



Manor Farm - 42 Frognal Lane
Design & Access Statement
 May 2010

CONTENTS

Introduction	3
Location Plan	4
Aerial Photograph	5
Site Survey	6
Site Photographs	7-8
Planning Constraints & Conservation	9
Structural Integrity & Access	10
Listed Building	11
Proposed Drawings	12-23

INTRODUCTION

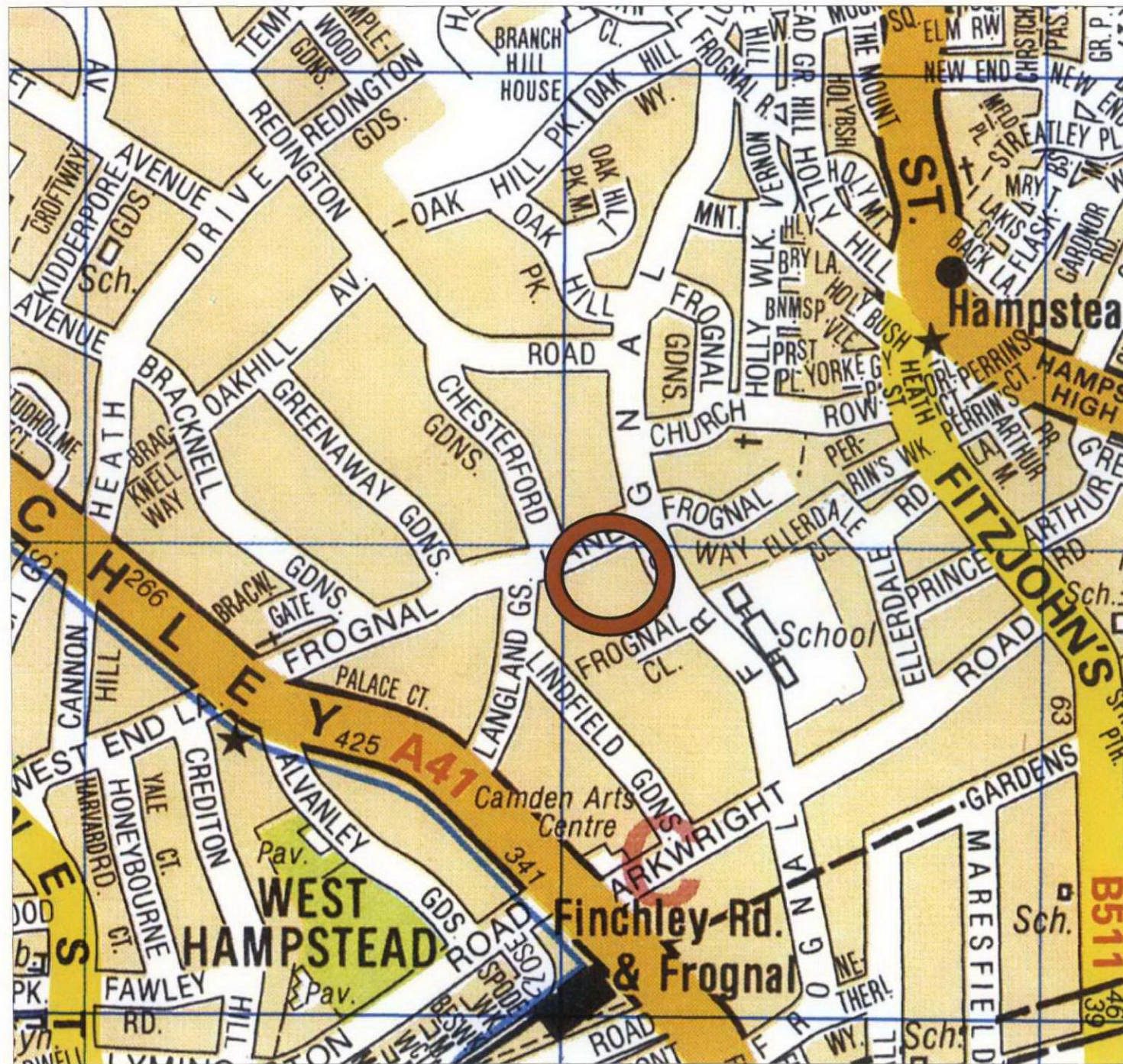
This document supports an application for planning permission and listed building consent to modify and extend a consented basement swimming pool suite at Manor Farm, 42 Frognal Lane - a Grade II listed house located within its own grounds. It also sits within sub area 5 - Frognal - of The Hampstead Conservation Area.

The proposal is entirely below ground and so will have no impact on either the fabric or setting of the listed house.

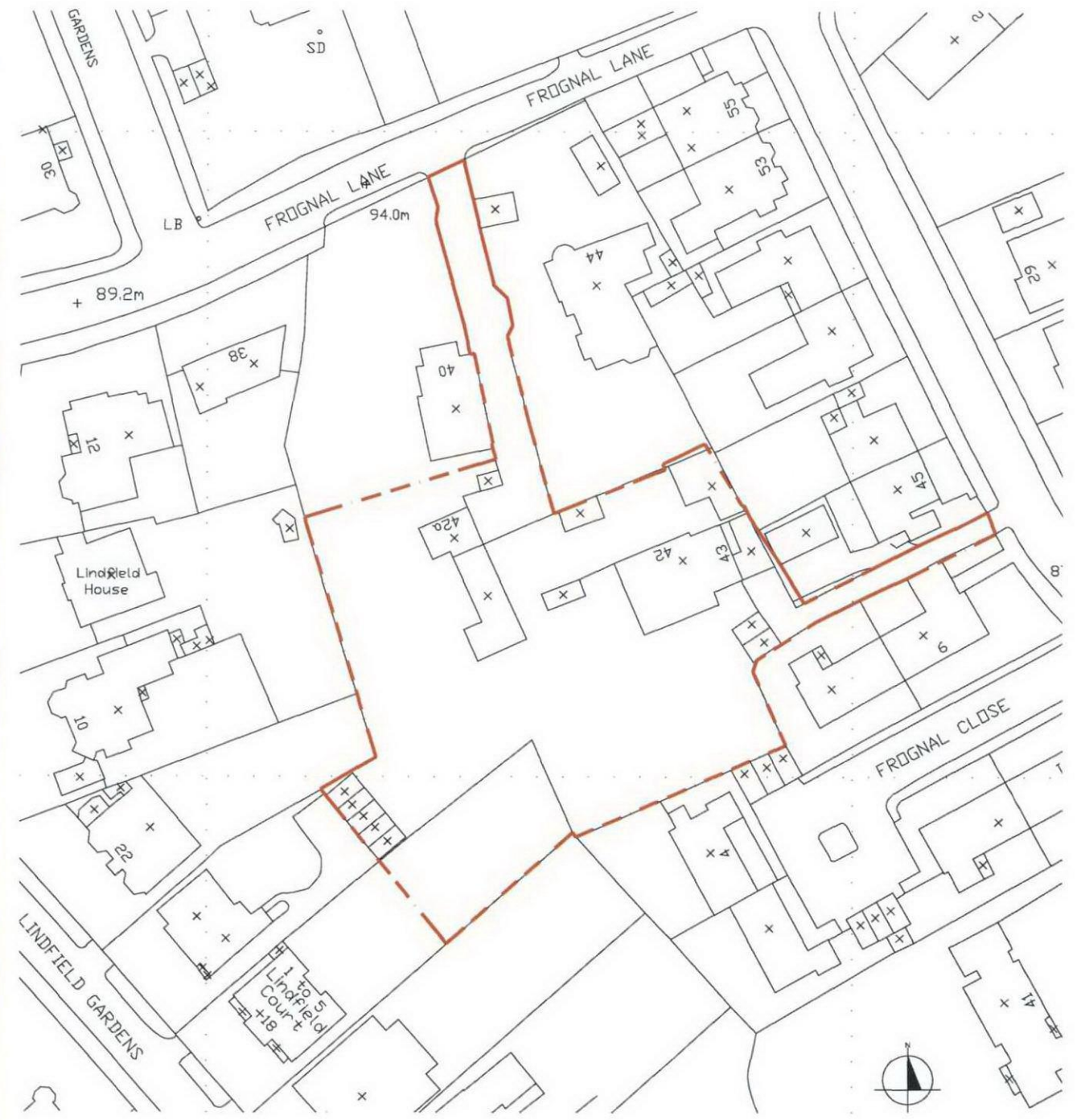
The application should be considered in relation to two previous consents:

-2009/3746/P is for modifications to the interior arrangement of the house and for the demolition of the most recent single storey extension and its replacement with a basement swimming pool and single storey extension above.

-2010/1246/L is for a revised set of modifications to the house interior.



Location Map



Location Map

Location

The site is located within the Frognal area of Hampstead, off a narrow lane leading from Frognal Lane, set within an area of considerable quality and variety. The area has diverse urban form and extreme topography. The site itself is situated on what was a steep hill, flowing away from the built area towards the South and West.







Manor Farm NW3 6PP-Planning Document

Site Photographs



Manor Farm - Design & Access Statement

Planning Constraints

Local Policies

Camden's Replacement UDP 2006 has been developed in line with national and regional policies, but are specific to the borough. The following policies are taken from the UDP which are relevant to the application.

Section 3 - Built Environment
B1 General design principles
B2 Alterations and extensions
B6 Listed Buildings
B7 Conservation Areas

Conservation

The house and curtilage are listed and lie within the Frognal sub area of the Hampstead Conservation Area. As such, any permission for demolition would rely on the contribution made by the part of the structure to be demolished and the suitability of its proposed replacement.

Demolition of the existing swimming pool extension has already been granted by the consent referred to previously. Under the current proposal, the replacement single storey building would be largely the same as consented with the garden elevation divided into four bays.

The only consideration is whether the additional basement area harms the setting of the listed house or the Conservation Area. As it is located underground, the extension is not visible and therefore, will have no impact on the listed house or Conservation Area. The basement extension falls under an existing terrace ; consequently, there will be no adverse impact on soft landscaping.

An arboricultural report accompanies the application and includes a tree impact assessment, which shows that no trees will be adversely affected by the development.

770A/520
vkhp-consulting
civil and structural



The Forge • Little Mount Sion • Tunbridge Wells • Kent TN11 1YS
01892 521841 • Fax 01892 533149 • tw@vkhp.co.uk

340 High Street • Dorking • Surrey RH4 1DX
01306 881012 • Fax 01306 881190 • dkg@vkhp.co.uk

Millstream House • 12 North Street • Storrington
West Sussex RH20 4NZ
01903 740090 • Fax 01903 740091 • sto@vkhp.co.uk

PLEASE REPLY TO DORKING

DB/KK/T737210

20 May 2010

Mr C Erridge
PKS Architects LLP
10 Deane House Studios
Greenwood Place
London
NW5 1LB



Dear Mr Erridge

RE: MANOR FARM, 42 FROGNAL LANE, LONDON NW3 6PP

Further to your copied e-mail to Mr Sartori di Borgoricco of 17 May 2010, we note concerns raised regarding the proximity of the proposed extended swimming pool basement line to the main house foundations.

It should be noted that the proposed extended and re-orientated swimming pool does not pose any greater risk to the main house stability than the previously consented scheme, and we can confirm that all load cases will be considered during the design of the basement structure. In the event that the new pool cuts through an approximate load line of 45° from the main house foundations, the design would account for any lateral loading from the main house.

We trust this letter is sufficient for your requirements, but if you require any further clarifications on this matter, please do not hesitate to contact us.

Yours sincerely

DAVID BARNARD, I.Eng.A.M.I.Struct.E.

Structural Integrity

The project structural engineer has reviewed the proposals and confirmed that they do not jeopardise the stability of the house or pose a greater risk than the previous basement consent. Please see adjacent letter.

Access

The proposals have no impact on the accessibility of the house or movement within it.

www.vkhp.co.uk

vkhp consulting ltd incorporating douglas rose & partners LLP

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Listed Building status

The house was Listed Grade II on 14th May 1974, before the extensions were built. The Listing is

Reference No. 798-1-54037

Policy B6 - Listed Buildings

The Council will only grant listed building consent for:

- a) Alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.
- b) The council will not grant planning permission for development that it considers would cause harm to the setting of the listed building.

Listed building details

Location: (South side (off)) No.42 Hall Oak
Street: Frogmal Lane
Grade: II
Reference No: 798-1-54037
Date of listing: May 14 1974 12:00AM

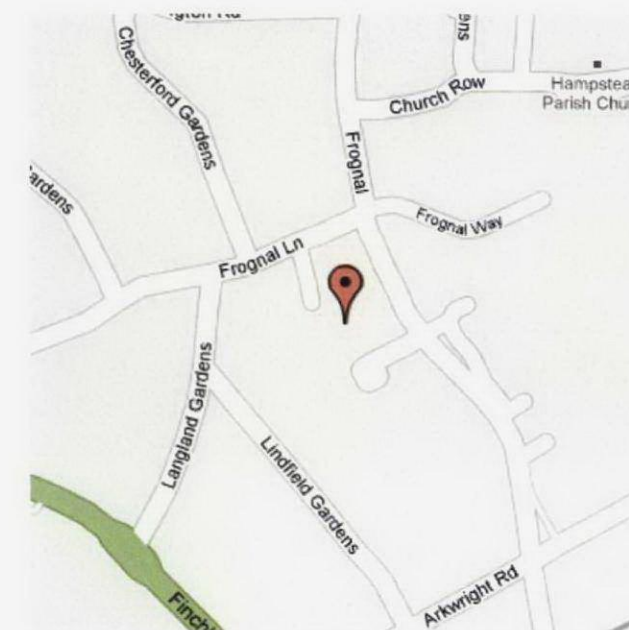


[View a full sized photograph](#)

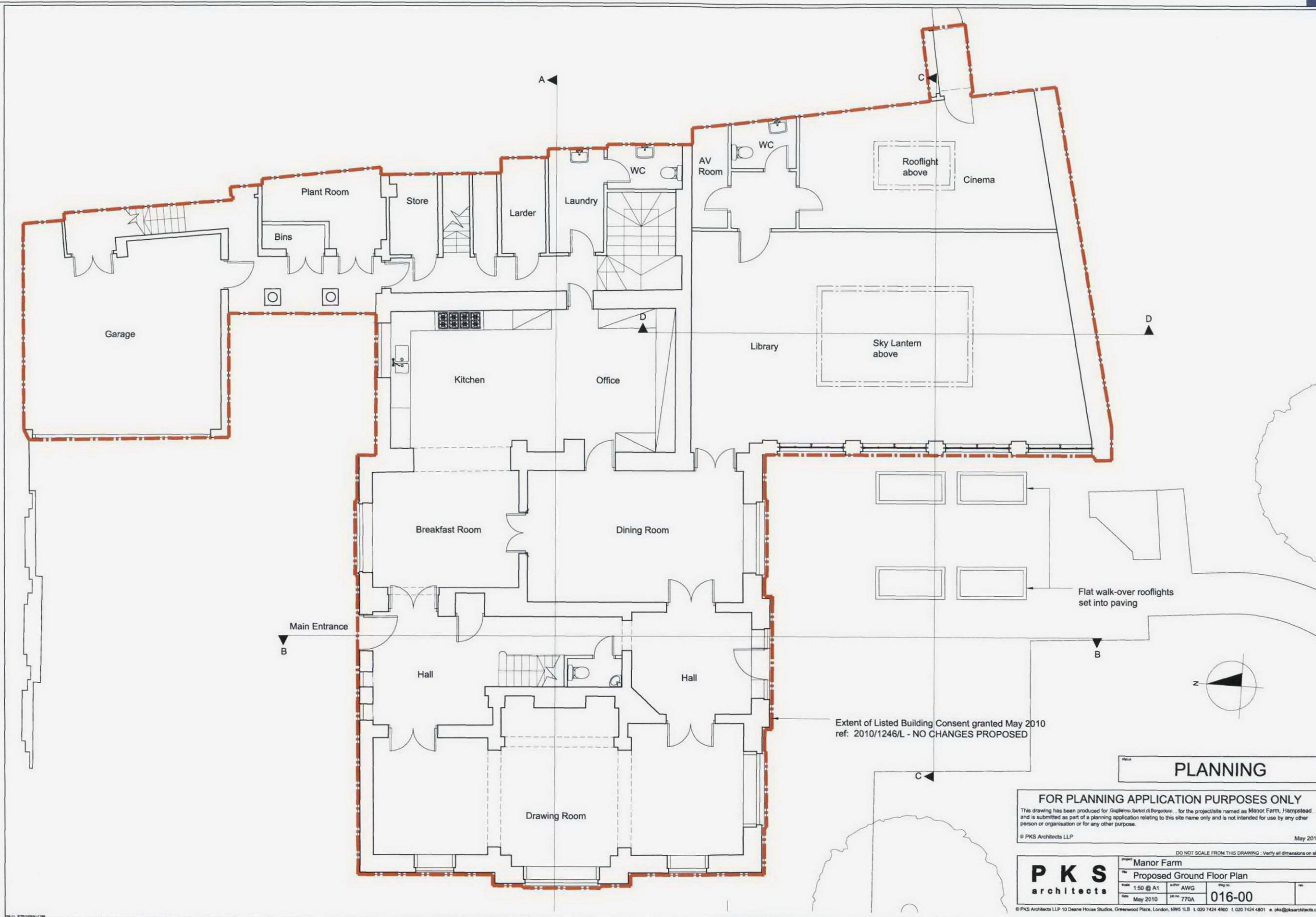
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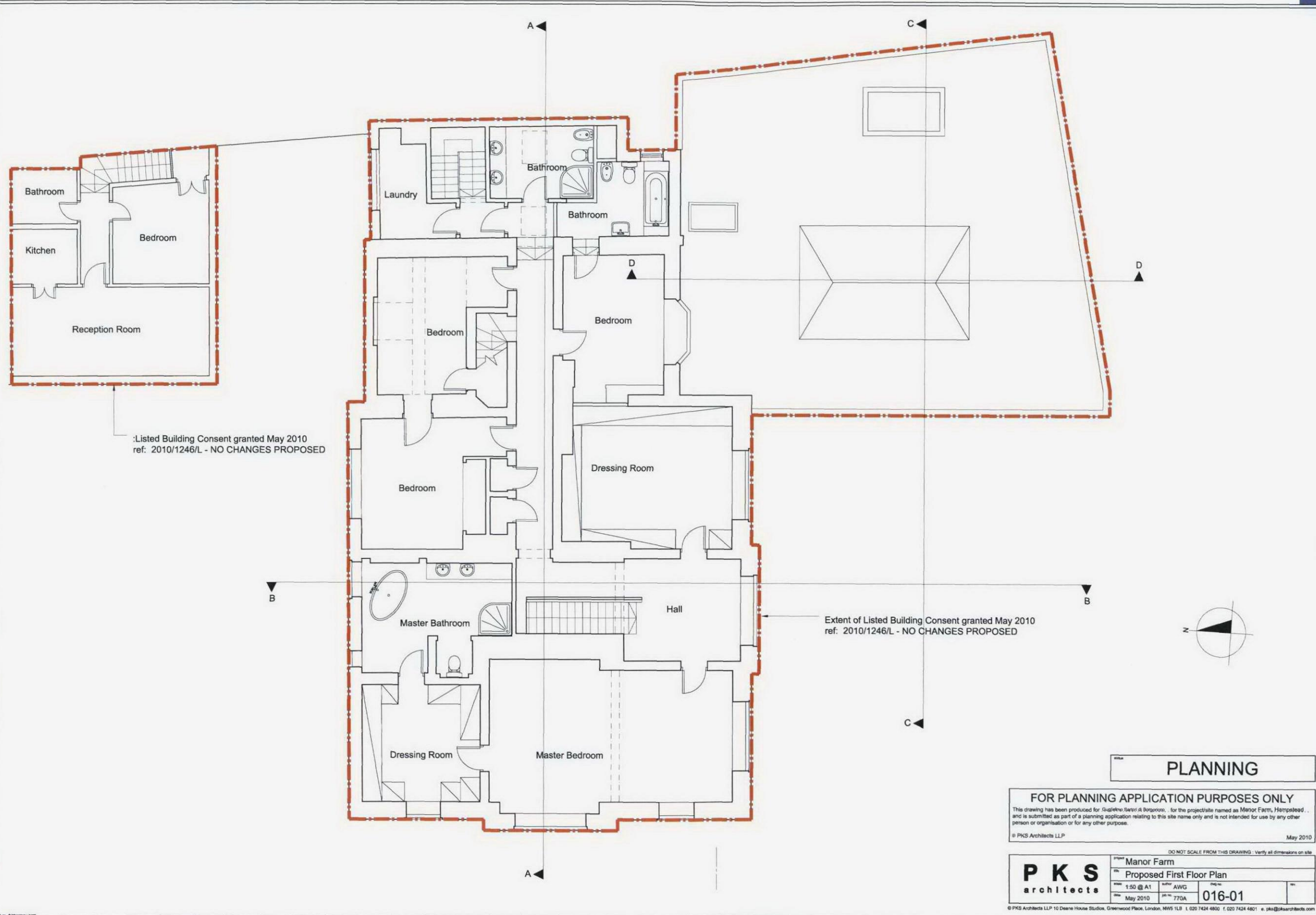
Formerly known as: Manor Farm FROGMAL LANE. Detached house. 1881. By Basil Champneys for himself; late C20 alterations and additions. Red brick. Hipped tiled roof with coved wooden eaves cornice, Flemish gables and 4 centrally placed tall brick chimney-stacks with angle pilasters and cornices, originally linked by balustrading. EXTERIOR: 2 storeys and attics. Irregular facade of 3 windows plus single window left hand extension. Central entrance with bracketed hood to panelled door with overlight. Transom and mullion windows with cornices; left hand 1st floor and attic windows of Venetian type. To right, a rubbed brick plaque with scrolled pediment inscribed "AD 1881 BC". Right hand return has central slightly projecting bay rising full height into Flemish gable; ground floor and attic windows of Venetian type. Garden front with central slightly projecting bay rising full height into Flemish gable and at ground floor having a slightly projecting porch with square-headed doorway flanked by sidelights continuing around cheeks. Windows of Venetian type apart from central 1st floor transom and million window with rubbed brick pediment. Right hand extension with similar rubbed brick plaque to front. INTERIOR: not inspected.

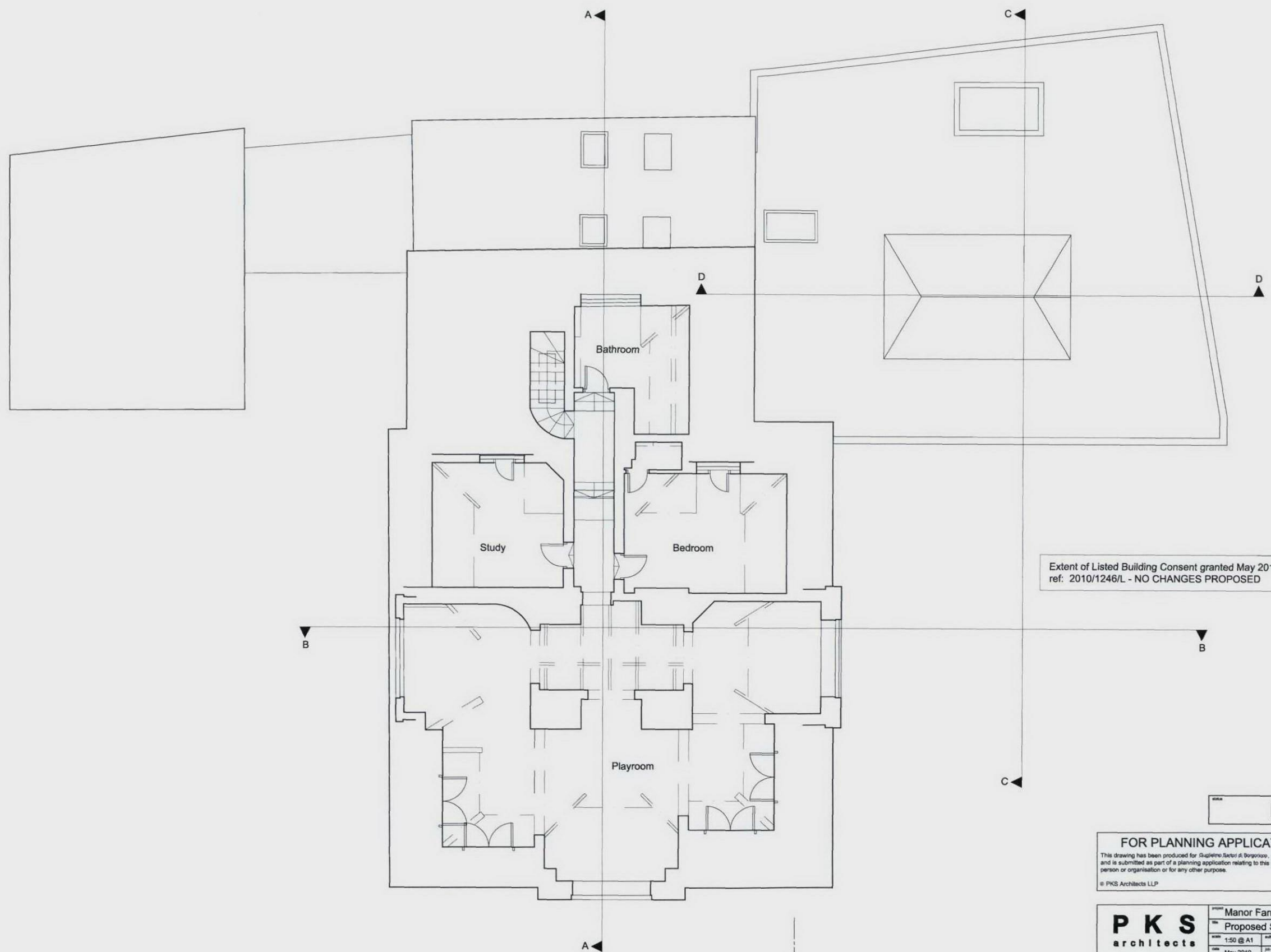
Location of Listed Building



Proposed Drawings







PLANNING

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May 2010

DO NOT SCALE FROM THIS DRAWING. Verify all dimensions on site.

PKS architects		Project	Manor Farm
		Title	Proposed Second Floor Plan
Scale	1:50 @ A1	Author	AWG
Date	May 2010	Job No.	770A
		Draw No.	016-02

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West Elevation

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		Site	Proposed West Elevation
Scale	1:50 @ A1	Author	AWG
Date	May 2010	Job No	770A
		Drawn by	017-00

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Extent of Full Planning Permission granted November 2009
ref: 2009/3746/P

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PKS architects	project	Manor Farm	
	title	Proposed South Elevation	
	scale	1:50 @ A1	author AWG
	date	May 2010	017-02

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NO ALTERATIONS TO EXISTING

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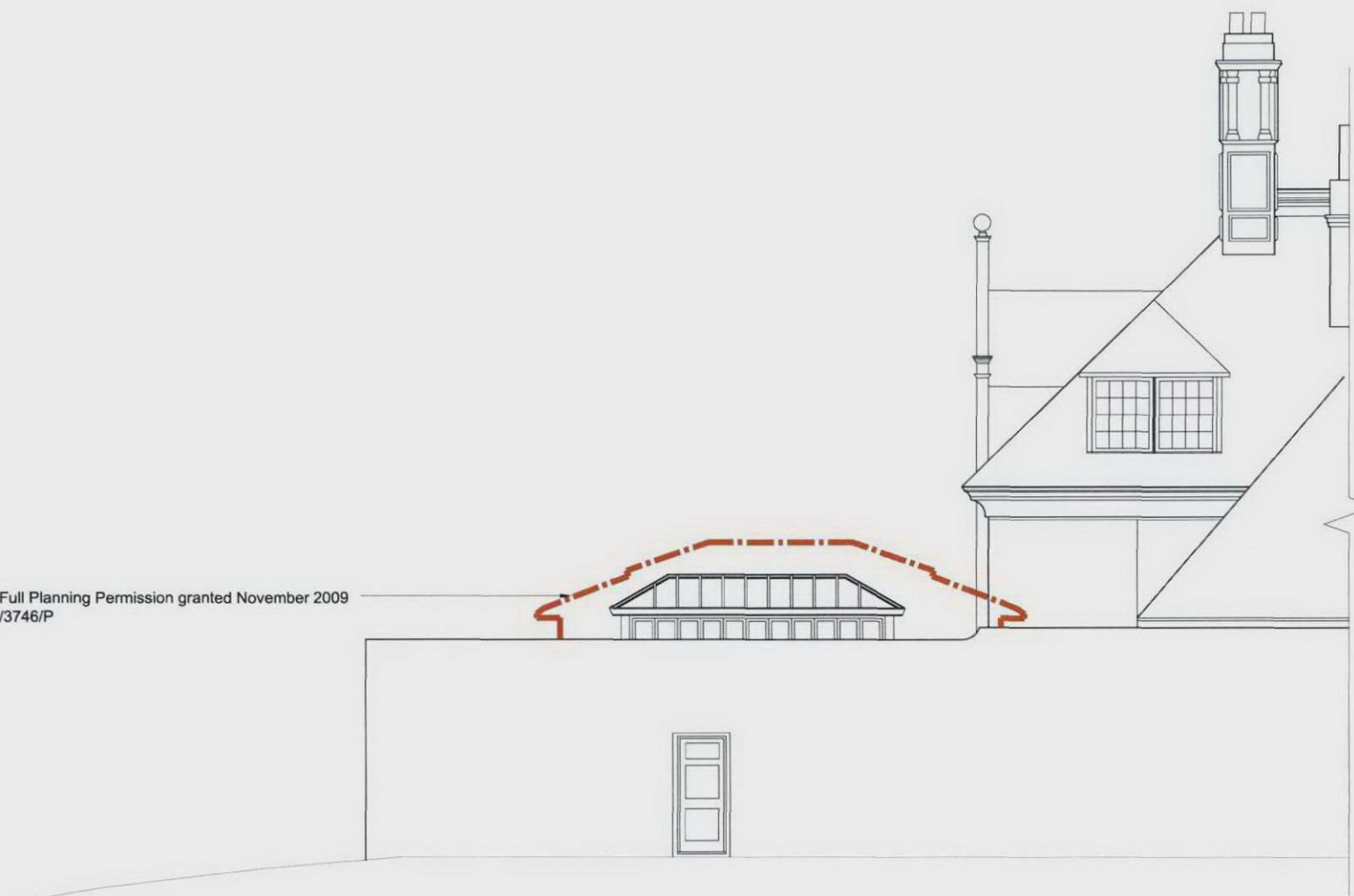
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Project Manor Farm			
Proposed North Elevation			
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Date May 2010	Rev 770A	017-01	

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Extent of Full Planning Permission granted November 2009
ref: 2009/3746/P



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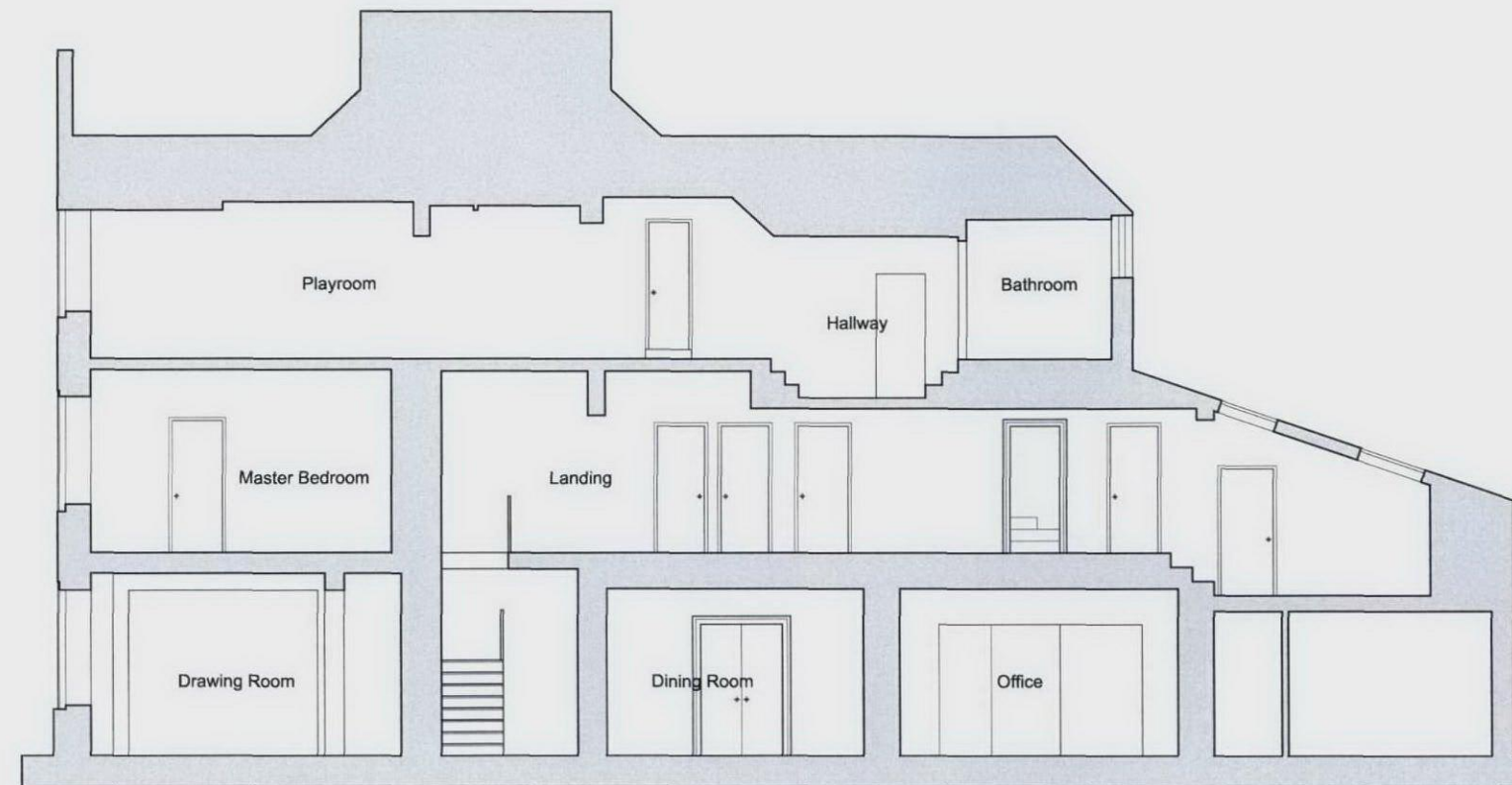
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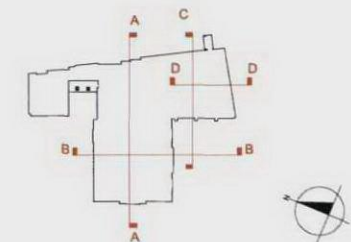
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Manor Farm			
Proposed East Elevation			
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date	May 2010	job no.	770A
		drawing no.	017-03

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Proposed Section AA



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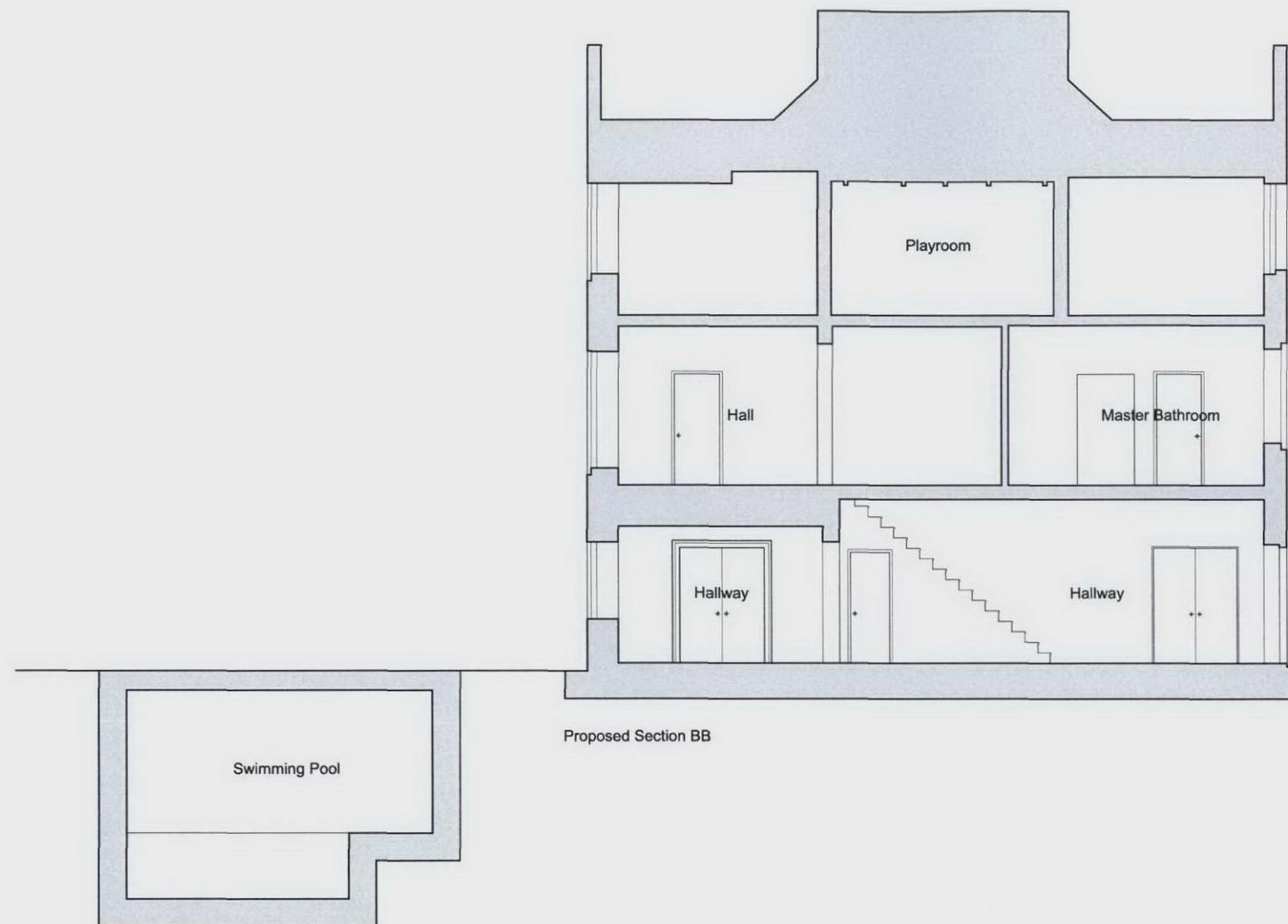
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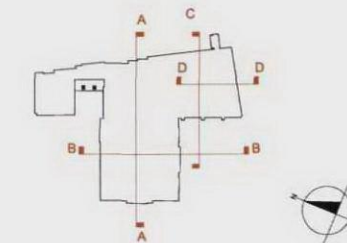
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Proposed Section BB



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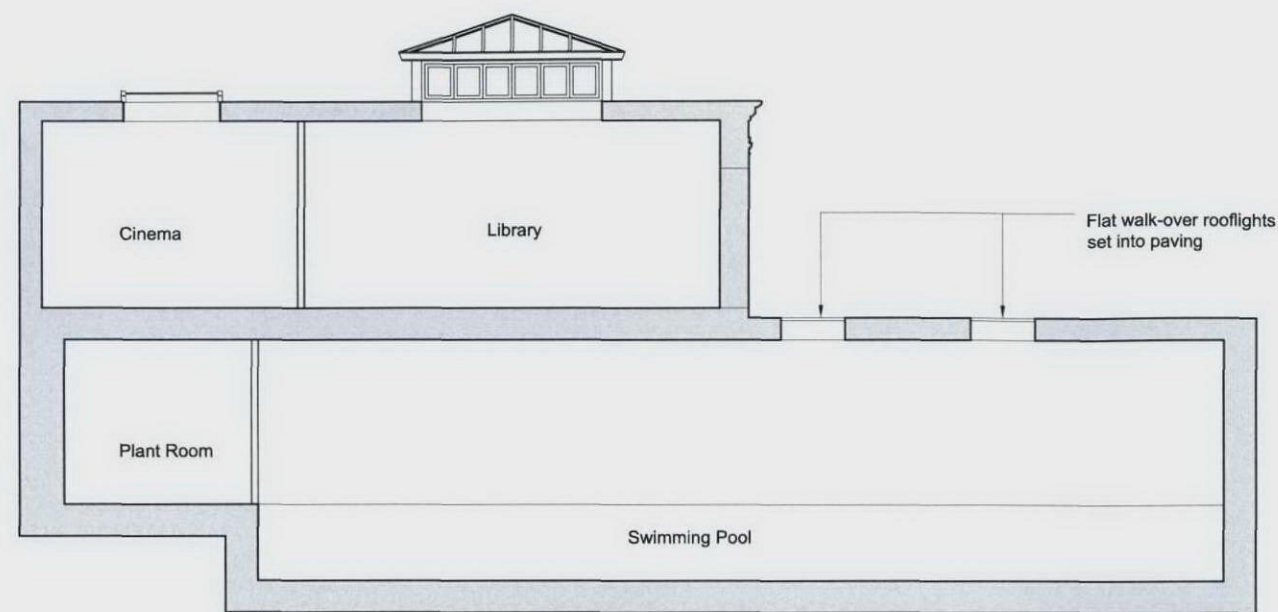
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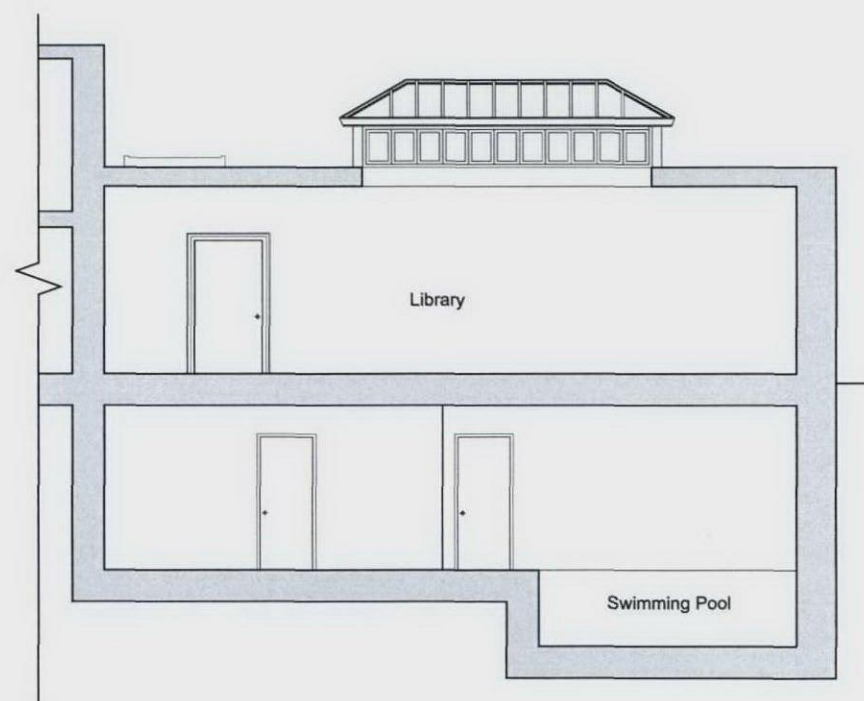
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		title	Proposed Section BB
scale	1:50 @ A1	author	AWG
date	May 2010	ref no.	770A
		drawing no.	018-01

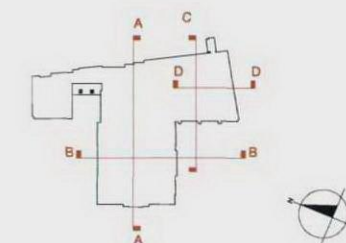
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Proposed Section CC



Proposed Section DD



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Proposed Sections CC & DD			
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date	May 2010	pkf ref	770A
		dwg no	018-02

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