

Amendments to 9 Frognal Gardens, LONDON NW3 6UY

Design Statement 15.10.12

This design Statement has been prepared to support the planning application for the above works.

Use

This property is a single family semi-detached dwelling house. It is in a conservation area, but it is not in a zone of flood risk.

Site

9 Frognal Gardens has a site area of 687m²

The house is half of a pair of semi detached properties. These are themselves matched to another pair of similar houses in a mirrored plan arrangement. The houses date from the 1950's, and are of no obvious architectural merit.

The house has not to our knowledge been previously extended nor had major external amendments.

Proposal

The proposed works comprise:

- Replacement of existing doors and windows, including the amendment of window openings and removal of existing front porch structure.

The existing external doors and windows require upgrading for environmental performance.

The existing arrangement of windows was poorly considered when originally designed, and is unsuited to the amended internal layout we propose. The existing front porch is a mock classical element added we believe recently.

The proposed revised window layout introduces better proportioned and symmetrically arranged windows to the front elevation where they cannot be read with the neighbouring property. Similarly, to the side elevation where this property joins the matching semi-detached house, we are amending the fenestration, but in a manner which remains in harmony with the paired property. The front porch will be replaced with a simple bracketed porch structure, traditionally finished in lead.

- Installation of 2 new roof windows to rear roof slopes.

These will not be visible from outside the application site

- Demolition of small ground floor boiler house in rear light-well.

This structure is no longer required as the existing boiler is being replaced by a new smaller condensing boiler.

- Installation of new insulated external render system.

The existing external walls have no insulation. This render system will be applied after amendment of the window openings. The finish will be painted, as existing.

- Creation of new pedestrian entrance with brick gate posts and wrought iron gates.

Existing pedestrian access to the site is via the large vehicular gate. This is inconvenient and unsatisfactory. We propose to create a new dedicated pedestrian access by forming a new opening in the existing brick boundary wall, constructing two new brick piers with reconstituted stone cappings, and installing new wrought iron gates. We expect the design of the cappings and wrought iron gates to be subject to a condition requiring approval of details.

Scale and Appearance

The proposed works are not at odds with the scale and appearance of the property.

The scale and appearance of the proposed pedestrian gate is in proportion to the height of the existing boundary wall and similar structures in the area.

The appearance of the existing property will be improved by the amended fenestration.

Flood Risk, Ground Water, and Structural design

The site lies outside any zone of flood risk according to the information provided by the Environment Agency.

David Long Architects October 2012