1167DA01B Design and Access Statement

Refurbishment and extension
29A Frognal, London NW3

Prepared by FLECK
for Emanuelle Lee and Alex Esterkin
06.10.23
Revised 20.12.23

24 Godwin Road, London E7 0LE
info@fleckarchitecture.com

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1.0 Introduction

1.1 Introduction

This design and access statement has been produced by FLECK for the applicants, Emanuelle Lee and Alex Esterkin, the householders who own the freehold of 29A Frognal in London NW3.

The proposals seek to enlarge and improve the accommodation of a family home. The applicants have a young family seek to create a long term home and garden that can cater for their needs as time passes.

This statement seeks to demonstrate that the proposals are:

- Designed to respect the character of the property and street,
- To be respectful to neighbours.
- Designed to be attractive,
- Work well for residents of the property and for neighbours,
- Promote biodiversity and
- Be of a high quality.

The applicant's also seek to improve the environmental performance, reduce life cycle energy demand and associated carbon emissions of the house through an upgrade of the building fabric. This will be achieved using materials with minimal environmental impact and embodied carbon where possible.
The garden will also undergo a programme of planting to offer the family a space of recreation and relaxation, improved privacy and wider ecological benefits through new habitat.

This statement should be read in conjunction with the following drawings and documents which form part of this application for full planning permission:

- Planning statement by Boyer
- Location plan ref. 1167P_01
- Existing block plan ref. 1167P_10
- Existing floor plans ref.1167P_100-101
- Existing elevations ref. 1167P_110-116
- Proposed block plan ref. 1167P_20
- Proposed floor plans ref. 1667P_200-201
- Proposed elevations ref. 1167P_210-216

1.0 Introduction

1.2 Planning history

There have been a number of applications pertaining to 29A Frognal in the 21st century as outlined below. The schemes were submitted by the previous owner over a period of 2-3 years.

2009/0555/P Withdrawn 2009: Erection of a new family dwelling (Class C3) following the demolition of existing.

The first application in a series of 3 formal applications for erection of a new family dwelling following the demolition of existing.

This scheme tabled a more radically different architectural style to neighbouring development with a building line at ground and upper floor level set significantly further forward than the predominant building line of neighbouring buildings facing onto Arkwright Road.

2010/2456/P Refused 01.07.10: Erection of a new residential dwelling (class C3), following the demolition of existing.

'The proposed dwelling by reason of its bulk, massing, footprint and detailed design, would be an incongruous addition to the terrace, to the detriment of the character and appearance of the host terrace of which it would form a part and the wider conservation area'

The building line and massing of the proposals particularly in relation to Arkwright Road were considered unacceptable. The style of the proposals was considered incongruous with both the remaining adjoining 1950 terrace and surrounding conservation area.

2011/0379/P Withdrawn 2011: Erection of a new family dwelling (Class C3) following the demolition of existing.

This application tabled a revised version of the scheme submitted as ref. 2010/2456/P. Key differences between the 2 schemes are as follows:

- The revised scheme is for a detached house rather than attached to the existing terrace to address the planner's requirement that *'any new building which departs from the character of the existing should appear to stand independently as a detached house'*
- The main form of the building being rotated through 90 degrees, to align the new house with Arkwright Road, to avoid an awkward interface between the new design with the form of the rest of the 1950's terrace along Frognal.

2.0 Neighbourhood

2.1 Existing house

29A Frognal is a semi detached house forming the end of a group of 4 1950s era terraces situated in Redington Frognal Conservation area within Camden. The house occupies a prominent corner plot at the junction of Frognal and Arkwright Road and sits within a mature garden bounded by a red brick wall facing Arkwright Road and a combination of dwarf wall with fence above and planting onto Frognal. The house is parallel to Frognal and set back from the pavement by approximately 7.5m. The geometry and design of the house bears no relationship with the houses on Akwright Road although, with the exception of the ground floor extension, sits within the building line. 29A Frognal is set back slightly from the 3 other houses on the terrace. This set back in combination with planting in front of the living room window, means the house is not a prominent presence on Frognal.

The original house has a simple rectangular plan form and is of cavity wall construction with yellow stock brick outer skin. The roof is a simple pitched form finished with concrete tiles. The brickwork is generally laid in a running bond with vertical stack bonding incorporated below some openings and over the head of all openings. A pitched roof veranda has been added to the front elevation over the front door. The heavy timber appearance and old fashioned form is slightly at odds with the gentle modernist language of the house with its simple shape, window form and subtly expressive brick language. Other changes have been made to the front elevation - most notably the creation of an internal room where there was once a garage space with an oddly proportioned window incorporated in place of the garage door.

A side extension was built some decades ago. This has a flat roof with brick facing and glazing overlooking, though not providing access to, the side garden space. Above ground floor, the gable end of the house is windowless and, except for some projecting headers, featureless. This is in contrast to other buildings at the corner and does not engage well with its surroundings. However, due to planting, position in the plot and boundary treatments this facade and the rear facade are not visible in long views of the site though is seen at the junction.

The rear garden is mostly formed of paving with some planting beds.

The rear boundary of the site is fencing incorporating a gate leading onto a pedestrian access route leading to Arkwright Road serving 29A and adjoining Frognal terraced houses. The access route is approximately 1.2m wide bounded by 27B Arkwright Road on the other side (to the west)

front elevation as viewed from Frognal

side (north) elevation viewed from side garden

29A Frognal viewed from Frognal/Arkwright Rd junction

29A Frognal viewed from Frognal looking north

2.0 Neighbourhood

2.2 Local area

The terrace of which 29A Frognal belongs is at odds with the predominant architectural language of surrounding development. The hints at gentle modernism are undermined by the cottage style pitched roof canopy over the front door of 29A and the pitched roof front extensions seen on 29 and 27 Frognal. In contrast, the conservation area is characterised by large scale late Victorian houses and mansion blocks constructed with solid red brickwork and incorporating bays and complex roof forms finished with slate/ leaded in places. The most notable local building is 28 Arkwright Road: a late Victorian property opposite no. 29A Frognal on the north west corner of the junction which incorporates many ornate architectural features such as a corner bay topped by a lead dome. It was listed (grade II) in January 1999. reflecting its rich Queen Anne style detailing.

In the conservation area appraisal, this row of houses are earmarked as 'buildings that cause harm' to the character of the area. Camden's planning department clarified their designation of the house as detracting from the character of the conservation area and their attitude towards it's development in 2010 as follows:

'No. 29A Frognal forms part of a short terrace of 4 x 2-storey yellow brick 1950s houses (some of which have attic accommodation) described in the Conservation Area Statement as buildings which detract from the character of the area and would benefit from enhancement. However, the terrace is in good condition, is fairly well constructed and as a terrace of four dwellings it creates some self referencing group value. It has a typical look of late C20 infill and in many situations it would be considered reasonable and neutral. It is therefore considered that its detracting rather than neutral status is in part due to the very high standard and exceptional design quality of the late C19 architecture which surrounds it.'

Camden has a global reputation as a local authority with a progressive attitude toward contemporary architecture with many ground breaking examples of contemporary and twentieth century housing comfortably coexisting with a rich Edwardian and Victorian housing stock. Due to the ownership of the terraces and an increasing awareness regarding the carbon load associated with wholesale demolition of functional buildings, the approach to development proposed for 29A Frognal is to improve and enhance the existing building to create an improved-albeit varied -urban realm consistent with Camden as a whole.

site as viewed from Frognal looking south

site as viewed from Arkwright Road looking west

site as viewed from Arkwright Road looking east

28 Arkwright Road

3.0 Proposals

3.1 Overview

The proposals involve 4 key moves in the alteration of the home:

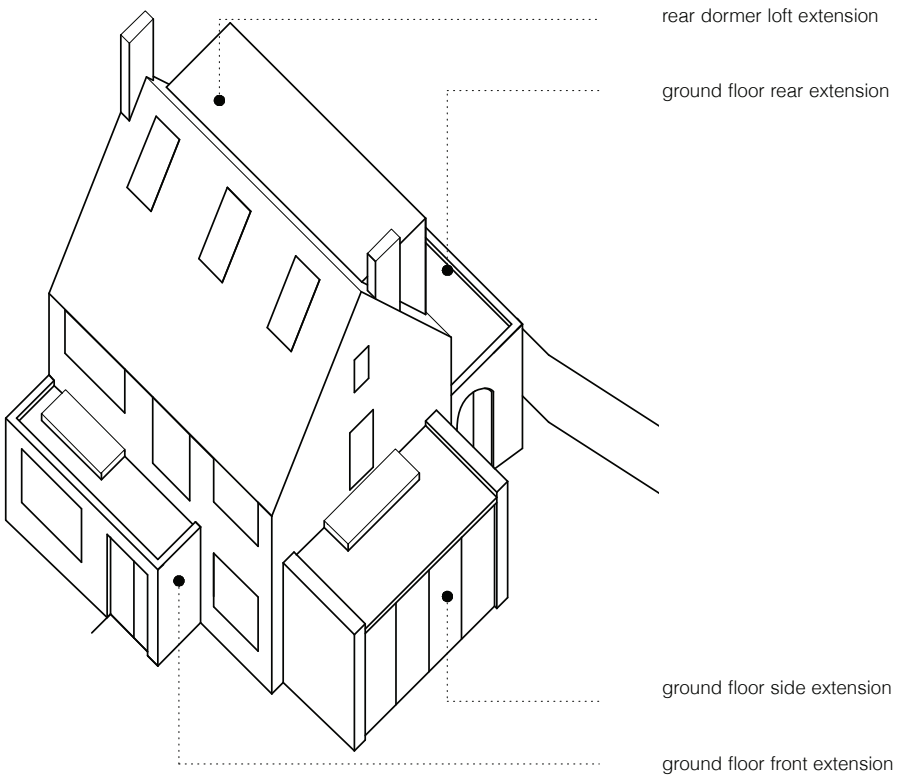
- Construction of a new single storey side and rear extension at ground floor level to accommodate a larger kitchen and dining space.
- Construction of a ground floor front extension to create an additional living space, storage and reduce heat loss
- Construction of a dormer loft extension at 2nd floor level to accommodate 2 bedrooms and a family bathroom.
- Landscaping to front, rear and side garden spaces.

The design seeks to enhance the qualities of the existing building without making it sit uneasily with the rest of the terrace. The extensions have been designed to relate to each other as well as the original house. Inspiration has been drawn from modernist houses around the Hamstead area of Camden with flat roofs, slimline windows and render finish.

3.2 Design in detail

3.2.1 A new single storey side and rear extension

- The proposals seek to create a side extension to replace the existing side extension to accommodate a larger informal living/ dining space with direct access to the main garden space to the side of the house.
- The side extension will extend 3m to the north; significantly less wide than half of the width of the existing house and will be a minimum of 5.5m from the side boundary (increasing to 7.7m).
- The rear extension will accommodate a family kitchen open plan into the informal living space with direct access to the rear courtyard spaces.
- The rear extension is 3m in length measured from the original rear wall of the house. At its closest, the extension is 1.1m away from the rear site boundary onto the shared access route; 2.3m from the side boundary of 27B Arkwright Road and 3.6m from the boundary with 29 Frognal.
- The eaves height of the rear extension measures a maximum of 3.72m from the existing ground level. The eaves height of the side extension as at the same level as the rear eaves but is max. 3.5m above ground level due to the slope on the site which falls significantly from north to south.
- Both extensions have flat roofs incorporating intensive green roofs and rooflights bringing daylight into the centre of the plan.



diagramatic axonometric

3.2 Design in detail continued

- In spite of the corner site, the proposed side and rear extensions will be largely screened from view from neighbouring streets by a combination of: the set back of the house from the street boundaries; the fall of the site away from Arkwright Road; the relatively tall boundary wall onto Arkwright Road and tall wall/ fence boundary facing Frognal; planting on site and in neighbouring gardens.

3.2.2 A ground floor front extension

- An extension of similar footprint to those seen on neighbouring buildings in the same terrace.
- The proposals have been designed to complement the modest modernist sensibilities of the original building fabric. Thus a flat roofed extension is envisioned echoing the language of brick work on the original house.
- The extension will extend 1.8m to the front for part of the width of the facade. At its highest point -by the boundary with 29 Frognal due to the fall of the site- the extension will be marginally higher than 3m in order to achieve good internal ceiling levels and to continue the vertical stack bond brick courses from the original house.
- The extension will house a porch space creating an air lock as entering the home and thus reducing heat loss and creating storage space for coats.
- The extension will create a small extension to the living room facilitating a better internal layout. This area will also be top lit by a fixed roof light

3.2.3 A dormer loft extension

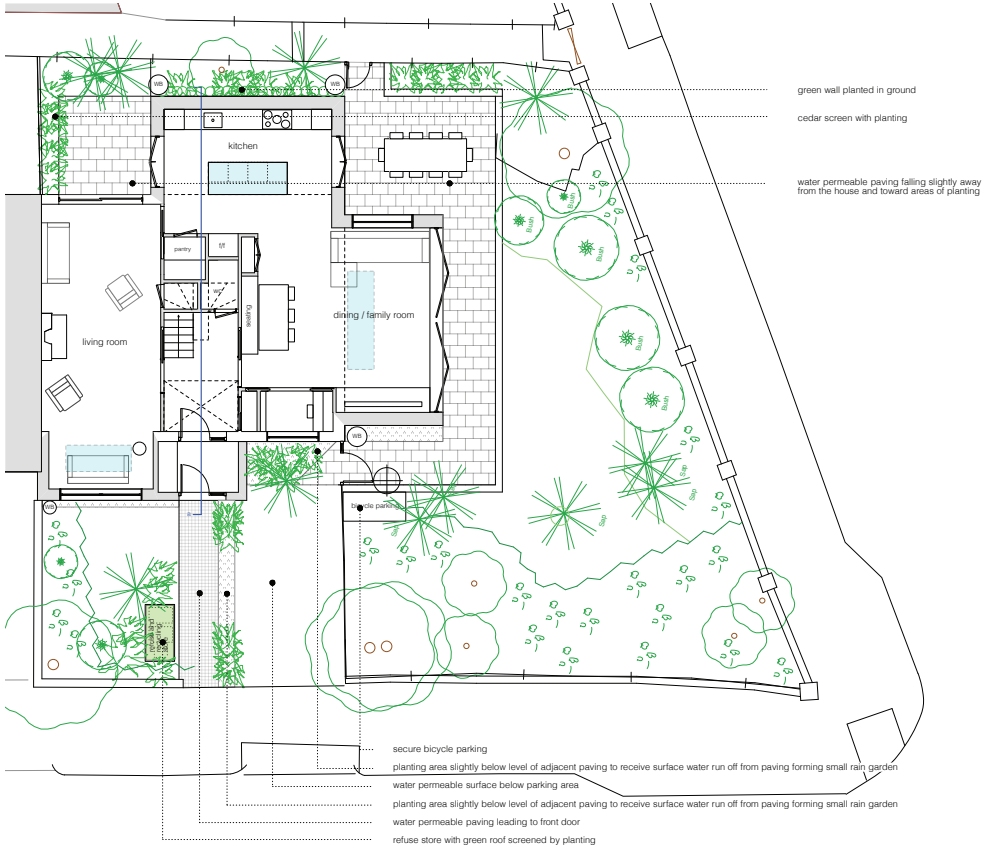
- A rear dormer is proposed above the existing footprint of the 1st floor to house 2 children's bedrooms and a family bathroom
- The dormer is set in from the edges of the roof and set up from the eaves and down from the ridge line.
- Window openings will be regularly spaced and designed to line up with those at first floor level.
- Existing chimneys will be retained.
- Due to its location in a conservation area, the dormer is not permitted development however it does comfortably conform with all of the massing requirements of a permitted development loft extension.
- All of the neighbouring properties on the 1950s terrace have rear loft dormers. These structures are almost the full width of the properties, set in from the party wall line by around 500mm on each side.

Frognal elevation

Arkwright Road elevation

3.2.4 Landscaping

- To the front of the house, a store with planted roof will be incorporated to discretely house bins and to park bicycles.
- The front garden slopes from the street to the house. The area of existing hard standing on which 2 cars can currently be parked will be replaced with a clearly delineated path providing pedestrian access to the house and parking space for one car.
- Further areas of planting will be incorporated in the front garden most notably in front of the right hand side window both to provide screening and to drain remaining rain water from the ground surface which does not permeate the paving.
- The trees within the side garden will be retained and further planting added.
- A patio space with permeable paving will be created outside the patio doors.
- To the rear, the existing water impermeable paving will be replaced with water permeable paving and additional planting to the boundary.
- All ground level extensions will incorporate intensive green roofs.
- The rear wall of the rear extension will be a green wall with climbing plants planted in the ground and trained up the facade.



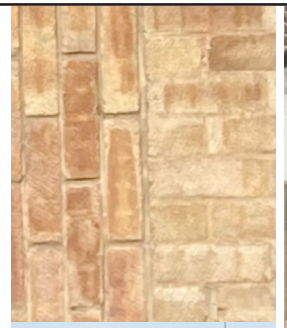
ground floor and garden plan

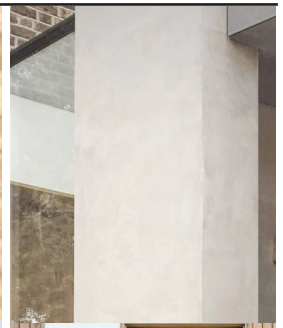
Materials have been selected to create a high quality facade with minimal waste and embodied carbon. The proposed material palette has been devised to enhance the appearance of the existing building and is a simple combination of bricks, zinc cladding and flashing, lime based render, thermally broken slim line metal windows and timber doors.

- Existing brickwork to the elevations will be retained. Insulated plasterboard will be fitted internally or cavity wall insulation installed to improve the thermal performance of these walls.
- New brickwork will match existing with lime mortar utilised to improve the longevity of the brickwork and facilitate their future re-use. Where possible, existing bricks will be reclaimed where new openings are made in external walls reused for the new walls thereby reducing both waste, transport miles and the carbon footprint of the building process.
- The dormer faces, cheeks and roof of the loft dormer will be clad with standing seam zinc cladding carried out by a specialist subcontractor. This will be a high quality , robust, attractive and lightweight alternative to concrete tiles to match the existing roof finish.
- The new elevations facing onto the applicants' garden will be clad with lime based external render to differentiate between the different parts of the building and add architectural richness to the facades.
- The new windows will be powder coated thermally broken metal casement with slim sight lines and high thermal performance.
- The roof of the new ground floor extensions will be a combination of a rooflight- and planted bio-diverse green roof.
- New patio doors will be slim-line powder coated metal bifold doors.
- The front door will be a flush minimalist timber door/ door set with glazed side panel.

brickwork as existing (lhs)

lime based render (rhs)



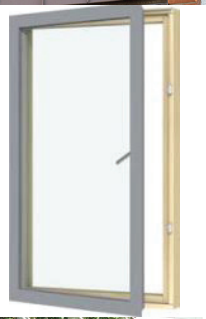


standing seam zinc dormer cladding (lhs)

flush front door with glazed side panel (rhs)

powder coated metal windows (lhs)

slimline bifold doors (rhs)



green wall with planting grown at ground level and trained up the wall.(lhs)

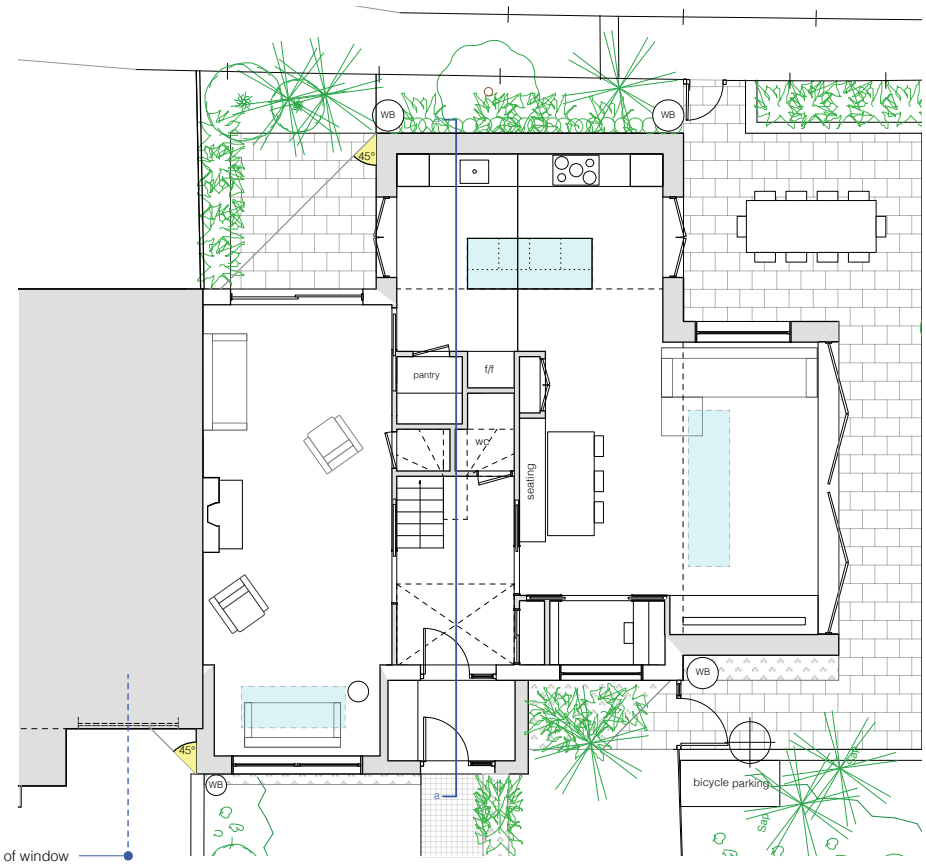
green roof by Studio Hakamata (rhs)

4.0 Neighbourly development

4.1 Sunlight and Daylight

A main driver of the design has been how to extend without adversely affecting the amenity of 29 Frognal. A ground floor rear extension adjacent to the boundary would have a negative impact on the daylight and sunlight amenity of the rear room closest to the party wall and the rear garden of no. 29, even if significantly more modest than a permitted development envelope, due to the rake of Frognal which falls to the south. The proposed rear extension extends 3m to the rear of the existing house on the side away from no. 29 and over 3.5m away from the boundary; sufficiently distant to ameliorate any impact on the lighting amenity of the house/ garden at no. 29.

29 A Frognal is the northern most house on the terrace and the side extension is on the north face of the building a significant distance from any neighbours. Due to the relative position of neighbouring properties, the proposed extensions will have limited affect on the daylight and sunlight amenity of neighbours. As shown in the diagrams opposite, both the front and rear extensions pass the 45 degree rule of thumb as defined by the BRE document 'Site Layout Planning For Daylight And Sunlight' which is used to assess the likelihood of loss of light associated with new developments at planning stage.



ground floor plan showing 45° angle from front and rear extensions

4.0 Neighbourly development

4.2 Outlook and Overlooking

The proposals incorporate patio doors on the side walls of the ground floor extensions. Those facing north look onto the applicants garden and will be over 21m away from windows to the properties on the north side of Arkwright Road and screened by the wall and planting and further mitigated by the difference in levels.

The patio doors on the south elevation of the rear extension will face toward a rear courtyard adjacent to the garden of 29 Frognal. Overlooking will be prevented by incorporation of a slatted fence combined with planting on the boundary. As well as ameliorating any impact on the lighting amenity of no. 29 Frognal, situating the rear extension away from the boundary prevents a negative impact on the outlook of no. 29.

Due to the intervening boundary treatments and planting between the 2 properties, the ground floor extensions will not affect the outlook of no. 27B Arkwright Road.
The existing first floor windows to the rear of 29A Frognal overlook 3 1st floor side windows at no. 27B Arkwright Road approximately 10m to the west. It is not clear what rooms these windows serve. The windows in the new dormer extension will therefore likewise face these windows though to a lesser extent due their set back from the existing rear face of the building and the more oblique angle.

5.0 Sustainability

5.1 Energy conservation

The proposals seek to make the fullest possible contribution to minimising carbon dioxide emissions. It has been chosen to retain and adapt the existing house rather than demolishing and rebuilding which would be much more carbon intensive (more embodied carbon)..

In order to minimise the operational carbon of the house a 'fabric first' approach to the building envelope has been adopted to reduce day to day energy usage. The new extensions will be built with a high performance building envelope with external walls, roof, and glazing achieving low u-values and built to minimise air leakage. Windows will utilise high performance glazing and thermally broken frames and are sized/ positioned to balance internal daylight amenity and passive solar gain whilst limiting the risk of overheating.

The performance of much of the external envelope will be improved by the proposed new extensions which will significantly reduce heat loss and air tightness. Where original external walls remain it is proposed to incorporate cavity wall and/ or internal insulation to improve their thermal performance whilst retaining the brick facade.

Low energy light fittings will be used throughout the house to further reduce the energy load. Installation of a heat pump will be investigated for space heating in order to maintain energy efficient good thermal comfort year round whilst reducing particulate pollution in the local area and reliance on finite resources.

The design incorporates 3 areas of green roof to improve the biodiversity of the site and reduce water run off from the existing building by as much as 70-80% in summer months. In addition, rainwater from the building will be harvested in water butts and used to maintain the garden.

Water usage will be limited by ensuring fittings comply with the following maximum consumption levels:

- WCs will be fitted with dual flushes (4/2.6 litres).
- Baths will hold a maximum of 170 litres
- The flow rate of basin taps will be limited to 5 litres/minute
- The flow rate of sink taps will be limited to 6 litres/minute
- Dishwashers will use a maximum of 1.25 litres of water per place setting
- Washing machines will use a maximum of 8.17 litres of water per kg of washing

5.2 Parking and transport

The front garden currently provides space for 2 cars to be parked. This has a negative impact on the appearance of the front of the house. It is proposed to reduce the car parking space to limit it to parking for one vehicle.

The proposals include bicycle parking for 2 bikes within a dedicated secure store discretely located in the front garden to facilitate active transport.

5.3 Refuse and recycling

At present there is no dedicated storage space for bins within the front garden. The proposals include a store to contain a recycling bin, food waste bin and refuse bin. A garden waste bin will be accommodated elsewhere in the garden and moved close to the boundary on collection day.
Waste sorting bins will be incorporated into the kitchen design.

5.0 Sustainability

5.4 Biodiversity

The existing garden incorporates a number of planting beds in the front, side and rear gardens planted with a range of flora. The proposals seek to retain the existing planting where possible and supplement this to create a greater range of habitats for insects and fauna.

Incorporation of intensive green roofs to the side and rear extensions and an extensive green roof to the front extension will create a new habitat type as will the green wall to the rear wall of the rear extension. In the front garden, a planting bed in front of the right hand window designed to aid in draining the driveway will create a further habitat type.

5.5 Flood risk assessment

The Environment agency has been consulted and confirm that the site is located in flood zone 1 with a low probability of flooding. Please refer to the flood risk map overleaf.

5.6 Sustainable urban drainage

Notwithstanding the low risk of flooding in the locality of the site, it is important to incorporate measures to reduce the flow rate and volume of surface water run off both to prevent localised flooding and to lessen the stress on the London sewer system particularly given the increasing frequency of heavy rainfall combined with drought conditions. The following measures are proposed to reduce the surface water run off from the site:

- Incorporation of green roofs to all ground floor extensions via which the main roof of the house are drained.
- Collection of rain water run off from the house into water butts for use in the garden
- All new paving to be water permeable bedded on hardcore and sand
- Additional planting positioned to reduce the flow and volume of water run off from paved areas.

6.0 Access statement

Primary access to the house will be as existing via the front garden. Currently the house has a step outside the front door and a further step up on the threshold. The proposals will reduce this to a maximum of 1 step on the threshold as the porch is entered. The proposed entrance hall is larger than existing and will provide turning space for a wheelchair. The ground floor will be on one level and level access will be provided from the side extension into the garden.

7.0 Conclusion

- The proposals represent sustainable development and as such fulfil the central tenet of the NPPF and Camden's aspirations for developments that improve the streetscape, respond to the climate emergency and create high quality places for people to live.
- The proposals will improve the local street scene by improving the front elevation.
- The proposals create an energy efficient, sustainable family house for the long term utilising materials and construction techniques with low embodied carbon.
- The proposals are of considered architectural design and utilise high quality materials and detailing to complement the local architectural character and enhance the appearance of the existing house.

FLECK

24 Godwin Road, London E7 0LE
info@fleckarchitecture.com