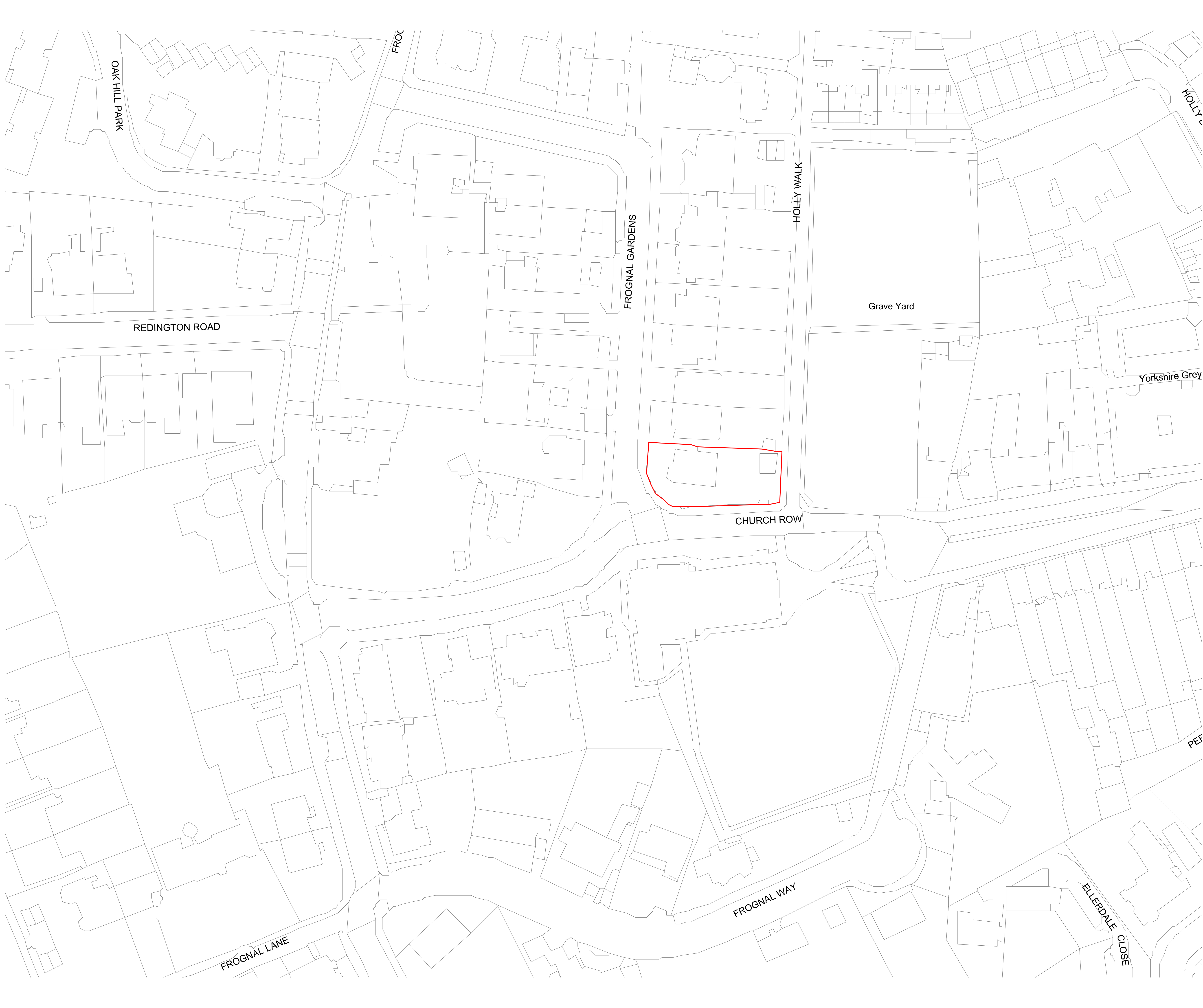
project: 2 Frognal Gardens

drawing title: Site plan 001

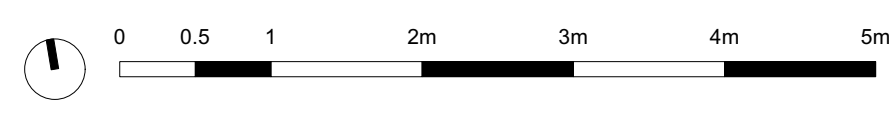
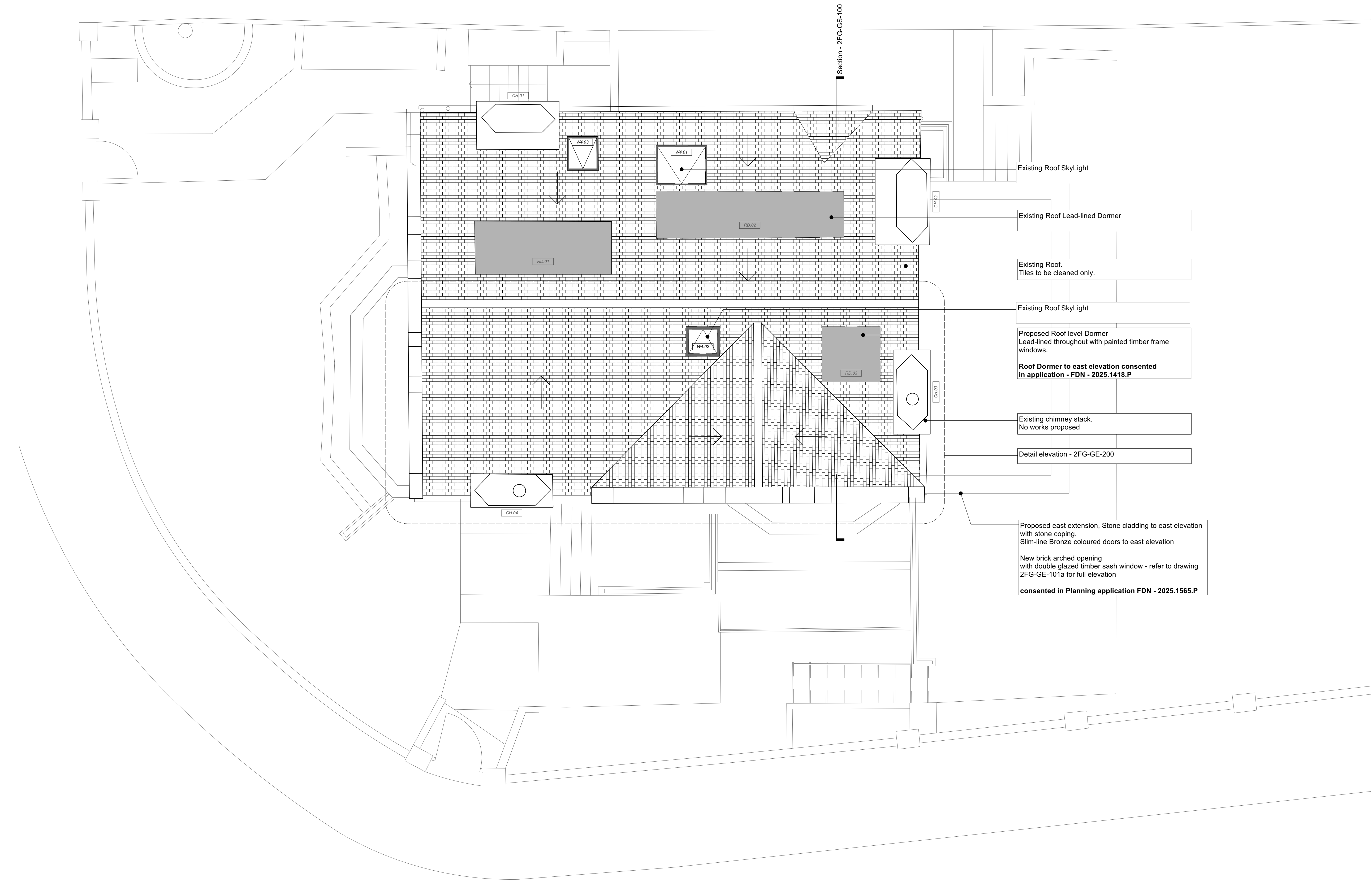
drawing no: 2FG - ST - 001

date: Jan 2025

scale: 1/2500 @A1  
1/5000 @A3



| No.                                                                                                                                                                                                                     | Revision | Date                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------|
| <div><div></div>Application boundary</div>                                                                                                                                                                              |          |                                |
| <div><div></div><div>051025m</div><div>2.5</div></div>                                                                                                                                                                  |          |                                |
| PLANNING                                                                                                                                                                                                                |          |                                |
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| project: 2 Frognaal Gardens                                                                                                                                                                                             |          |                                |
| drawing title: Site plan 002                                                                                                                                                                                            |          |                                |
| drawing no: 2FG - ST - 002                                                                                                                                                                                              |          |                                |
| date: Jan 2025                                                                                                                                                                                                          |          | scale: 1/500 @A1<br>1/1000 @A3 |
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01 Two Frogmal Gardens - Existing Roof plan  
Scale: 1/50

Existing Roof SkyLight

Existing Roof Lead-lined Dormer

Existing Roof.  
Tiles to be cleaned only.

Existing Roof SkyLight

Proposed Roof level Dormer  
Lead-lined throughout with painted timber frame windows.  
**Roof Dormer to east elevation consented in application - FDN - 2025.1418.P**

Existing chimney stack.  
No works proposed

Detail elevation - 2FG-GE-200

Proposed east extension, Stone cladding to east elevation with stone coping.  
Slim-line Bronze coloured doors to east elevation  
  
New brick arched opening with double glazed timber sash window - refer to drawing 2FG-GE-101a for full elevation  
**consented in Planning application FDN - 2025.1565.P**

| No. | Revision | Date |
|-----|----------|------|
|-----|----------|------|

P1 Planning issue 250908

Design

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project: 2 Frogmal Gardens

drawing title: Existing Roof

drawing no: 2FG - EX - 100

|                |                              |
|----------------|------------------------------|
| date: Jan 2025 | scale: 1/50 @A1<br>1/100 @A3 |
|----------------|------------------------------|



Design

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project: 2 Frognal Gardens

drawing title: Existing South Elevation

drawing no: 2FG - EE - 102

|                |                              |
|----------------|------------------------------|
| date: Jan 2025 | scale: 1/50 @A1<br>1/100 @A3 |
|----------------|------------------------------|

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FROGNAL GARDENS

2 FROGNAL GARDENS - SOUTH ELEVATION

REV P1 - Planning issue 250908

notes:  
All dimensions must be confirmed on site and verified with the Architect. Any discrepancies on the drawing must be reported to the Architect prior to any works being carried out on site.

project: 2 Frognal Gardens

drawing title: Existing West Elevation

drawing no: 2FG - EE - 103

|                |                              |
|----------------|------------------------------|
| date: Jan 2025 | scale: 1/50 @A1<br>1/100 @A3 |
|----------------|------------------------------|

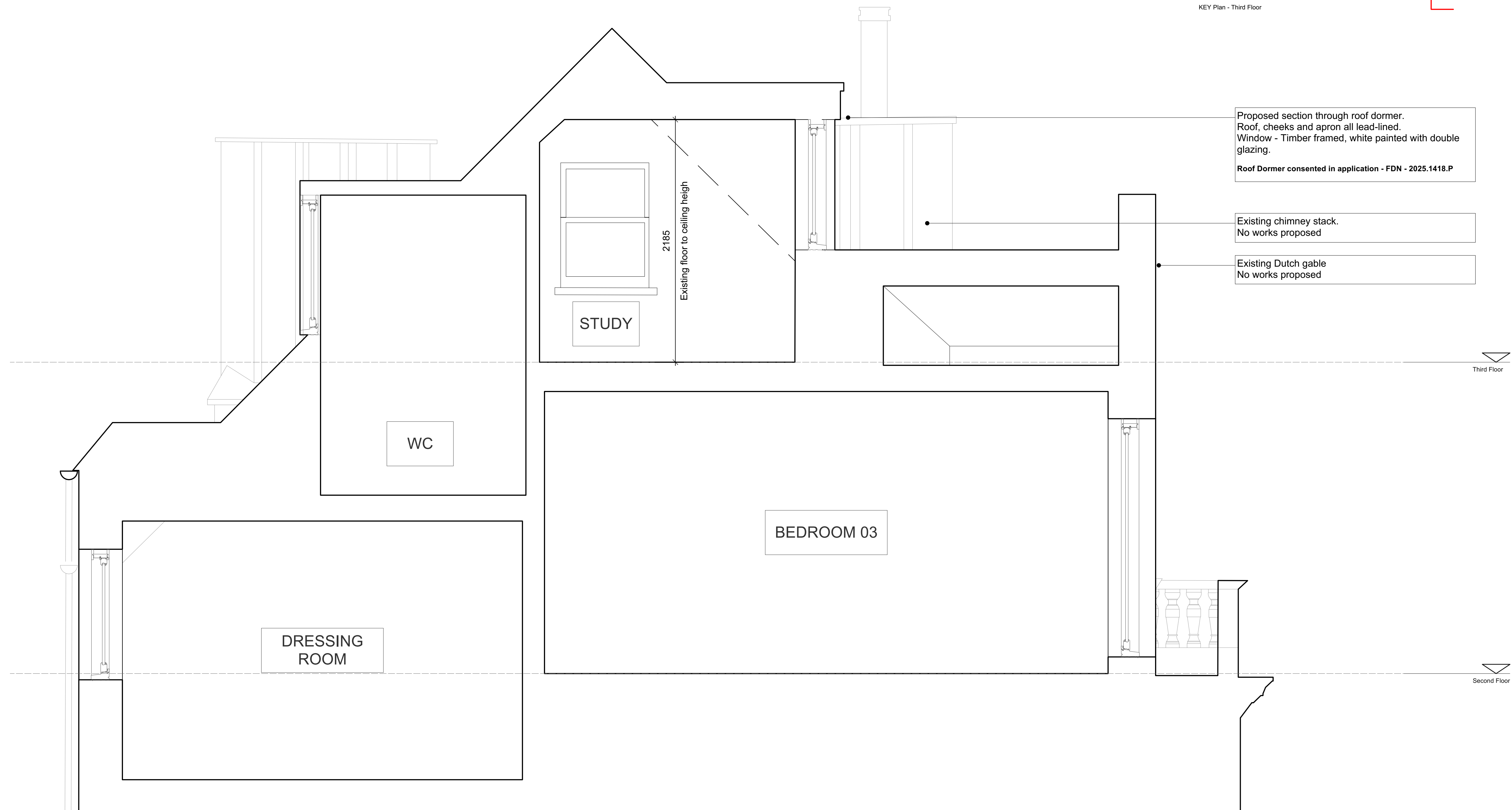
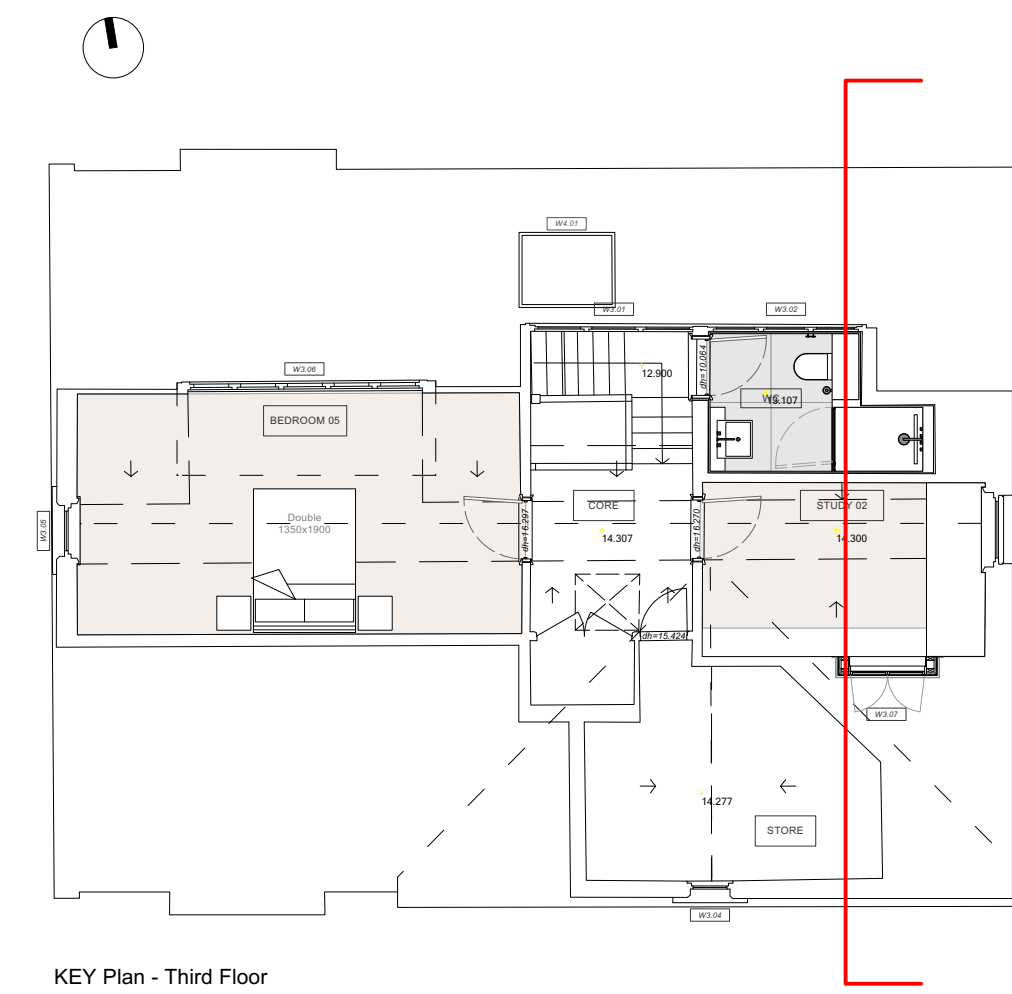
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2 FROGNAL GARDENS - WEST ELEVATION

CHURCH ROW



| No. | Revision | Date |
|-----|----------|------|
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| P1 | Planning issue | 250908 |
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project: 2 Frognal Gardens

drawing title: Existing Section AA

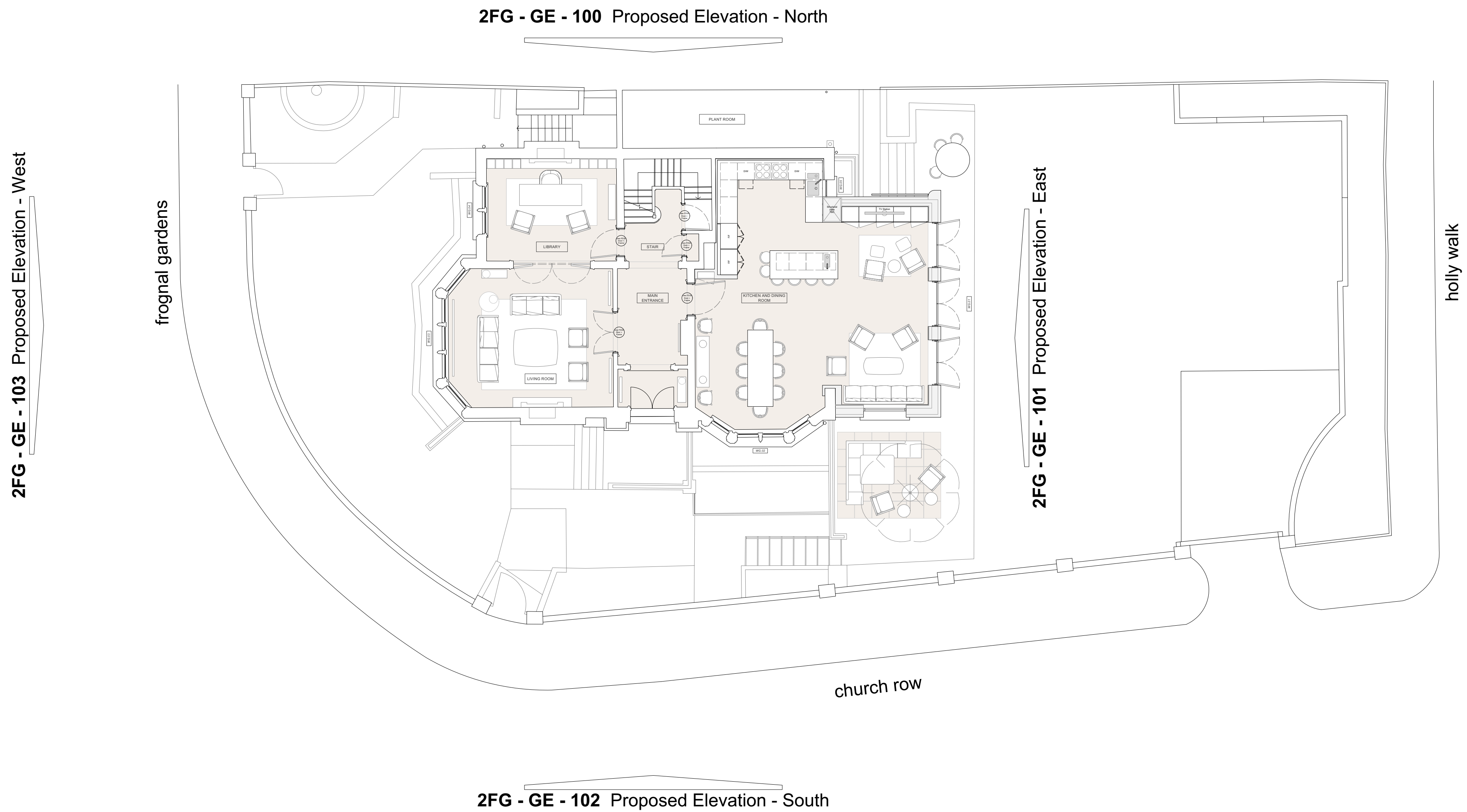
drawing no: 2FG - ES - 100

date: Jan 2025

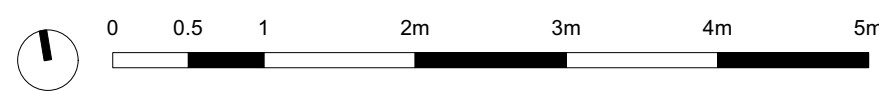
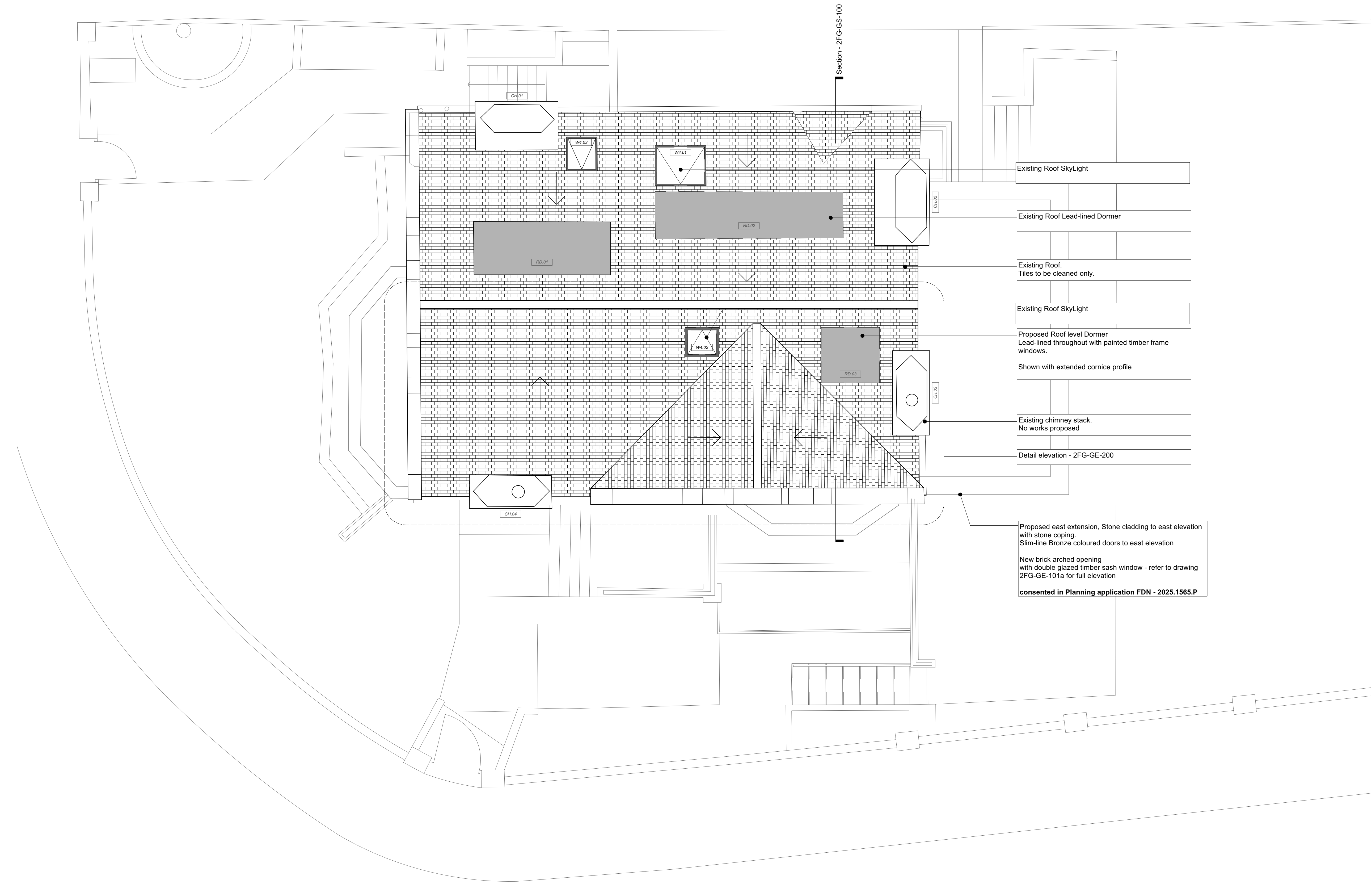
scale: 1/20 @A1  
1/40 @A3

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| No.                                                                                                                                                                                                                                                                                                                                                                                                                                 | Revision | Date                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------|
| REV P1 - Planning issue                                                                                                                                                                                                                                                                                                                                                                                                             |          |                               |
| 250310                                                                                                                                                                                                                                                                                                                                                                                                                              |          |                               |
| Design                                                                                                                                                                                                                                                                                                                                                                                                                              |          |                               |
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| project: 2 Frogna! Gardens                                                                                                                                                                                                                                                                                                                                                                                                          |          |                               |
| drawing title: Proposed Site Plan                                                                                                                                                                                                                                                                                                                                                                                                   |          |                               |
| drawing no: 2FG - ST - 003                                                                                                                                                                                                                                                                                                                                                                                                          |          |                               |
| date: Jan 2025                                                                                                                                                                                                                                                                                                                                                                                                                      |          | scale: 1/100 @A1<br>1/200 @A3 |
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- Existing Roof Skylight
- Existing Roof Lead-lined Dormer
- Existing Roof. Tiles to be cleaned only.
- Existing Roof Skylight
- Proposed Roof level Dormer  
Lead-lined throughout with painted timber frame windows.  
Shown with extended cornice profile
- Existing chimney stack.  
No works proposed
- Detail elevation - 2FG-GE-200
- Proposed east extension, Stone cladding to east elevation with stone coping.  
Slim-line Bronze coloured doors to east elevation  
New brick arched opening with double glazed timber sash window - refer to drawing 2FG-GE-101a for full elevation  
**consented in Planning application FDN - 2025.1565.P**

Design

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project: 2 Frogmal Gardens

drawing title: Proposed Roof Plan

drawing no: 2FG - GA - 100

|                |                              |
|----------------|------------------------------|
| date: Jan 2025 | scale: 1/50 @A1<br>1/100 @A3 |
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project: 2 Frognal Gardens

drawing title: Proposed South Elevation

drawing no: 2FG - GE - 102

|                |                              |
|----------------|------------------------------|
| date: Jan 2025 | scale: 1/50 @A1<br>1/100 @A3 |
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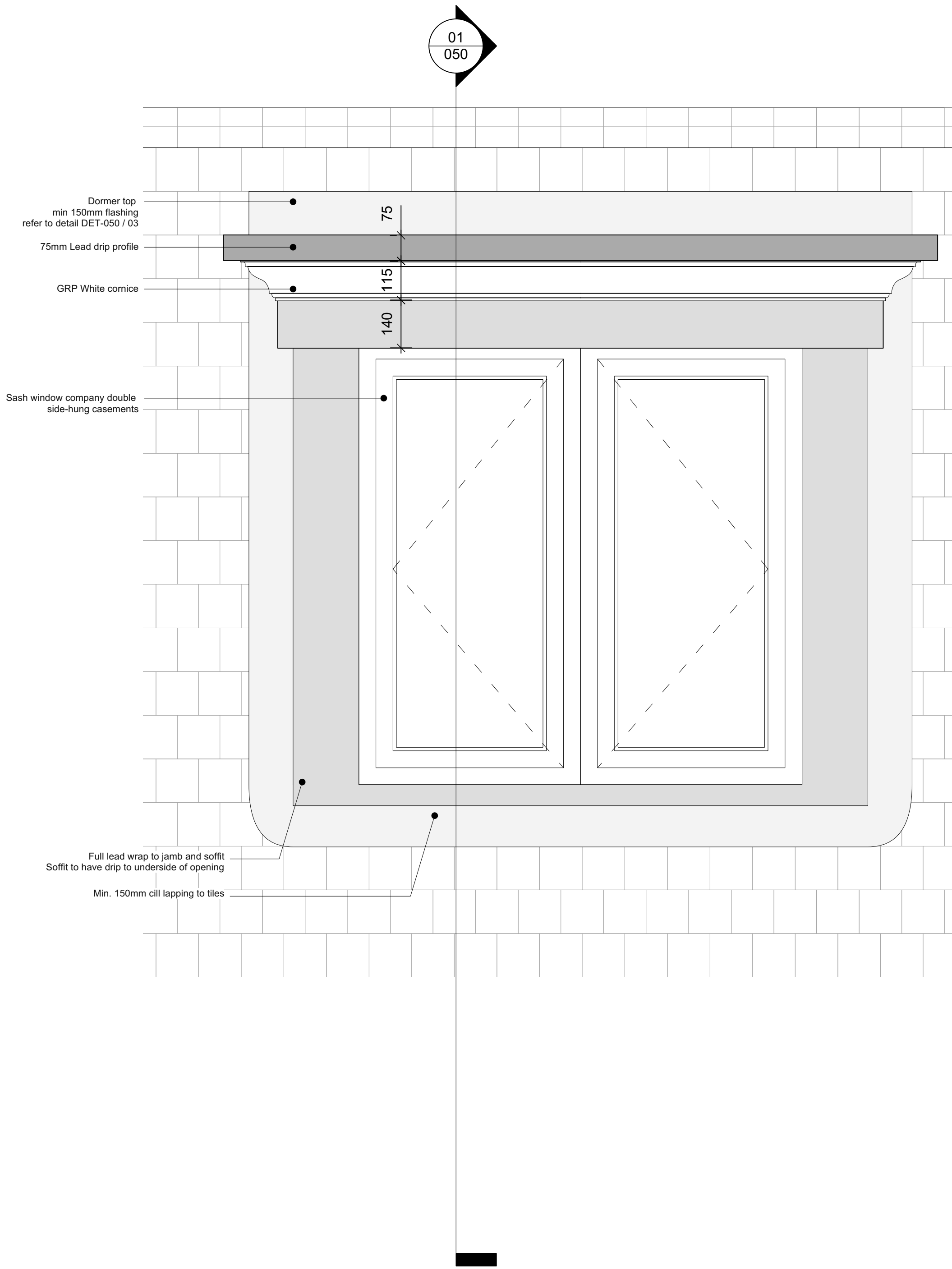
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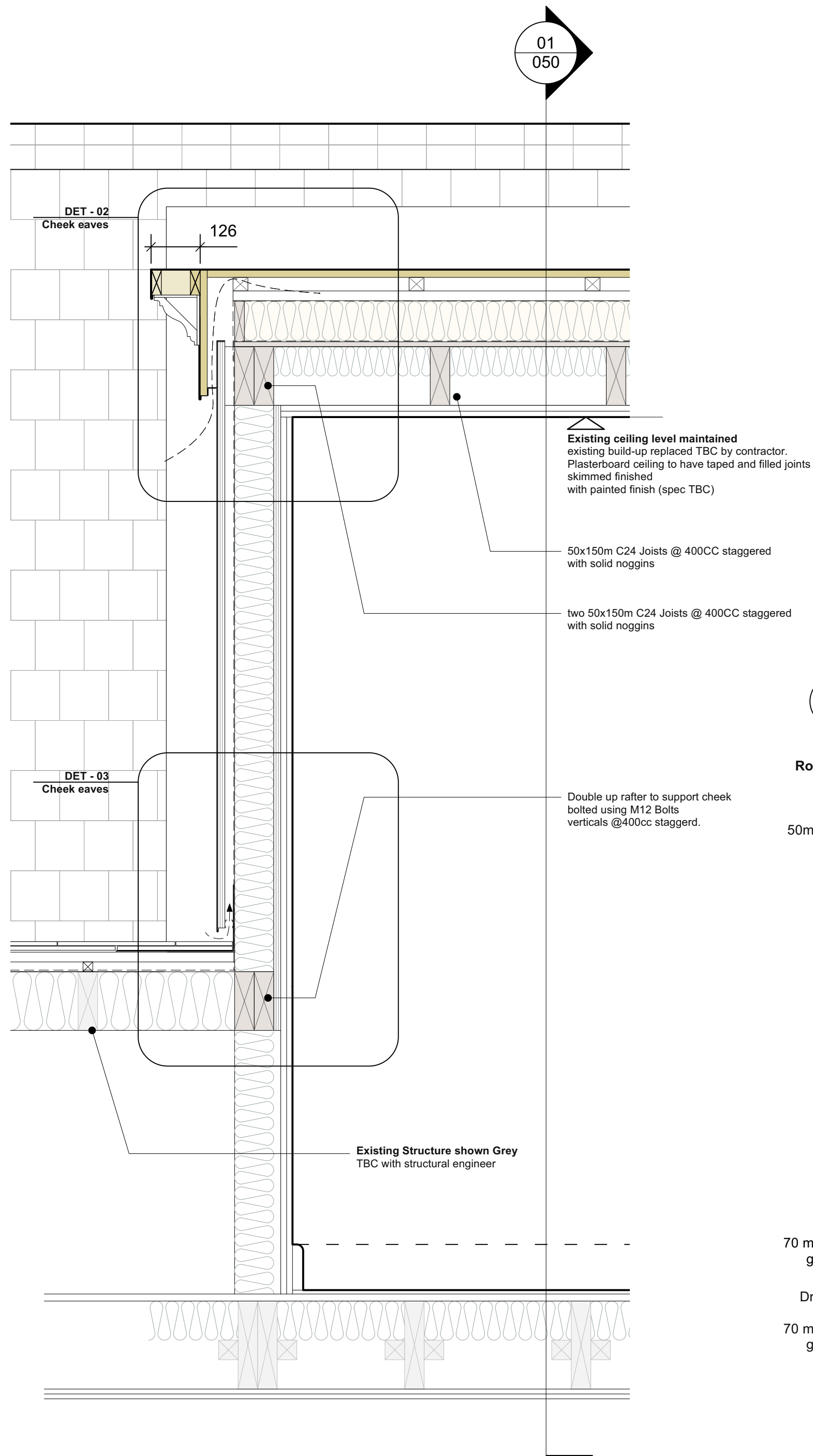


FROGNAL GARDENS

2 FROGNAL GARDENS - SOUTH ELEVATION

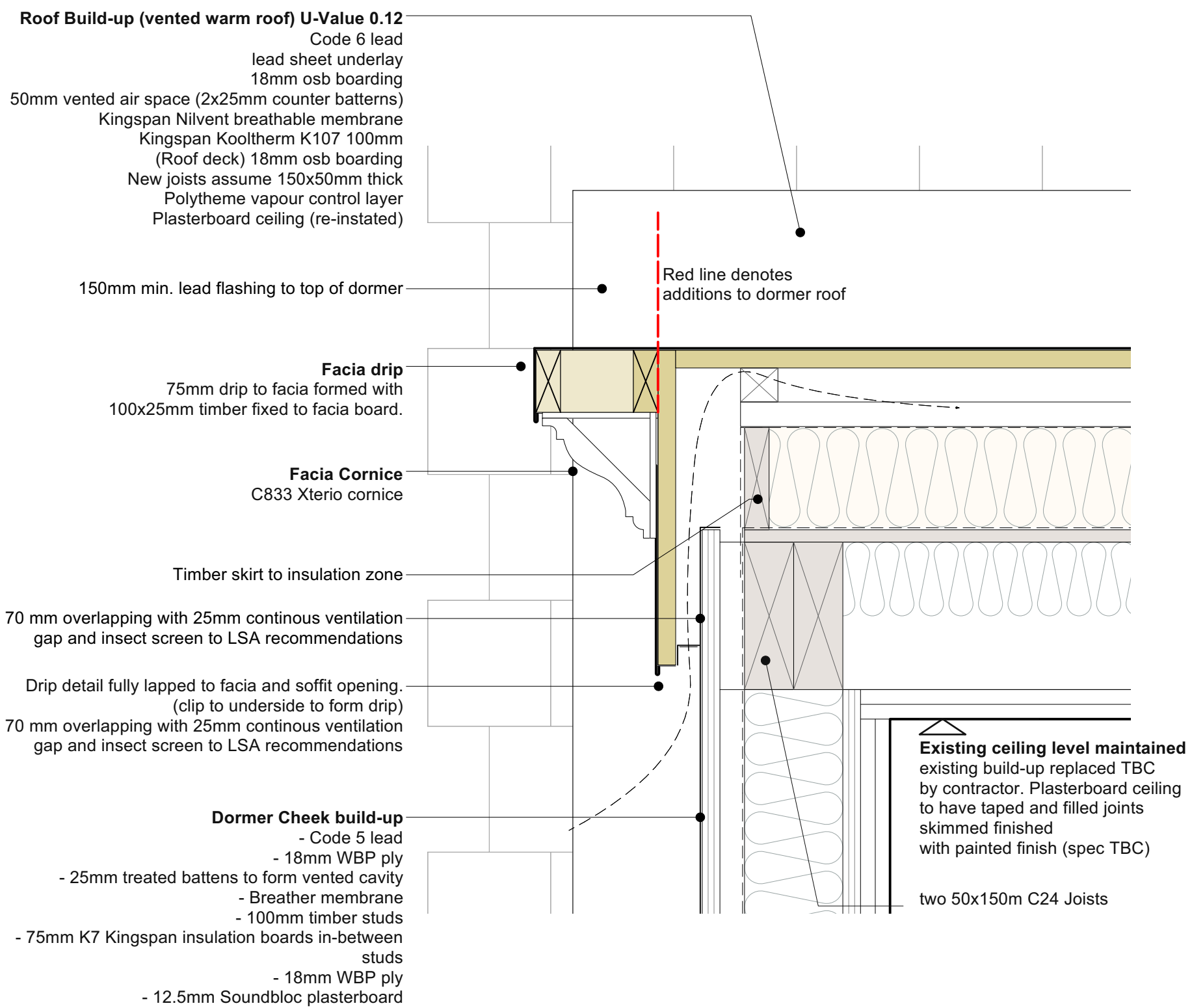


01 Two Froggnal Gardens - Proposed RD.03 Dormer Elevation  
Scale: 1/10



02 Two Froggnal Gardens - Proposed Typical RD.03 details - Check section  
Scale: 1/10

03 Two Froggnal Gardens - Proposed RD.03 Dormer details - Cheek eaves  
Scale: 1/5



| No.                                                                                                                                                                                                          | Revision | Date                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------|
| REV B - Client revisions                                                                                                                                                                                     |          |                             |
| REV A - Design team issue                                                                                                                                                                                    |          |                             |
| 250901                                                                                                                                                                                                       |          |                             |
| 250602                                                                                                                                                                                                       |          |                             |
| Design                                                                                                                                                                                                       |          |                             |
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| project: 2 Froggnal Gardens                                                                                                                                                                                  |          |                             |
| drawing title: Proposed RD.03 - Dormer detail 02                                                                                                                                                             |          |                             |
| drawing no: 2FG - DET - 056                                                                                                                                                                                  |          |                             |
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