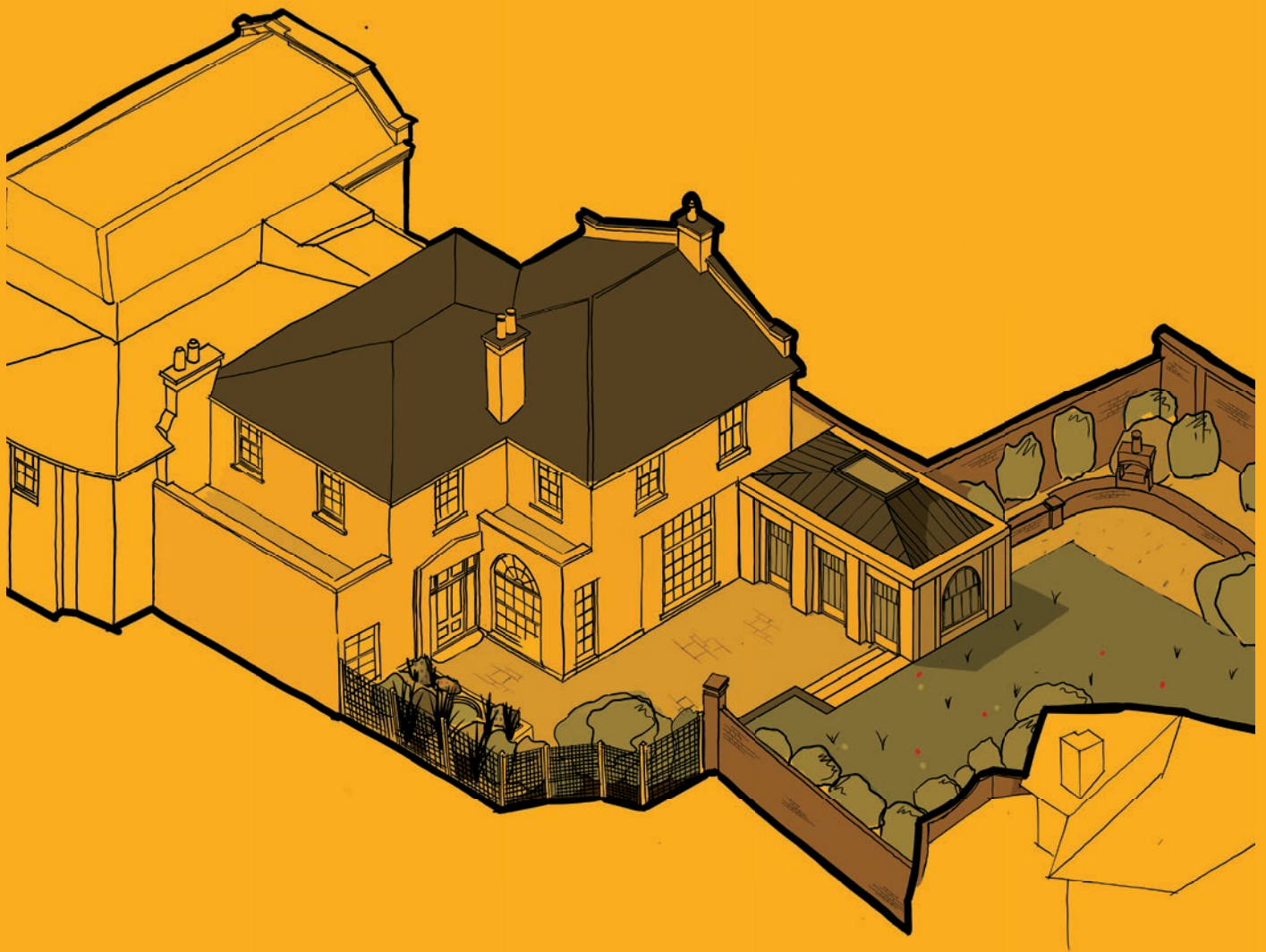


# 90 Frognal

Design & Access Statement  
Planning & Listed Building Consent

March 2025



House of Design  
— Architects

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## 1. Introduction

- 1.1. This design & access statement has been prepared as part of a planning and listed building consent application for extensions and alterations to an existing, Grade II listed semi-detached house in Hampstead: 90 Frognal.
- 1.2. The existing building was once a single house before being divided into two dwellings; numbers 88 and 90 Frognal. This application is in relation to number 90 Frognal only.
- 1.3. This application seeks to consolidate number 90 to operate as a more efficient single dwelling whilst maintaining the historic reading of numbers 88 and 90 as a single house.
- 1.4. The proposed works include a series of internal and external modifications.
- 1.5. The extensions have been designed to reference elements of the surrounding housing typology in a historically sensitive manner.

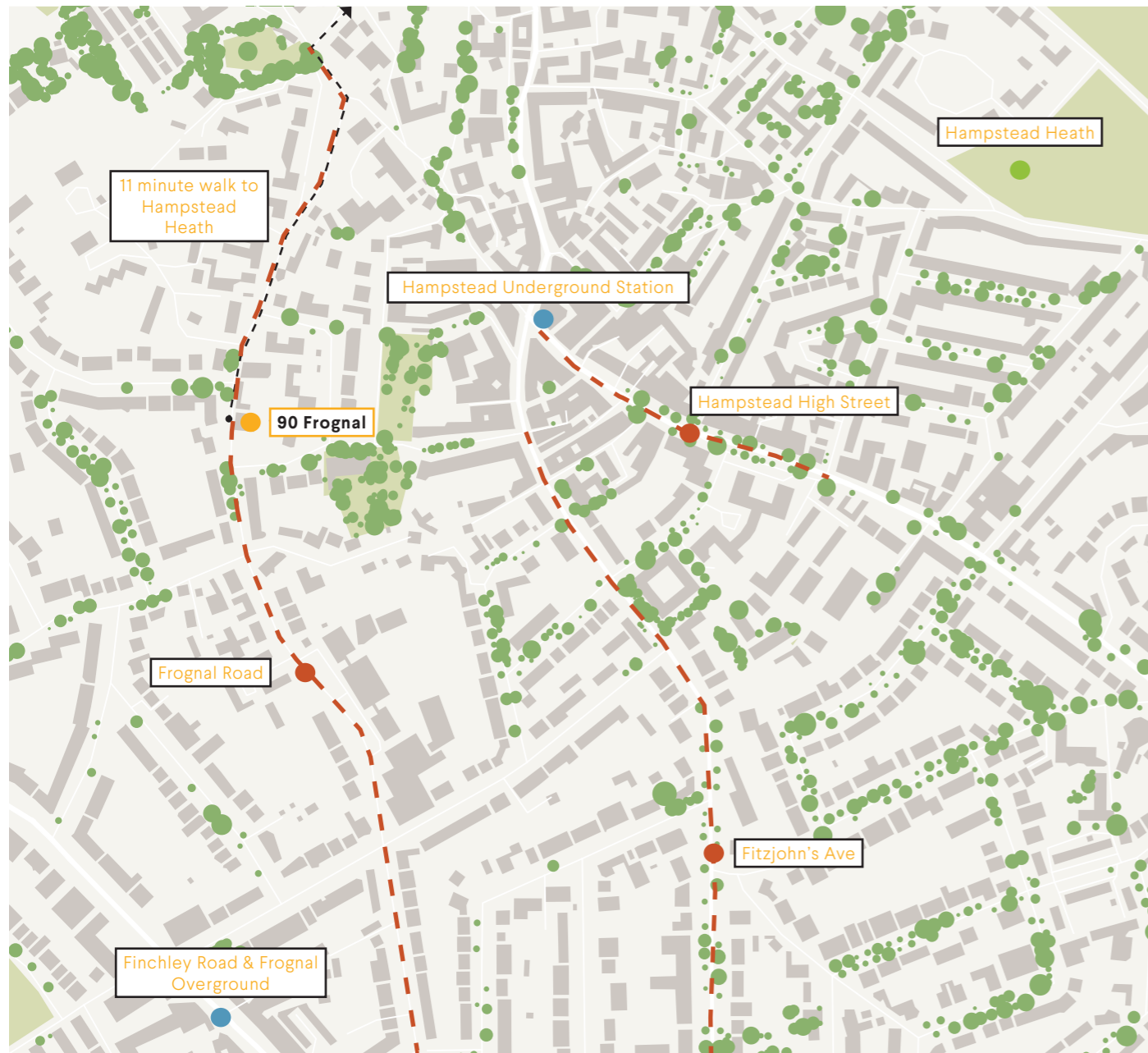


Photo of front elevation

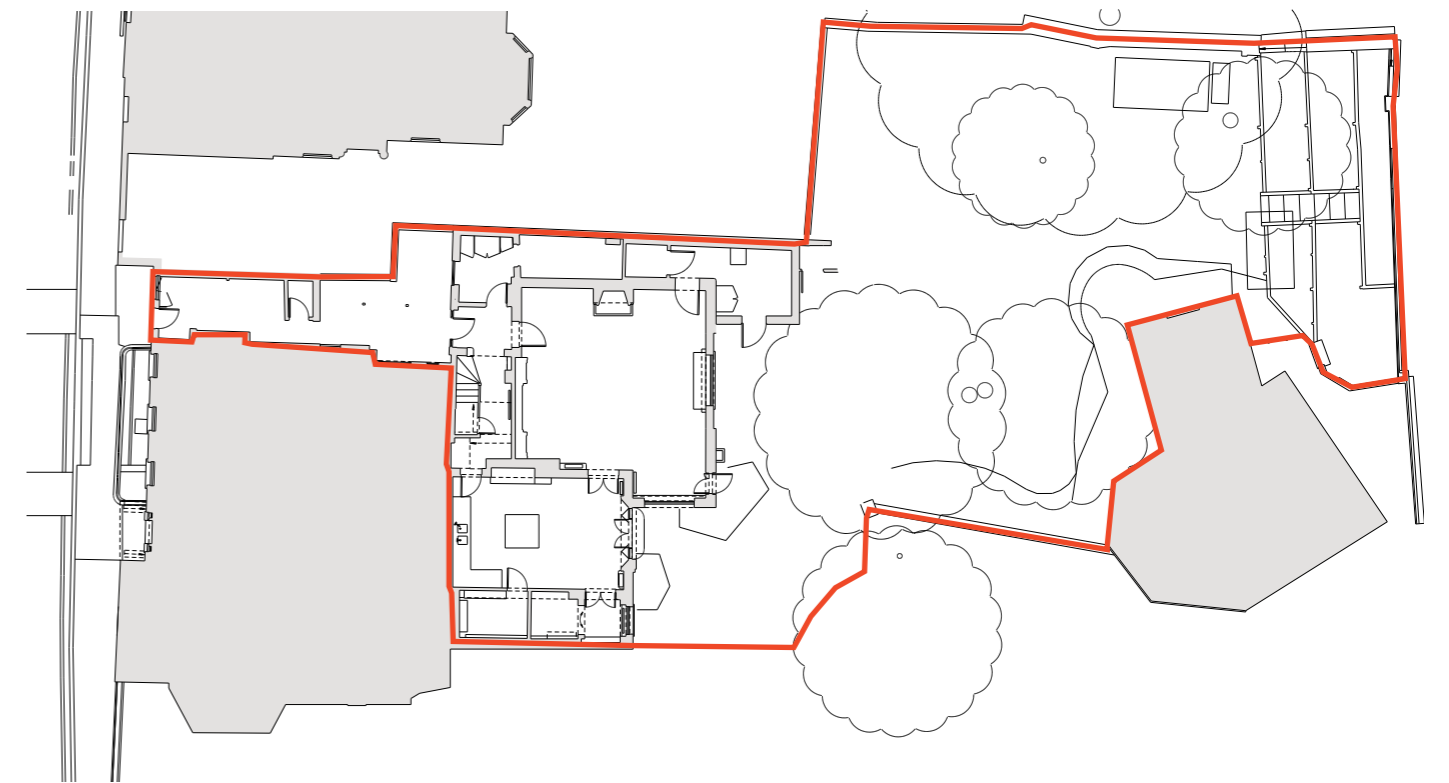


## 2. Site

- 2.1. The full address of the site is 90 Frognal, London, NW3 6XB.
- 2.2. The site is located in Hampstead, Camden, roughly 30mins from London City Centre by public transport, the closest underground station being Hampstead Station.
- 2.3. The site is suburban in nature, located on a quiet, tree lined street and has a large garden at the rear.
- 2.4. The site is accessed from Frognal road, which is a two-way residential street, which travels uphill from Finchley Road to the west of Hampstead village.
- 2.5. 90 Frognal has on-street parking.
- 2.6. The site has a very low risk of flooding, both from the rivers and the sea and surface water. (Source: GOV.UK The Environment Agency).



Frognal location and transport map

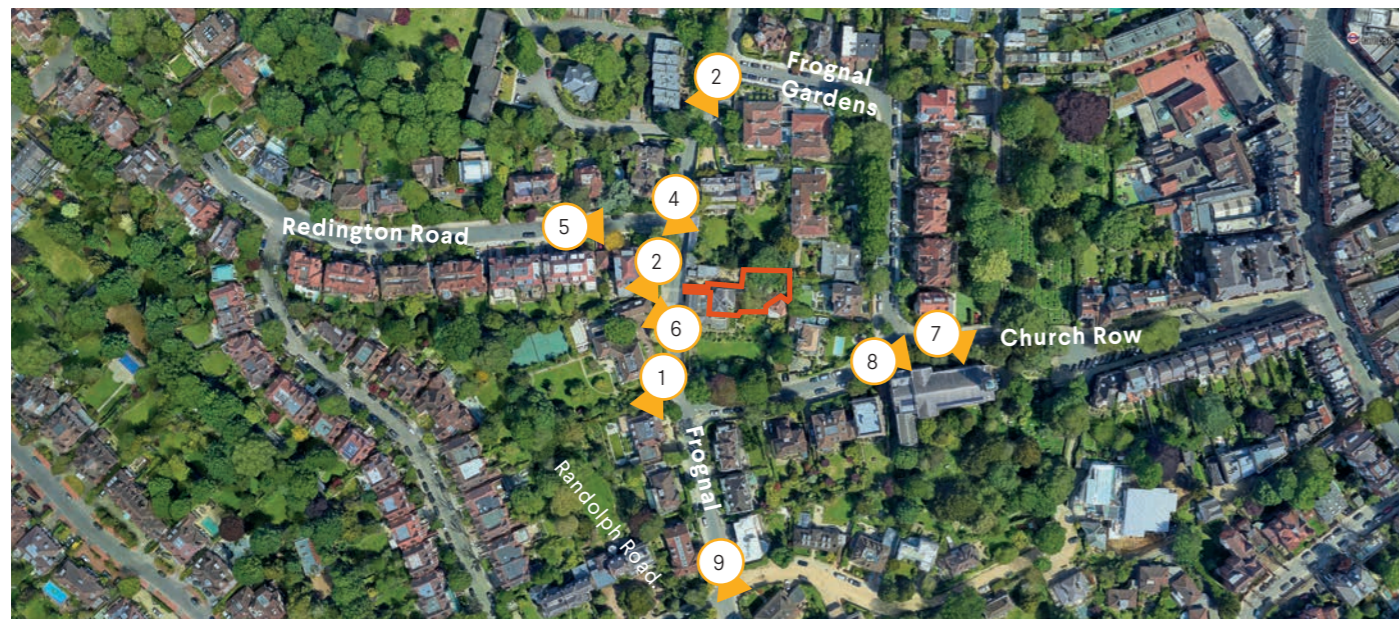


Existing site plan of 90 Frognal



## Site

- 2.7. 90 Frogna1 is located centrally on the street near junctions with Redington Road and Church Row
- 2.8. Number 88 sits to the south and there is a lightweight timber trellis separating the two properties and dividing what once was a single garden in two.
- 2.9. The site shares a boundary with numbers 92 and 94 Frogna1 to the north and number 1 Frogna1 Gardens to the east.
- 2.10. Access is via Frogna1 only, as the site is bordered by other properties there is no rear access.



1 View looking north towards 88 and 90 Frogna1 entrance



2 View north east towards neighbouring context



3 View north east towards northerb entrance to Frogna1 Gardens



4 View looking north from Frogna1 at the start to Redington Road



5 View west down Redington Road



6 View south east from outside 90 Frogna1



7 View west from Church Row



8 View west from Church Row



9 View north from Frogna1

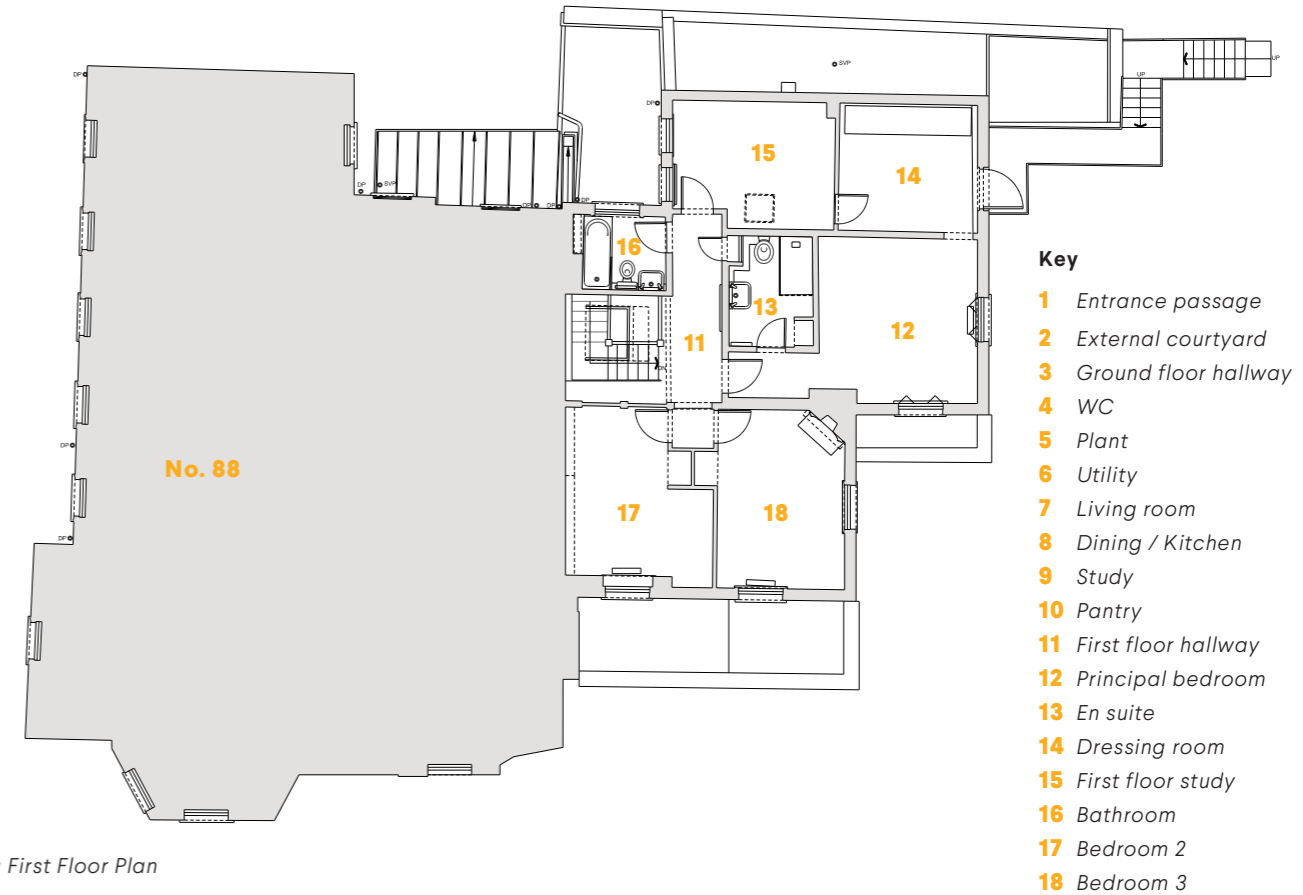


### 3. Existing Building

- 3.1. The two storey property is constructed from solid masonry and finished with a combination of cream painted stucco and London Stock Brick.
- 3.2. The front door is on the west facing elevation and forms part of the original Frognal Lodge.
- 3.3. The eastern elevation features large period windows and three doors that access the garden.
- 3.4. A mid 20th Century extension was added to the side and rear of number 90 Frognal and includes a metal staircase leading from the first floor bedroom down to the garden.
- 3.5. The ground floor consists of:
  - A long entrance passage that passes through an external courtyard overlooked by windows belonging to number 88.
  - Entrance hall with staircase
  - WC, plant room and rear utility room in mid 20 century extension
  - Living room
  - Kitchen/ dining room
  - Small pantries and a study accessible through the dining room
- 3.6. The first floor consists of:
  - A series of bedrooms bathrooms and dressing rooms
  - External metal walkway and staircase accessible through dressing room
  - Study with access hatch to empty loft space



Rear Existing isometric sketch of 90 Frognal



Existing First Floor Plan



Existing Ground Floor Plan



# Existing Building



Existing Front Elevation



Existing Rear Elevation



View of front entrances to 88 and 90 Frognal



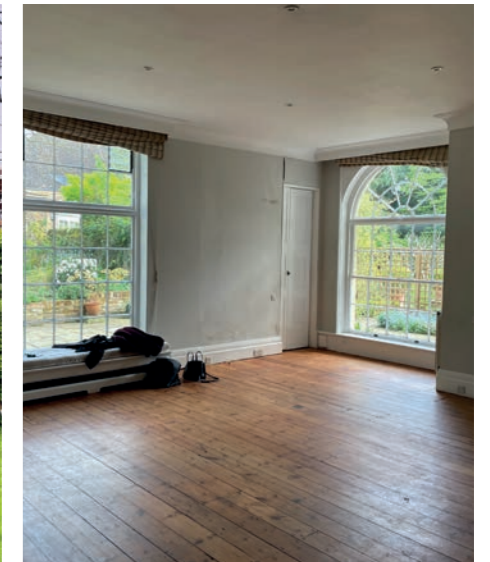
View through entrance passage to property



View from bedroom to front external courtyard



View from garden to rear elevation



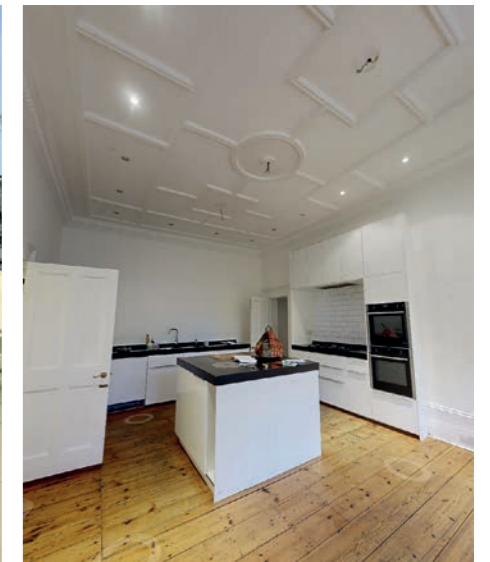
View of primary living area



View party wall fence



View modern exterior staircase



View of kitchen

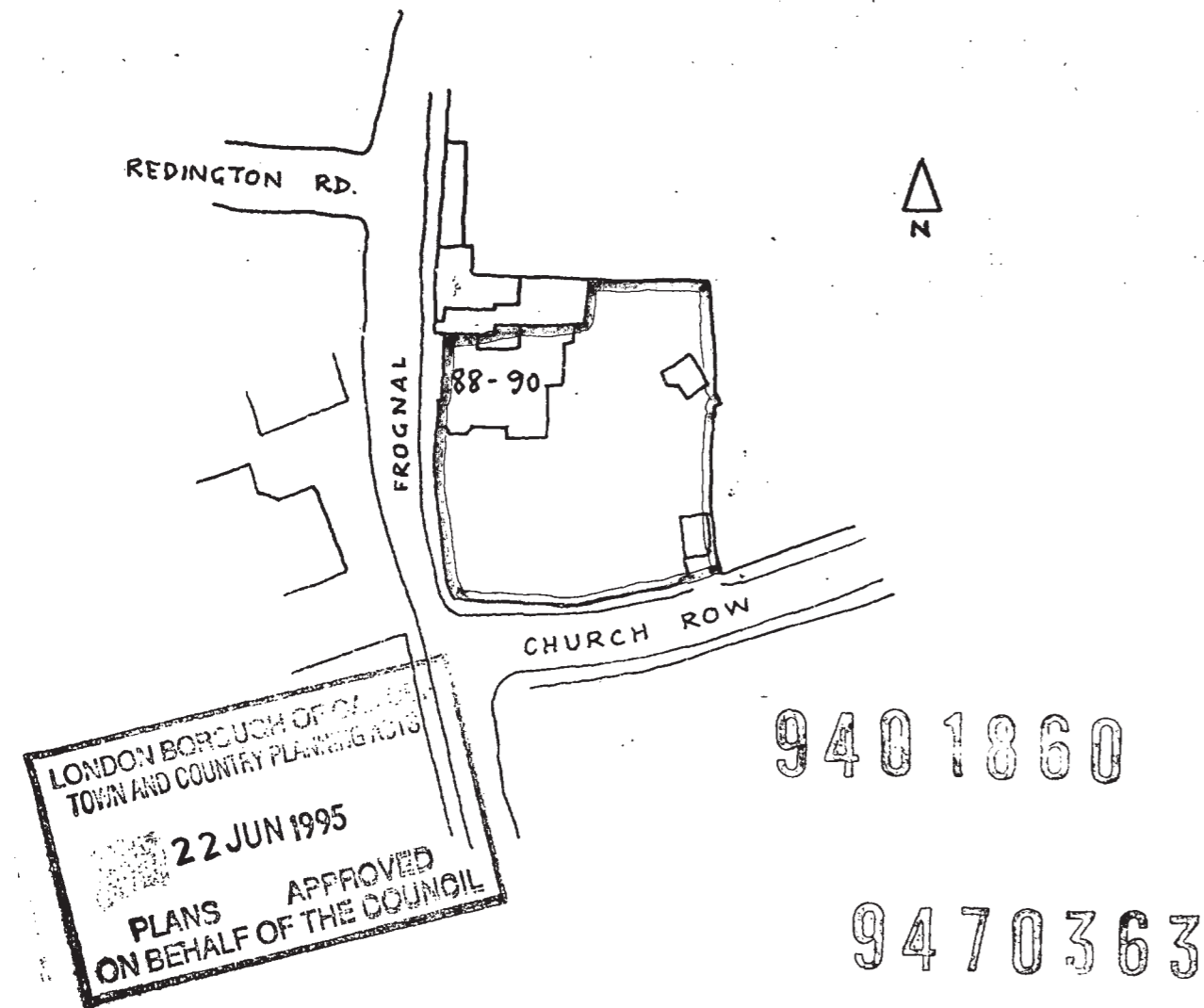


## 4. Relevant Planning History

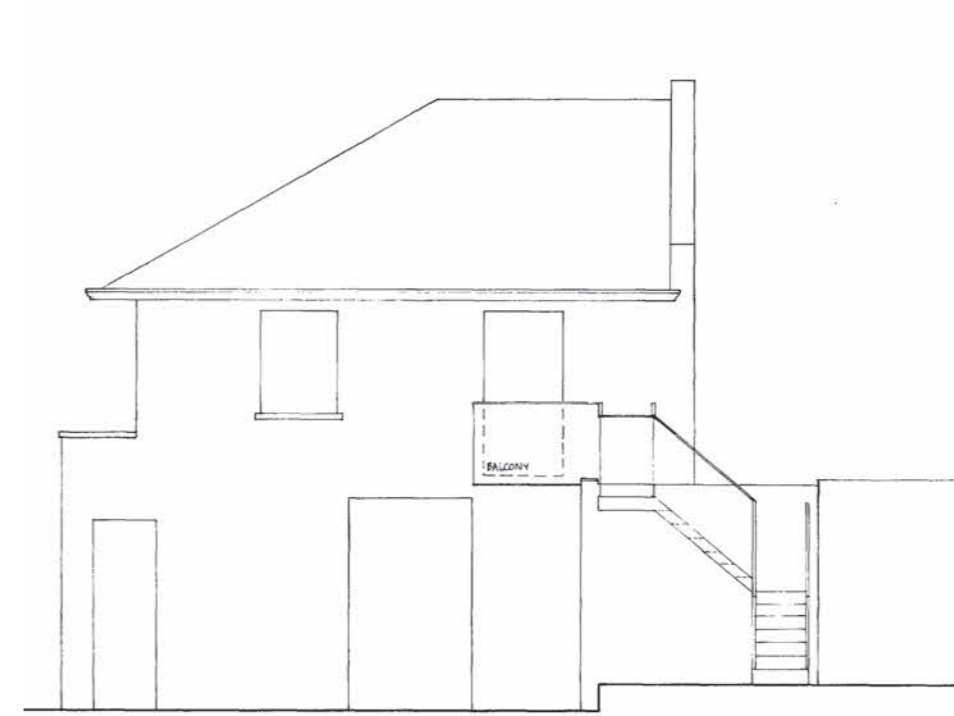
- 4.1. Two planning applications in the 1990s document the approval of the existing rear extension and staircase additions to the original house.
- 4.2. In 1995, permission was granted for alterations to provide a first floor balcony access stair and a erection of a single-storey extension. The application number for the planning application is 9401860.
- 4.3. In 1996, consent was granted subject to conditions, for new doors. The application number for the planning application is 9570363.



Current condition of extension.

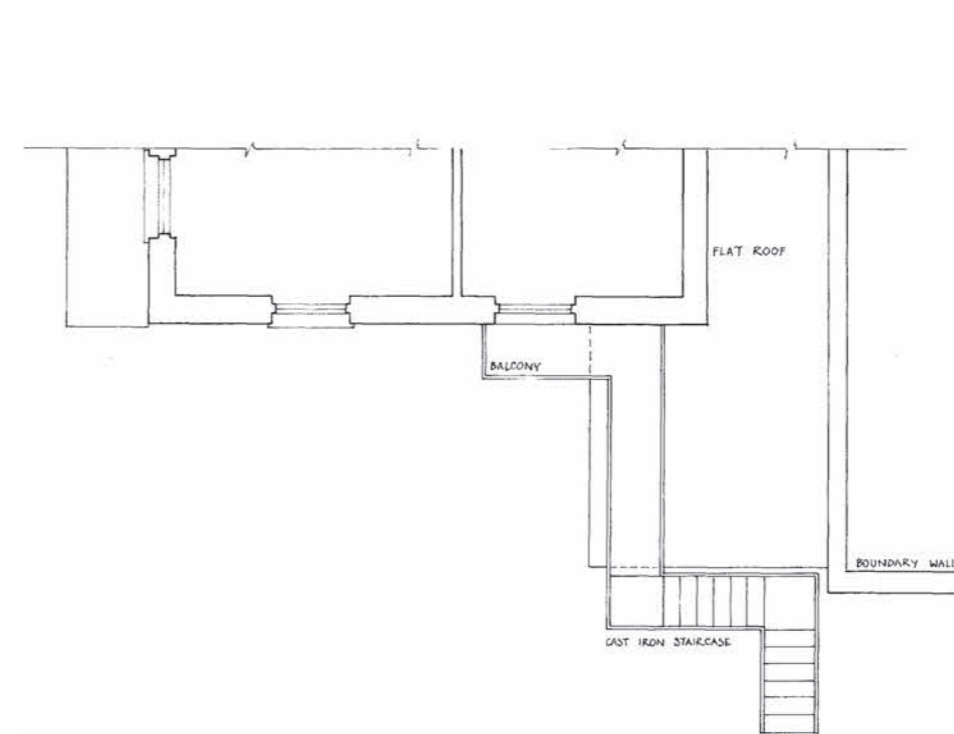


88, 90 Frognal Existing Site Plan (1994 Planning Application)



FRONT ELEVATION

1994 Proposed alterations for rear and side extensions and stairs.



FIRST FLOOR PLAN

1994 Proposed alterations for rear and side extensions and stairs.



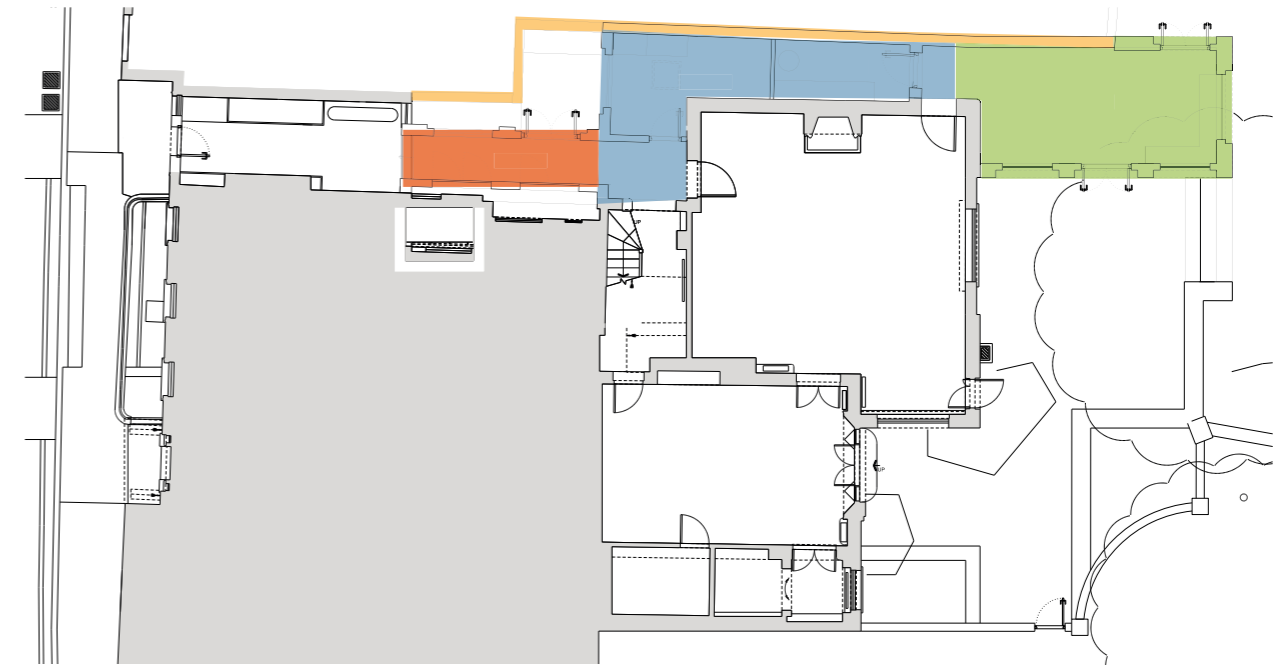
## 5. Proposals

### Summary

- 5.1. The architectural ambition is to celebrate the historic character of the house, whilst sensitively extending the building to suit the needs of the owner occupiers. The proposals aim to reinstate lost character and features where possible using materials that are complementary to the existing building.
- 5.2. The works to which this application relates includes the following proposals:
- New single storey rear extension. A new extension designed to reference the existing building in terms of style, scale and proportion and present themselves as historically sensitive additions.
  - Demolition of existing polycarbonate covering structure to front entrance courtyard and replacement with light-weight, metal framed, glazed lean-to structure that creates an enclosed side link route from the front entrance to the main house.
  - Rebuilding existing party wall between numbers 90 and 92 Frognal
  - Rebuild existing single storey, 1950s ground floor side infill extension in matching materials using modern construction.
  - General refurbishment while carefully preserving historic features and celebrating the original character of the property. This includes internal refurbishment to plaster mouldings, skirting boards and floorings. It also includes refurbishing and replacing external windows and doors.

### Pre -Application Engagement

- 5.3. The proposals in this planning and listed building consent application have been informed by pre application advice received on an earlier iteration of the proposals.
- 5.4. In summary, the pre-application advice received: Reference **2024/4732/PRE** included the following:
- **Rear Extension:** The massing, design and materiality are considered to be acceptable and the removal of the existing extension and reinstatement of first floor window is supported.
  - **Link Extension:** The initial written feedback outlined that enclosed structure would not be supported. The initial proposals showed a link constructed from solid, masonry construction. These proposals were revised to show light-weight metal and glass structure and shared with the local authority. The sketch proposals showing a lightweight structure was received positively and the revised design would likely be acceptable.
  - **Front Elevation:** Structural opening and fenestration adjustments to the front elevation would not be supported.
  - **Garden Boundary Wall with number 88:** A new wall is supported, however less permanent options should be explored.
  - **Internal works:** Reinstatement of various decorative mouldings is welcomed.
  - **Glazing Refurbishment:** Replacement of modern glazing with double glazing is supported provided the double glazing can be accommodated within the window frames. Where historic glazing survives this should be retained in-situ.



Proposed Ground Floor Plan

#### Key

- Rear Extension
- Glazed Link Extension
- Rebuilt Side Infill
- Rebuilt Masonry Party Wall

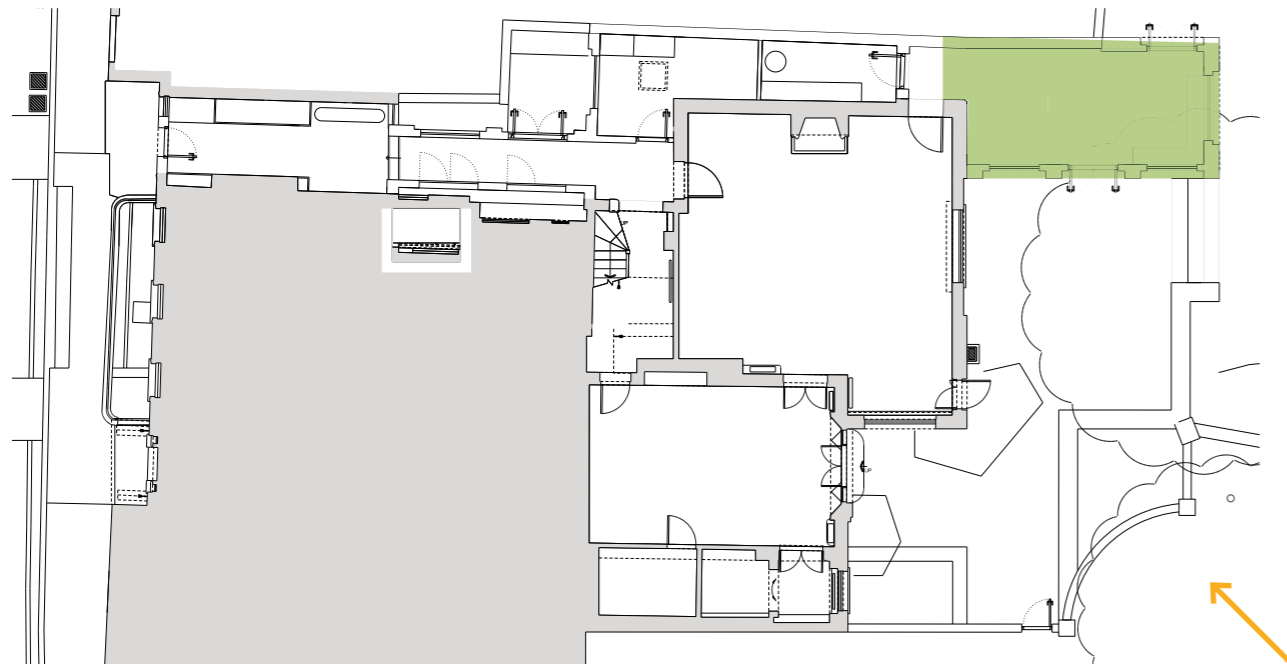


Proposed rear isometric sketch



## Proposals - Rear Extension

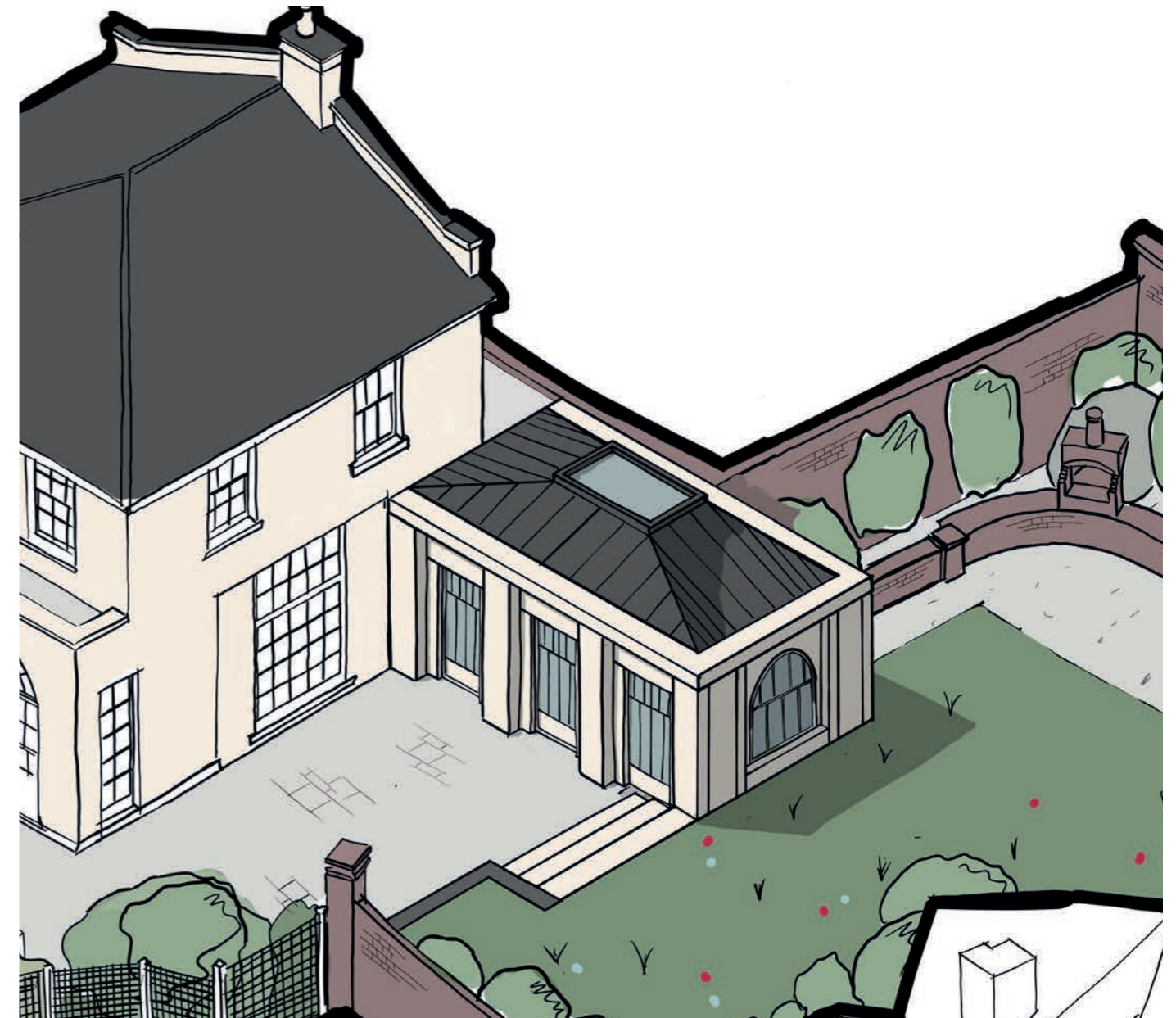
- 5.5. A single storey garden room is proposed to the rear of the main house. This replaces an existing rear utility room and uncharacteristic metal staircase that leads from the garden up to the first floor.
- 5.6. Effort has been made to ensure that the new extension is contextually appropriate and makes reference to the original building in terms of style, scale and proportion. The design language also makes reference to the traditional Victorian orangery typology.
- 5.7. An elegant combination of rectangular and arched timber windows and glazed doors offer views to the garden and bring light into a previously dark corner of the house.
- 5.8. The extension is to be finished using cream coloured cast stone which is tonally complementary to the existing stucco finish of the original house but has a more tactile and solid look and feel.
- 5.9. The roof of the extension will be finished in lead and feature a central roof light to further increase internal levels of natural light.



Proposed Ground Floor Plan

### Key

■ Rear Extension



Proposed rear isometric sketch showing the new proposed rear extension.



## Proposals - Glazed Link & Side Infill Reconstruction

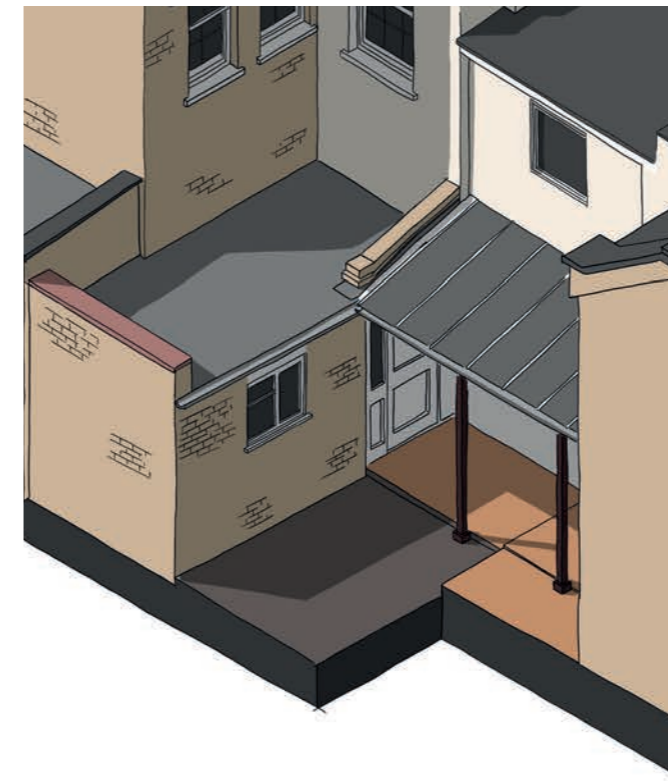
- 5.10. The entrance passage, link and replacement side extension have been designed to replace a combination of existing structures in poor condition and unsuccessful sequence of internal and external spaces that do not suit the owner occupiers.
- 5.11. These proposals aim to resolve this entrance sequence by connecting the main house to the street via a new lightweight, internal lean-to passageway constructed from steel and glass. A small external courtyard is maintained to introduce ample amounts of natural light. In response to the comments received at pre- application stage, the delicate nature of these proposals ensures that the new structure remains subservient to the existing building and does not affect the plan form of the building.
- 5.12. As part of these works the masonry party wall and single storey side extension that currently contains the WC and plant room is to be rebuilt to meet current building regulations and will include roof lights to improve natural light levels to this area of the house. The replacement structure will be built in matching London Stock brickwork and increase the window size to the courtyard.
- 5.13. These works are contained behind the existing two storey facade and are not visible from the street.
- 5.14. In direct response to the pre application feedback, the window and door position on the of street facing facade has not been altered. Existing front window, door and porch to be refurbished. Window and door sanded back, re-finished and re-hung. Porch roof to have lead-work replaced and timber elements re-finished. New railing to match the rest of the facade installed and existing bin store removed.



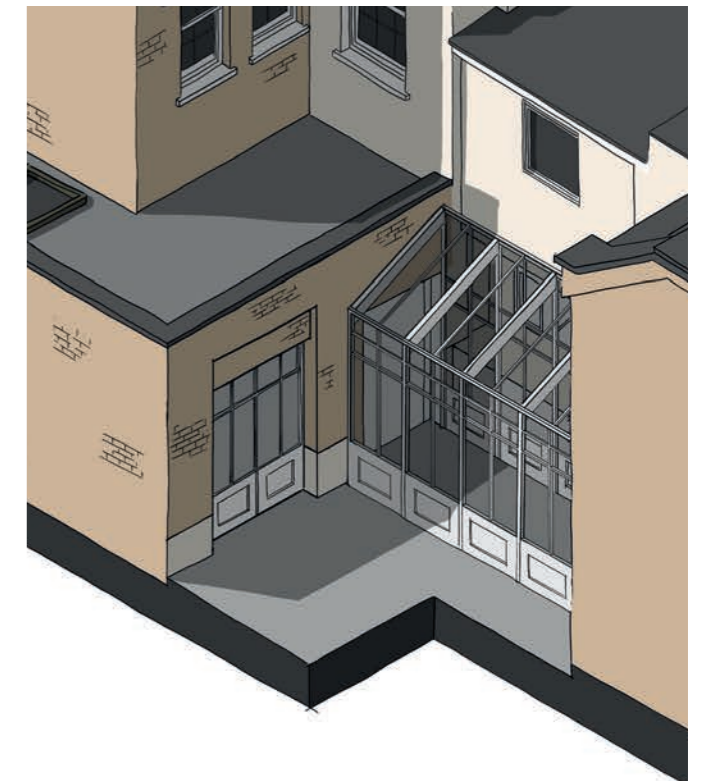
Proposed Ground Floor Plan

**Key**

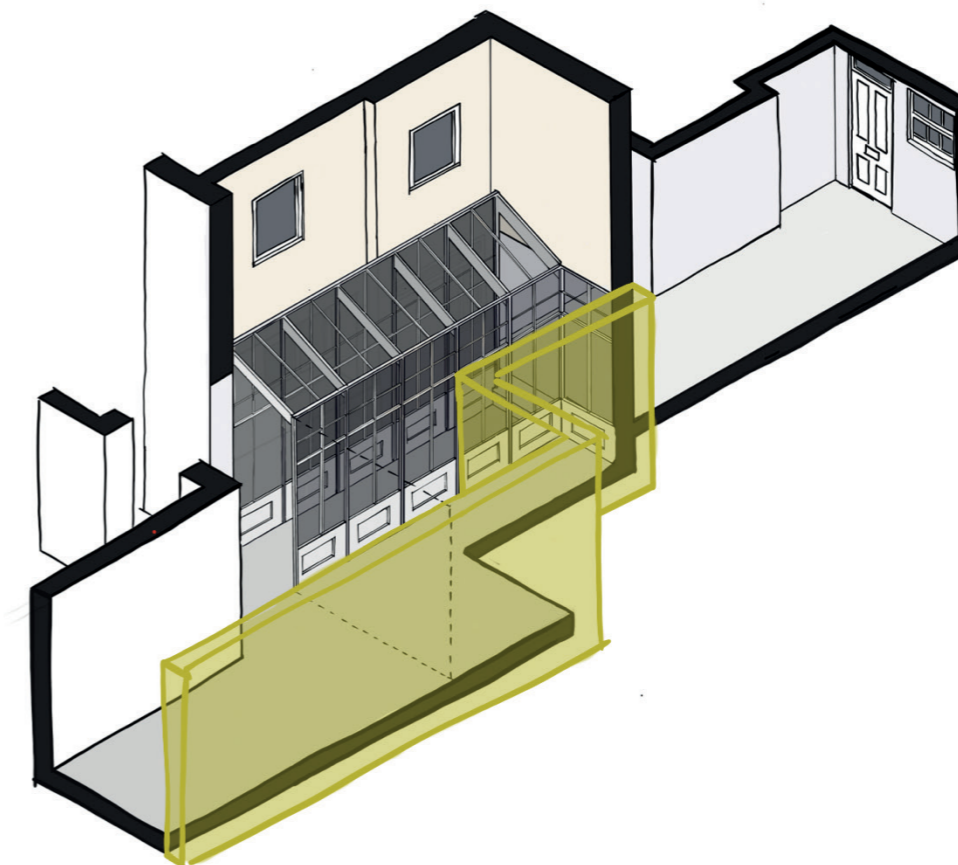
- Glazed Link Extension
- Rebuilt Side Infill
- Rebuilt Masonry Party Wall



Isometric sketch of existing courtyard and canopy structure.



Isometric sketch of proposed glazed link structure and rebuilt side infill.



Isometric sketch of proposed glazed link extension and replacement masonry party wall



## Proposals - General Refurbishment

- 5.15. Original doors are to be stripped back, refurbished and rehung.
- 5.16. Original Windows are to be stripped back, refurbished and rehung. Any rotten elements will be replaced with like for like replacements. Any damaged historic single glazing will be removed from original frames and high-performance vacuum sealed, single glazing inserted in its place. Any historic glazing will be retained where possible.
- 5.17. The existing door to the external metal walkway and staircase is to be replaced with a window to match the other windows on the floor and feature through glazing bars with slimline double glazing.
- 5.18. The existing roof light above the staircase is to be replaced with a slimline conservation roof light to the same dimensions.
- 5.19. Internally, the house is in need of redecoration and refinishing. Where features are original they will generally be repaired and reinstated. Where modern alternatives have been installed in previous renovations, historically appropriate alternatives will be installed. The proposals include full re-wiring and re-plumbing.
- 5.20. Careful thought and attention have been dedicated to the organization of the proposed plaster mouldings for the house. The construction dates for different sections of the house have been referenced from the Building Phase Diagram (The Townscape Consultancy). This has guided the scholarly research, through which examples of historically appropriate mouldings were identified to inform the proposed designs.



Existing Living Room window in need of repair.

5.21. Internally the refurbishment works include the following:

- **Staircase:** New historically appropriate spindles and banister to replace existing modern balustrade.
- **Living Room:** Original skirting boards, architraves and internal timber doors stripped back, repaired and repainted. Existing (not original cornices) removed and period appropriate cornicing and ceiling rose installed. Intention is to refurbish original timber floorboards where possible (sanded back and re-oiled). Portions of flooring that have been cut out for existing electrical sockets made good and repaired. However, full assessment of timber floor condition required and if not possible to fully refurbish, original timber floorboards to be protected and new flooring installed above, scribed around original skirting boards and architraves.
- **Kitchen / Dining:** Original skirting boards, architraves cornicing and internal doors stripped back, repaired and repainted. Existing down-lights removed and ceiling repaired. Original timber floorboards protected and new flooring installed above, scribed around original skirting boards and architraves.
- **Upstairs hallway:** replacement existing carpet with timber flooring, install cornice (currently no cornice). Refurbish original skirting boards and architraves.
- **Upstairs bathroom:** New external ventilation route cored through to external facade. Currently there is no adequate ventilation to the bathroom.
- **All bedrooms:** replacement existing floor finish with new timber flooring, install cornices. Refurbish existing skirting boards and architraves.
- **Dressing room:** Line out room so that redundant door to hallway is not visible from the dressing room side but visible from the hallway. Replace existing carpet with timber flooring, install cornices. Refurbish existing skirting boards and architraves.
- **Study:** replacement existing vinyl flooring with timber flooring, install new cornice. Refurbish original skirting boards and architraves.



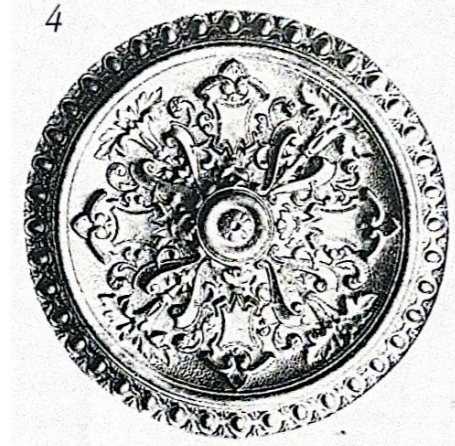
# Proposals - Plaster Mouldings

## Ground Floor Living Room (Built circa 1915)

Ceiling Rose



Existing Condition: No Ceiling Rose



Example of Edwardian 'paper stucco' ceiling rose. Source: Elements of Style (1901-1914)



Proposed living room ceiling rose: DM7019 From covingshop.com

Cornice



Existing Condition: Plain, modern coving



Example of Edwardian cornice. Source: Elements of Style (1901-1914)



Proposed Living Room cornice section, 97mm x 230mm From London Plaster craft

## Ground Floor Kitchen/ Dining/ Utility (Built circa 1866)

Ceiling Rose



Existing Decorative ceiling currently doesn't feature ceiling rose.



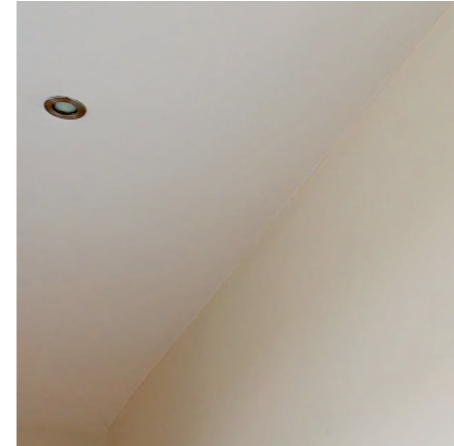
Example of decorative Victorian ceiling source: Elements of Style (1837-1901)



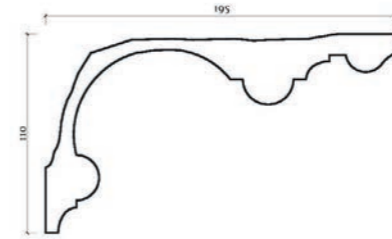
Proposed Kitchen Ceiling Rose: D749mm x P125mm

## First Floor Study / Hallway / Bedroom 01 / Dressing Room (Built circa 1915)

Cornice



Existing Condition: No Cornice



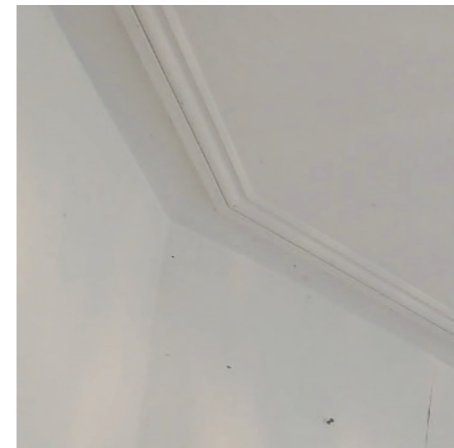
Proposed simple Edwardian cornicing profile.



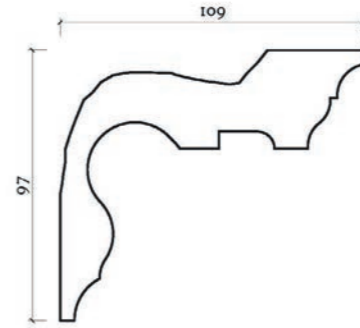
Proposed simple Edwardian cornicing.

## First Floor Bedroom 02 / Bedroom 03 (Built circa 1866)

Cornice



Existing Condition: No Cornice, modern ceiling plaster moulding.

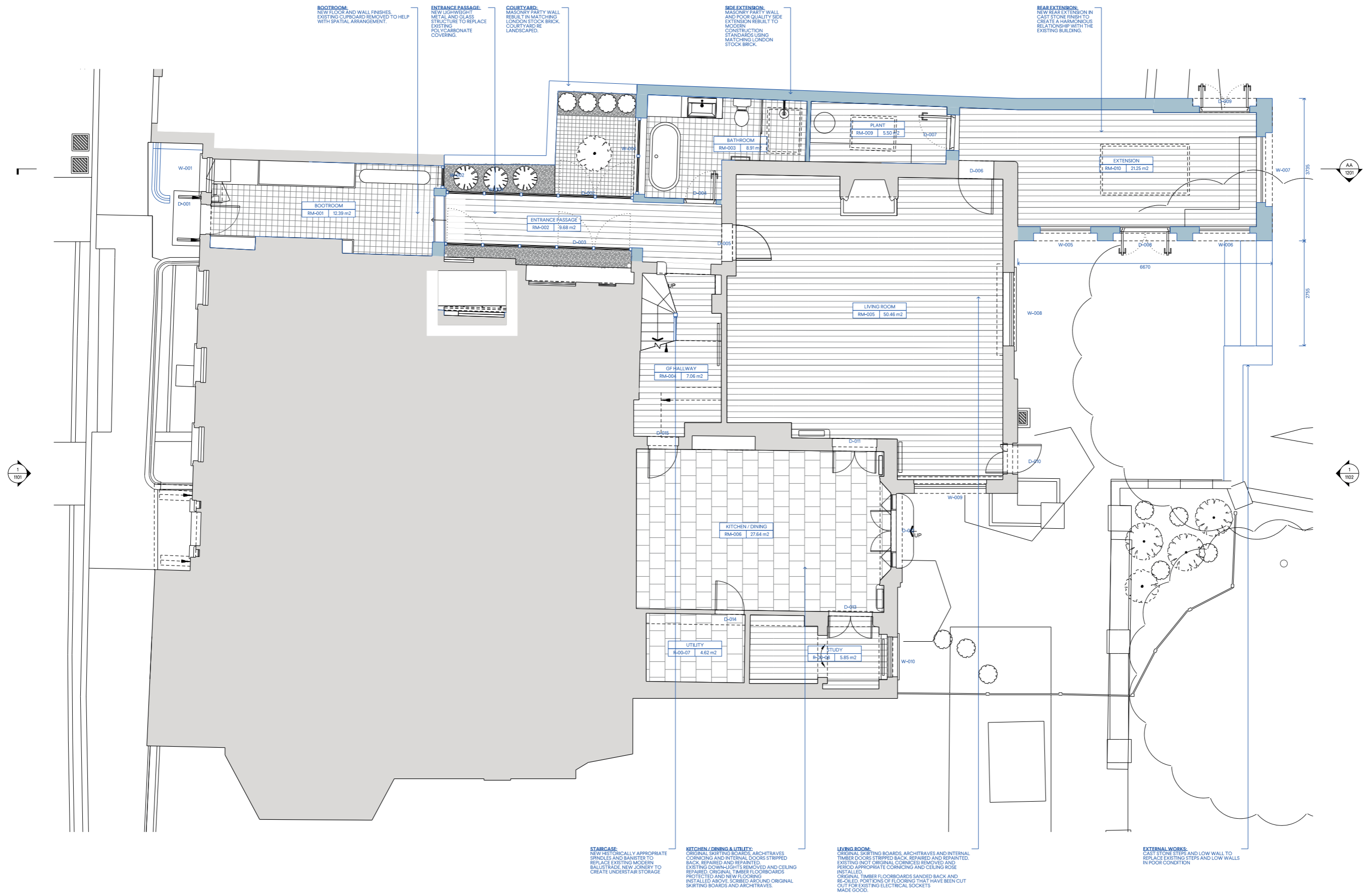


Example of simple Victorian cornicing.



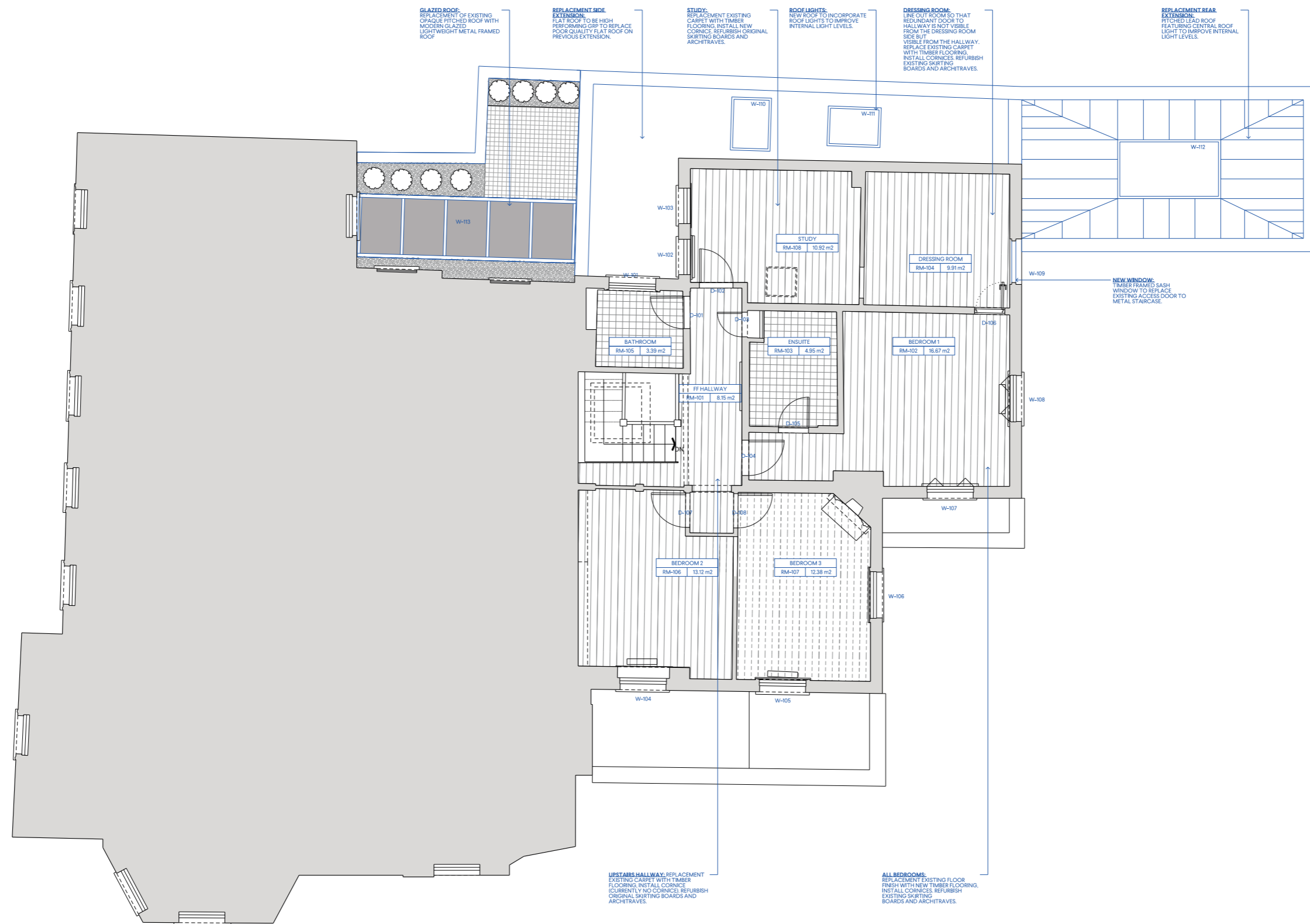
Proposed of simple Victorian cornicing.





Proposed ground floor plan





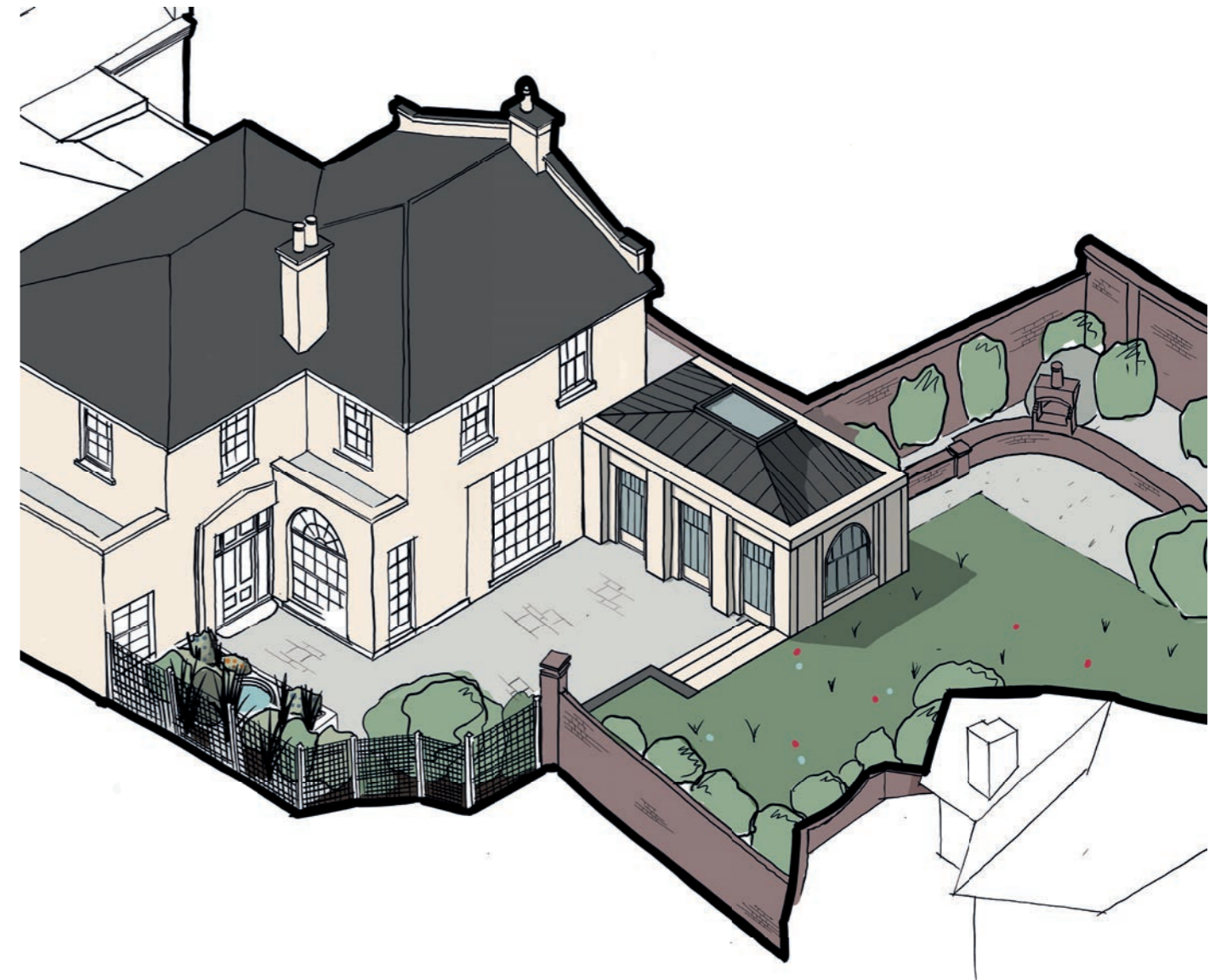
Proposed first floor plan

## 6. Sustainability

- 6.1. The built environment and construction sector accounts for 38% of global carbon emissions. As architects we strive to reduce this impact wherever possible. From the offset, we will be advising on sustainable material choices, construction methods and energy systems.
- 6.2. The new structure will be of modern construction complying with Approved Document Part L - Conservation of Fuel and Power meaning that every effort will be made to make the building as thermally efficient as possible.

## 7. Conclusion

- 7.1. The proposals at 90 Frognal are proportionate and complementary to the surrounding architectural context of Hampstead.
- 7.2. The house is in need of more nuanced rationalisation following the division of the original house into separate dwellings for two separate households. The works proposed to 90 Frognal house would not only benefit the current inhabitants but will have a positive impact for future generations and surrounding conservation area.
- 7.3. The proposed extensions would greatly improve the amount of high quality living space for the owner occupiers of 90 Frognal.



*Proposed rear isometric sketch*



