



99a Frognal , London NW3

Full Planning Application

DESIGN AND ACCESS STATEMENT

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99a Frogna

Full Planning Application

DESIGN AND ACCESS STATEMENT

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An artist's impression of the proposed house (front view)

The planning proposal put forward is to remodel the consented house on this plot to a limited extent. This proposal follows an earlier planning proposal for demolition of existing house and erection of new three storey house with the basement accommodation. This proposal (planning reference 2010/3202/P and 2010/3425/C) was granted conservation area and planning consents on 1st March 2011.

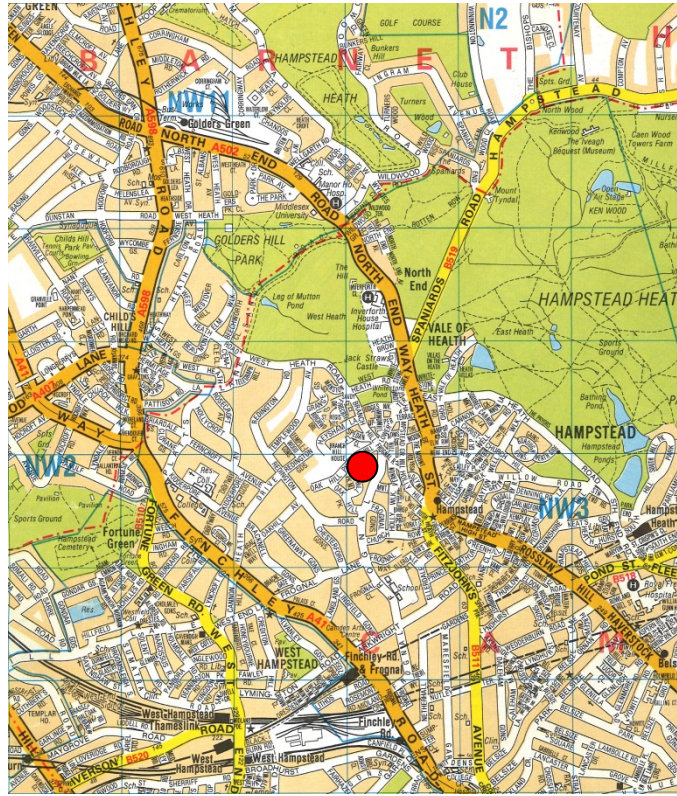
Essentially, the new proposal strongly follows the principles established with the consented scheme. This relates to the general siting of the proposed house, the proposed height, mass and bulk, access, etc. However, it is considered that modifications introduced within the new scheme further enhance the landscape aspects of the site, the relationship with the neighbouring properties in terms of privacy and overlooking, the quality of internal accommodation and amenity space and its architectural style and appearance.

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Design and Access Statement

Introduction

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The site is located at No 99a Frognal and it sits within designated Conservation Area.

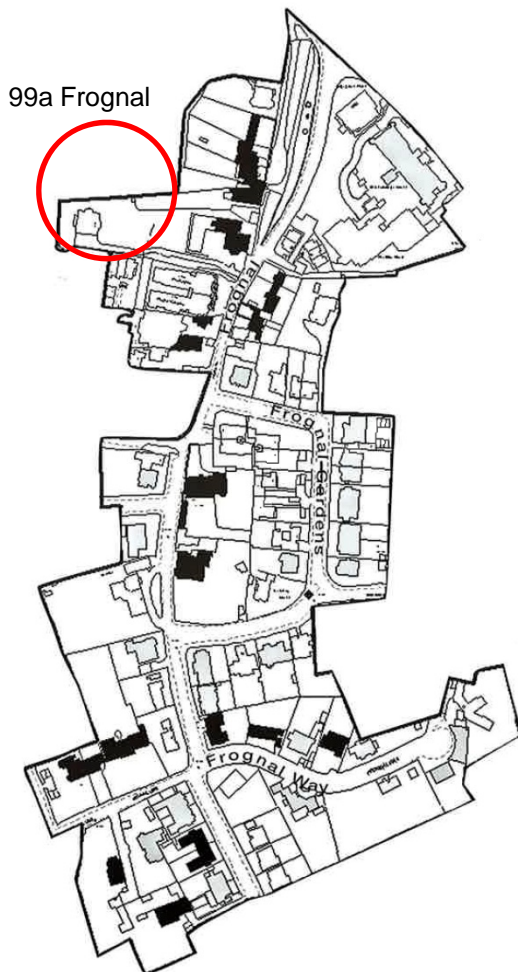


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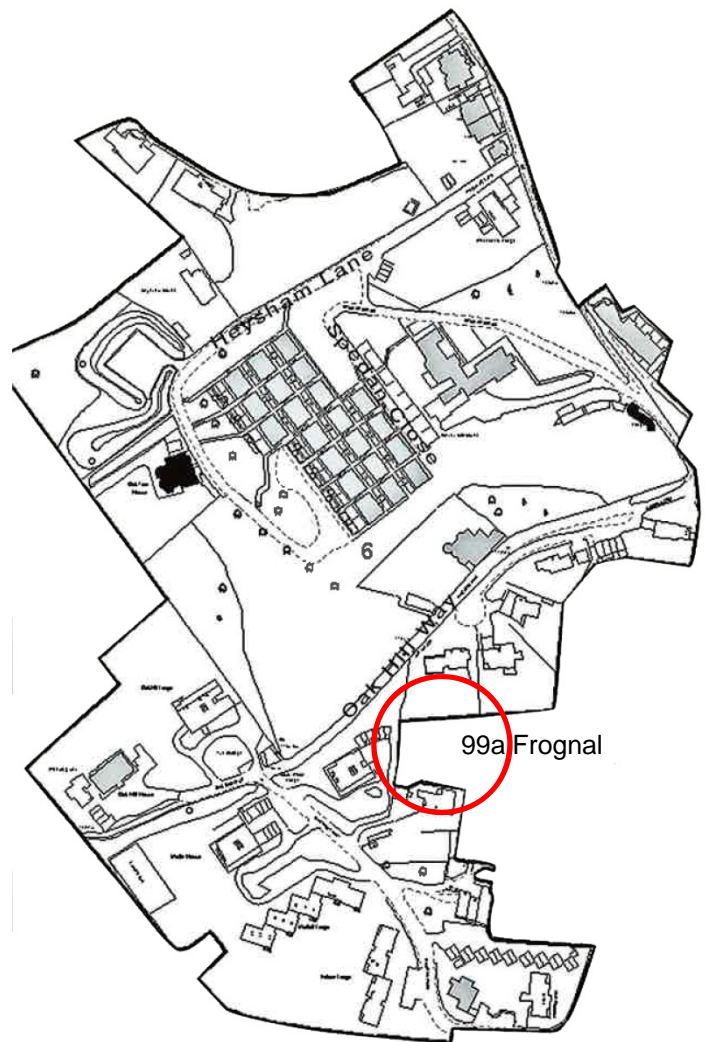
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Site Location

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Conservation Area 5 - Frognal



Conservation Area 6 – Branch Hill / Oak Hill

The site is part of Frognal Conservation Area. The existing building is not identified as a positive contributor and is hidden from view from Frognal. The site is reached by a private road that steeply climbs approximately ten metres. In March 2011 the Conservation Area Consent was granted to demolish existing house on site. The site also borders Oak Hill to the north, south and east.

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Design and Access Statement
Site Location / Conservation Areas



The site is located to the rear of St. Dorothy Convent, Frognal. The plot, 99a was created and developed in the early 70s as a single family house with a relatively narrow and steep access road from Frognal. The adjacent buildings, mostly in residential use, are an eclectic mix of various 20th century styles, none of which are identified as positive contributors to the Conservation Area.

The whole area is characterised by relatively steep topography creating many level changes and varied architectural / urban settings.

The 99a Frognal site is accessed via a private drive way leading off Frognal. The site is approximately rectangular in shape measuring 30m north to south and 55m east to west. There is a steep gradient across the site from its lowest level at the eastern edge with change of level of approximately 5m to the western boundary.

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Conservation Area Character

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Residential block across the site's western boundary



Brick wall along the site's northern boundary



Mostly planted eastern boundary site boundary



4-5m high wall along the site's southern boundary

The immediate site context varies in its character. Five meters high brick wall forms the site's southern boundary and it effectively completely obscures the neighbouring house. The northern boundary has softer edge with 2.5m high brick wall again largely obscuring the neighbouring house across from that boundary. A large residential block across from the site's western boundary dominates the views. Because of the sloping nature of the site the eastern boundary is probably 5-6 meters lower than the western edge and around 3-3.5 m lower the main level of the site. This boundary is characterised by the presence of several trees and shrubs at the bottom of the garden.

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Site Surroundings and Boundaries

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Existing house photographs

The existing house has little architectural merit. It has been built in the late 1970's / early 1980's. It is generally expressed in yellow brick with accommodation spread over three levels, including rooms in the roof space. The architectural detail is limited and of no significant value. The whole house does not adequately engage with the garden.

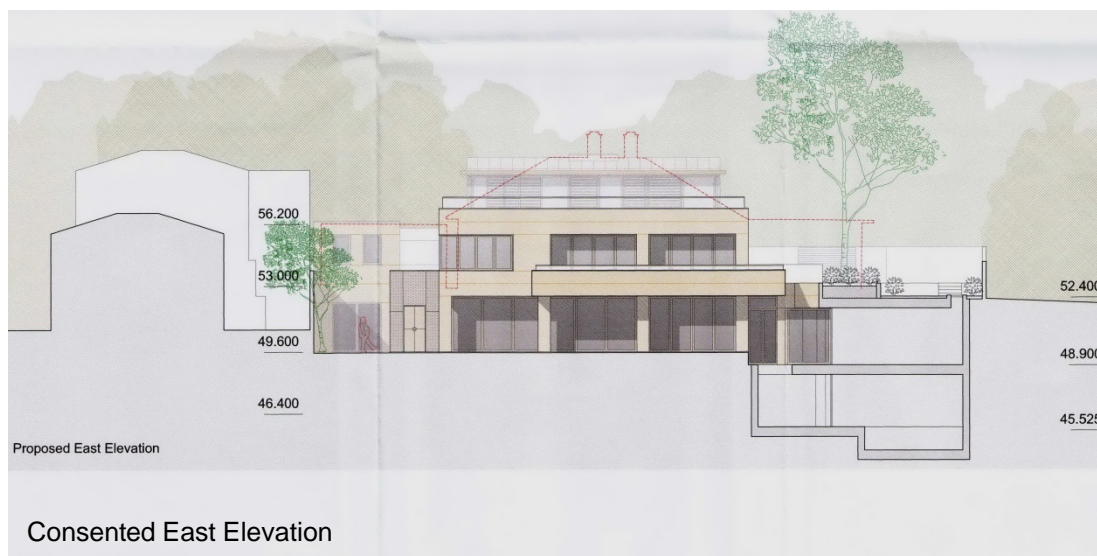
In March 2011 the Conservation Area Consent was granted (planning reference 2010/3425/C) to demolish the existing house and replace it with new built family residence.

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Design and Access Statement

Existing House

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Consented South Elevation

The London Borough of Camden web page lists several planning cases linked to the site's planning history. The most relevant and the most recent case (Planning reference: 2010/3202/P) was for "*Erection of a three storey dwelling house (Class C3) plus basement accommodation following demolition of existing dwelling.*" This application was granted Planning Consent in March 2011.

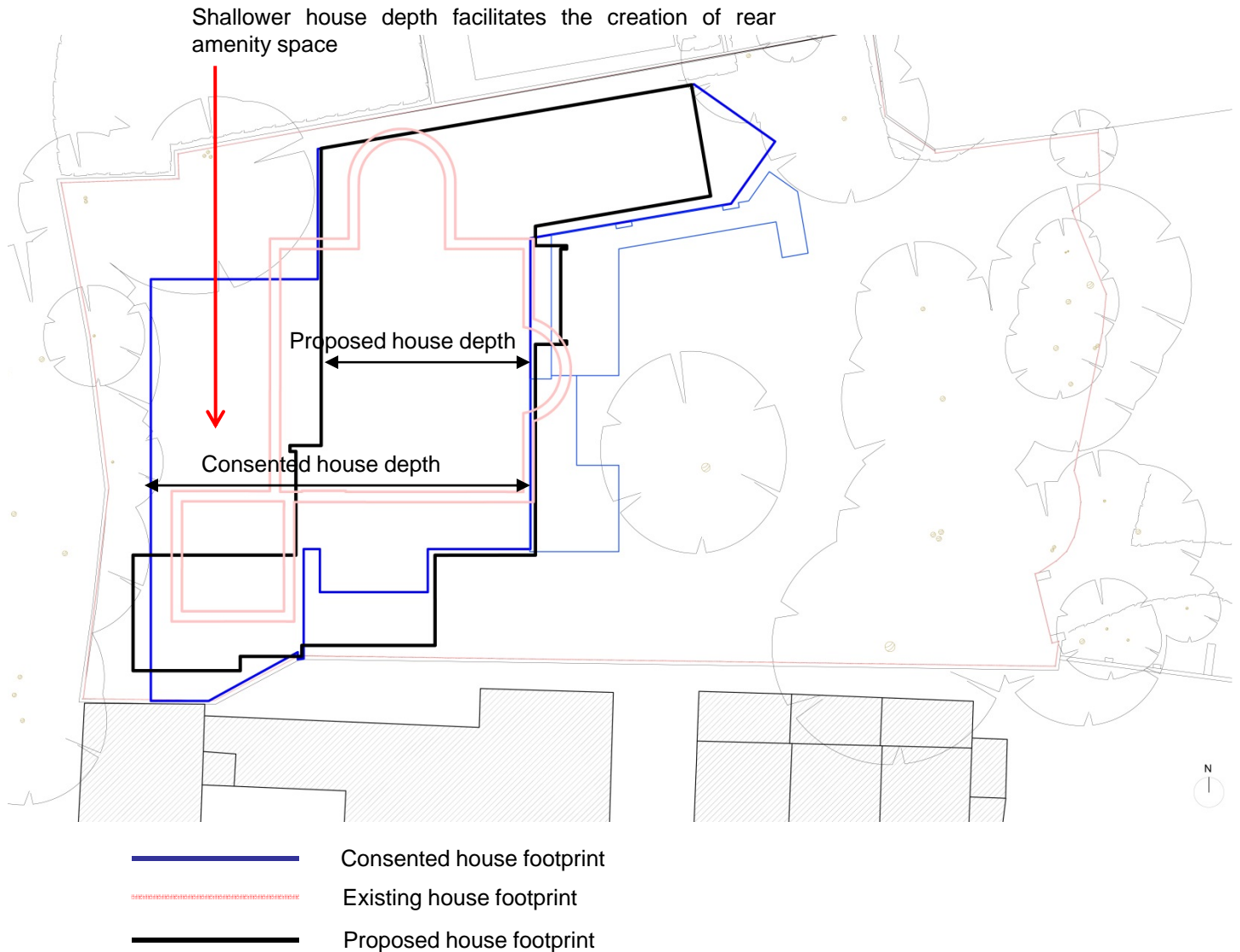
The consented proposal has involved new built family residence, three storey high plus basement accommodation. Similar to the existing house, the consented house was sited at the top of the site / garden with slightly larger footprint than the existing. The architectural style was contemporary with top floor set back from the main building volume and expressed in the form of roof pavilion.

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Planning history

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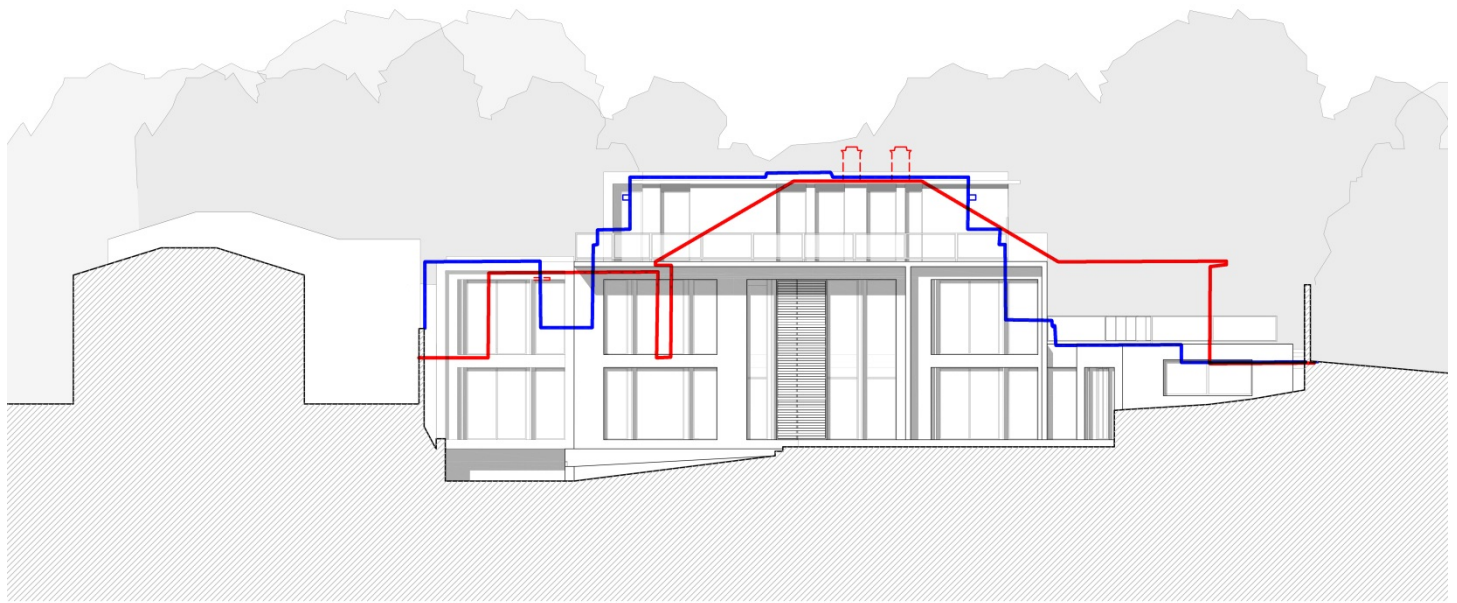
The siting of the proposed house follows the existing and the consented house position. Integrated into a sloping site, the house responds to the natural topography of the site, to create access and enjoyment of all the varying levels of the garden, both at front and rear and it takes advantage of all of the site's natural features. Whilst at front the proposed building line is matching the existing and the consented, the proposed building line at rear is set further away from western boundary than the consented scheme. This is achieved by reducing the depth of the house. The reduction of house depth assists to create an additional, rear amenity area and facilitates a greater distance between the proposed house and the adjacent residential block which sits across the rear boundary of the site.

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Design and Access Statement

Proposals - Siting

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Proposed: East Elevation

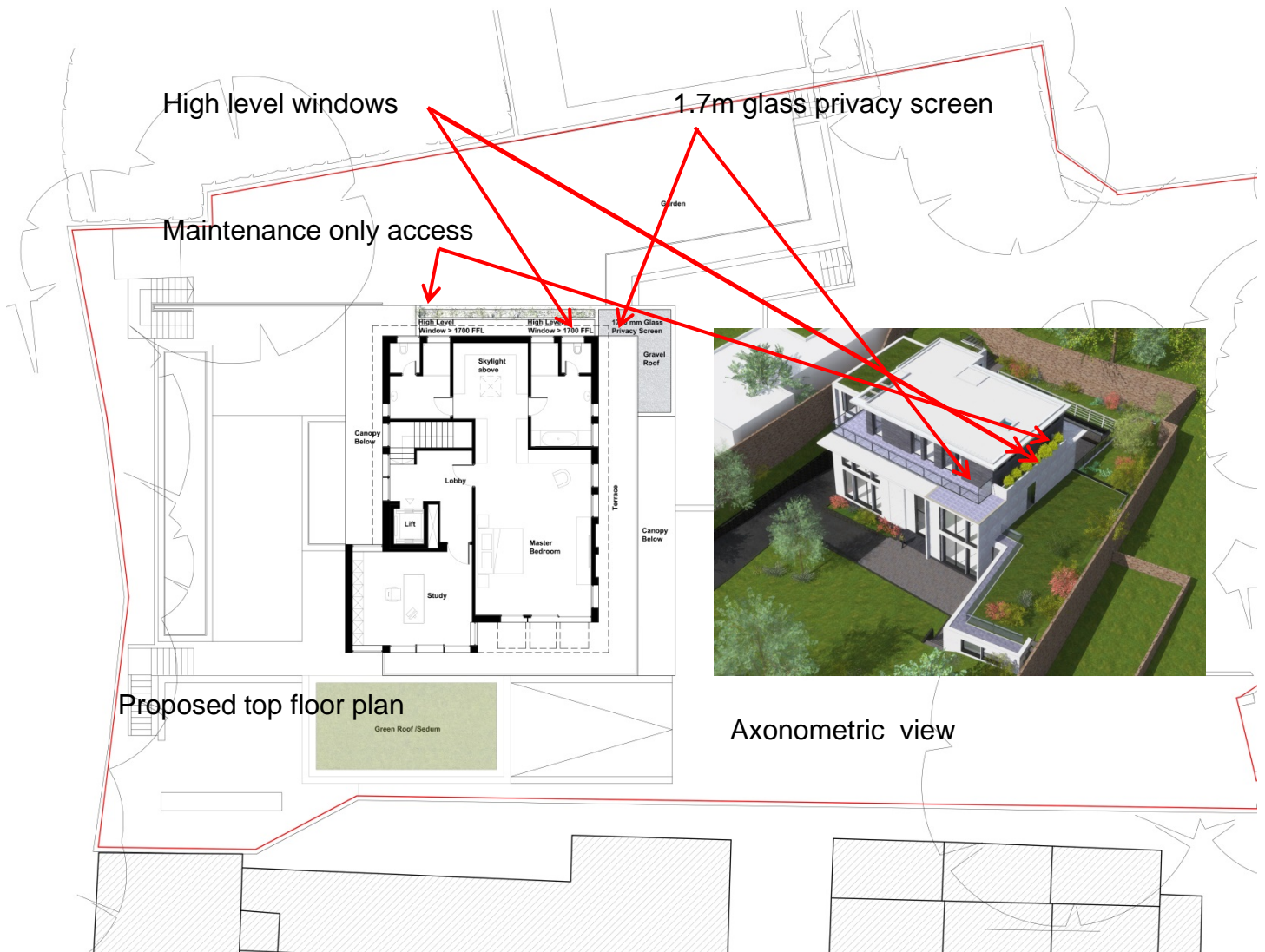
Proposed front elevation and comparative building outlines

- Consented scheme outline
- Existing house outline

In terms of height, mass and bulk the previously consented scheme has carried a relevant reference to the existing house. Consequently, it was considered that new designs should adopt and replicate this approach. Therefore, the new proposal took a strong and clear lead from the consented scheme. The proposed building is 3 storeys high with the top floor set back from the main building volume. This arrangement fully reflects the consented scheme principles and sets the proposed height, mass and bulk within the established perimeters.

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Design and Access Statement
Proposals – Height, mass and bulk



In developing the proposed designs a specific attention has been given to improvements of privacy, outlook and daylight aspects of the scheme. This relates to both, future occupiers of the house, and, perhaps even more importantly, to the neighbouring properties too. Some of the consented top floor terraced areas are completely removed and the views are carefully focussed onto the existing lawn garden to the east and opening onto a new proposed rear courtyard garden to the west. This was achieved by setting the proposed building further back from the western boundary in comparison to the existing dwelling and the consented scheme too. Where necessary, appropriate screening and high level windows are proposed in order to alleviate any potential overlooking concerns. It is considered that these interventions will significantly enhance the privacy and overlooking aspects when compared with the existing or the consented scheme. Initial daylight studies have also confirmed that the proposed designs will have no adverse impact in this respect.

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An artist impression of the front garden



An artist impression of the rear courtyard

The site's topography and its existing gardens offer the opportunity to further enhance the amenity aspects afforded by the 'walled garden' feel of the site. The protection and preservation of all important existing trees and the inherited mature garden setting are the paramount of landscape design. The design of the proposed family home evolved to take advantage of all of these attributes, and to connect the proposed accommodation to sheltered views to the mature gardens, lawns and existing trees. The proposed extensive green roof areas would further add to the scheme's landscape qualities.

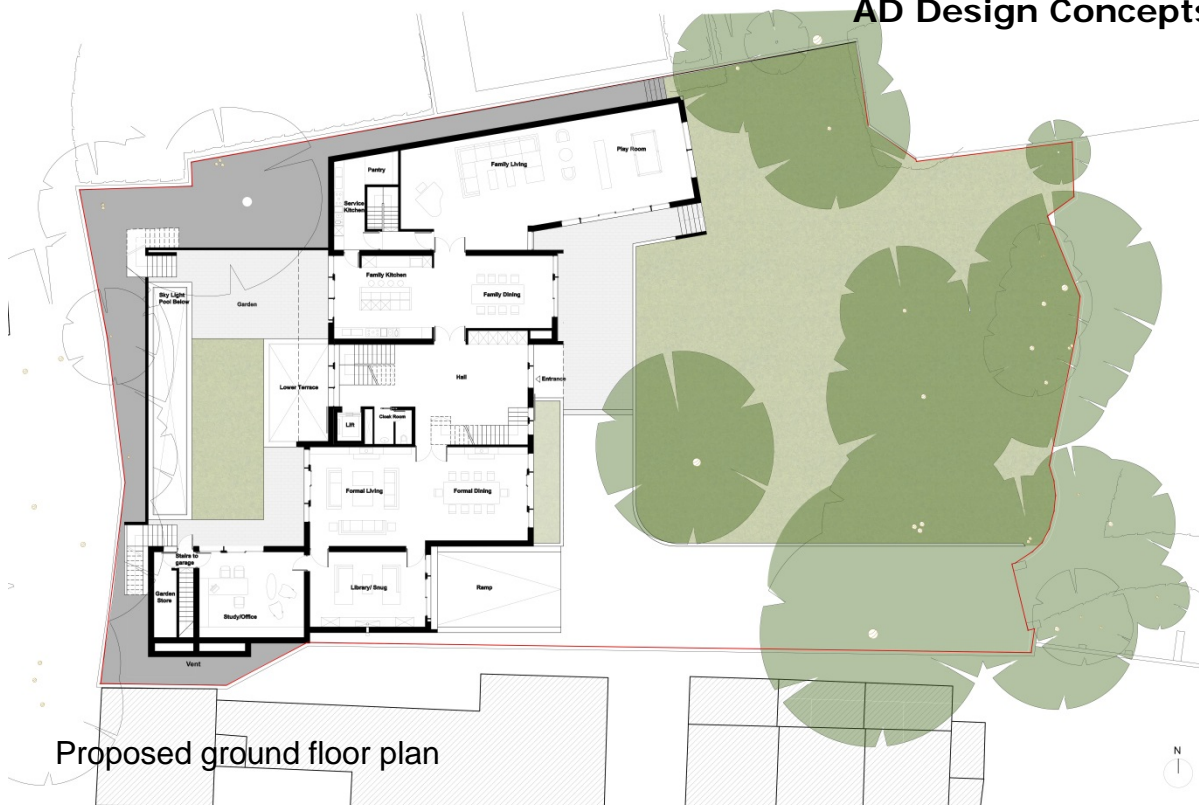
For more details on the landscape and arboriculture aspects of the proposed scheme please refer to the enclosed **Arboriculture Impact Assessment Report**.

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Design and Access Statement

Landscape

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In terms of accommodation levels and square footage the proposed house largely reflects the consented scheme. The overall square footage of the consented scheme was in the region of 17,900 sq ft and the proposed square footage of modified house is in the region of 17,500 sq ft. Whilst the consented scheme, due to surface parking arrangement, had smaller basement the modified house, because of its reduced depth, has smaller area above ground.

The accommodation would be spread over four levels including basement floor and roof pavilion space. The principal rooms would occupy the ground floor. The lower ground floor (basement) would accommodate family's leisure and entertainment areas together with garaging and plant rooms. A number of bedrooms would be spread over top two floors. Emphasis has been placed on quality of light throughout the principal accommodation, reducing the building depth, and making the most of the site orientation with evening and morning sun. The proposed garden terrace setting provides opportunities for natural light to penetrate the whole of the house and offers views out and connection to the landscape.

The site enjoys good transport connections with Hampstead underground station giving access to the Northern line. Several bus routes also run close to the site along Finchley Road, Rosslyn Hill and Fitzjohn's Avenue, most of which run low floor buses offering improved accessibility to the mobility impaired. London Cycle Network routes pass nearby the house. Ample secure cycle storage is provided at entrance level. There is a level access into the house. A lift is provided for vertical circulation and the building will be designed to meet Building Regulations part M standards, including level wheelchair access to garden terraces.

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Design and Access Statement
Accommodation and Access



An artist's impression of the front elevation

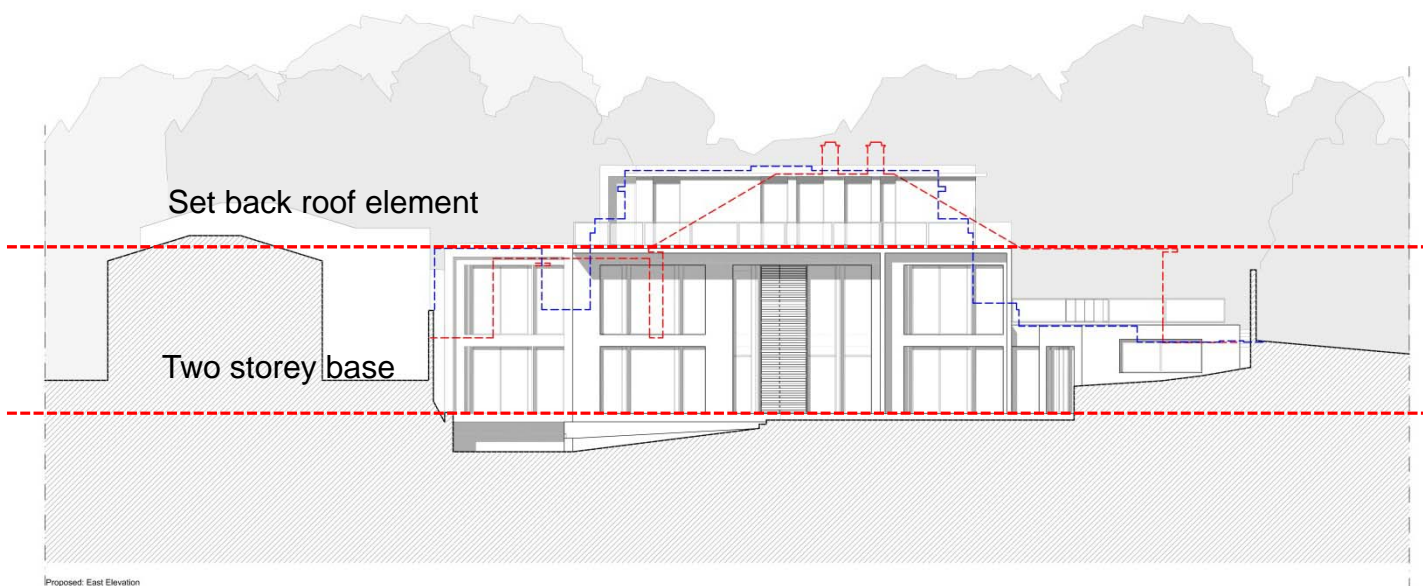
Similar to the consented scheme the proposed scheme adopts a contemporary architectural style. A palette of materials is proposed to create a design of contemporary restraint. The 'walled garden' feel of the site is retained creating family home designed to offer the perfect blend of privacy and views. A relative simplicity of the design is contrasted with more complex detail and the building form that adapts to the specifics of its external context and internal arrangement. Large fenestration elements allow a generous daylight penetration and harmonious visual and physical integration between the building's exterior and interior.

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Design and Access Statement

Architectural Treatment

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Proposed front elevation – building composition adopts consented scheme principles

Following the consented scheme principles the building composition is arranged as two storey + roof element. The roof element is expressed in contemporary manner, in the form of lightweight set-back pavilion. Large areas of green roofs will assist the building's visual integration with its garden context and improve sustainability aspects of the scheme. The house will be expressed in high quality materials including stone cladding, insulated render, glass and hi-tech louvers system to provide shading to interior and to reduce heat gain on elevations exposed to sun.

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Architectural Treatment

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An artist's impression of the proposed rear elevation and courtyard

The proposed scheme is conceived and designed by taking a strong reference from the 2011 consent. All relevant aspects established within the consented scheme have been adopted and followed. It is viewed however, that the proposed modifications will improve privacy and amenity aspects of the scheme, make the landscape more integrated and address its context in more positive way. Overall, it is considered that the proposed scheme adequately addresses the site's constraints and creates an opportunity to redevelop the land in a sustainable and economical manner. In terms of the Conservation Area character, it is considered that modern, 21st century house, expressed in a contemporary architectural style, would make a positive contribution and add an enhancement to the eclectic architectural nature of the locality.

The proposed house would be executed to the highest standards in terms of design detail and materials. Importantly also, the building process would incorporate the latest technological advances in respect of carbon emissions reduction, making this family home truly sustainable and energy efficient.

The house would be fully compliant with the Life Time Homes Standards and would provide a full disabled access and facilities.

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Summary