

MVH/X/DAS01
12.10.07

Mount Vernon House
Design and Access Statement

Architectural Proposal

This property, located in Frognal Rise, Hampstead (NW3 6QR), is Grade II listed. Not untypical for period properties it has been subject to a number of alterations and extensions over its history. The most recent of these are documented in a series of Planning, Listed Building, and Conservation Area consents, granted by the council during the period 1996-8. The relevant Application No's are listed at the end of this statement.

This application is to carry out some alteration to the basement area of the house in conjunction with the forming of a swimming pool, and gymnasium partially under the existing footprint of the house and partially under the garden.

The alterations to the basement, as highlighted on the attached drawings, are minor in scope and mostly a rationalization of circulation space that is part of the extension built in the late 1990's (ref. permission granted 31.01.1996)

Otherwise the new accommodation being the pool, garden room and gym are located either under the existing sitting room or the external terrace, in the form of a basement extension.

The element of the proposal that does engage with the existing house at ground floor level is the glazed enclosure to the new stair descending to the pool level. This proposed 'glazed box' element, which is an extension to the front lobby that was added to the property in the late 1990's is also a transition between the original house and the studio building that was also part of the development in the late 1990's. It is for this reason that the proposed stair enclosure is a glazed structure, to define the relationship between the historic and the more contemporary.

The materials proposed for the modified terrace are as existing; being stone, timber decking, and glazed balustrading. The edge of the new basement level garden room and gym that extend at the south end above ground would be formed of rendered masonry, and painted to match the existing house.

Mechanical Installation for the Swimming Pool

The mechanical air handling plant, serving the proposed pool, will be located within the existing basement. As indicated on the application drawings, the fresh air intake and extract ducts will be taken to an existing light well, and consequently the grills for these ducts will be sited below ground level.

The attenuation of the air handling is to be designed for an acoustic level contained below the Councils standards, ie the noise level output will not be increase the existing background levels. The proposal for measuring the existing background noise levels is to use a data logging system which will be positioned from a Thursday to Monday and the recorder to log every 15 minutes. The recorded levels of noise will be used for the design of the plant attenuation system to comply with current legislation at the time of the installation.

Arboricultural and Landscape Considerations

The proposed basement extension will require the removal of one modest sized silver birch tree that is indicated on the attached drawing MVH-X-003. This tree has been inspected by the arboriculturalist John Cromar, who has confirmed that the birch tree is decayed and should be removed as routine maintenance. A letter from Mr Cromar, confirming this is included in this application. Otherwise, the proposal has been shaped by Mr Cromar's guidance that it will not endanger any other trees in the garden.

Furthermore, it is proposed to form a temporary route from basement level up to the vehicular forecourt to facilitate both the removal of spoil in forming the basement extension, and bringing materials in. This approach will both; safeguard the existing garden, and ensure that construction vehicular activity is limited to the front of the property. The temporary access route will be closed up on completion and the forecourt fully reinstated to its exiting condition and arrangement.

Resent Planning and Listed Building Consents

Reference	Date of application
HB/9570029/R2	31.10.95
L9601600	21.05.96
L9602860	20.09.96
L9603181	18.10.96
LW9702024	15.01.97
LW9702565R1	06.10.97
LW9702962	13.10.97
LW9802275	08.04.98