

# Design Report

Proposed new Front Boundary Wall at 63 Frogna, Hampstead NW3

The property at 63 Frogna is a large detached house with a substantial garden and approximately 22.5 metres road frontage along Frogna on the junction with Church Row. Because of the local topography, the house stands approximately 1 metre above road level set in a raised front garden with wide formal steps leading to an imposing front door.

This location, particularly being directly opposite Church Row, which itself rises fairly steeply away from the junction, means that the house is exposed to loud road traffic, headlights from vehicles approaching the junction down Church Row and along Frogna. The owners feel very exposed to people looking into the front windows and can not allow their children into the front garden unattended because there is no safe barrier.

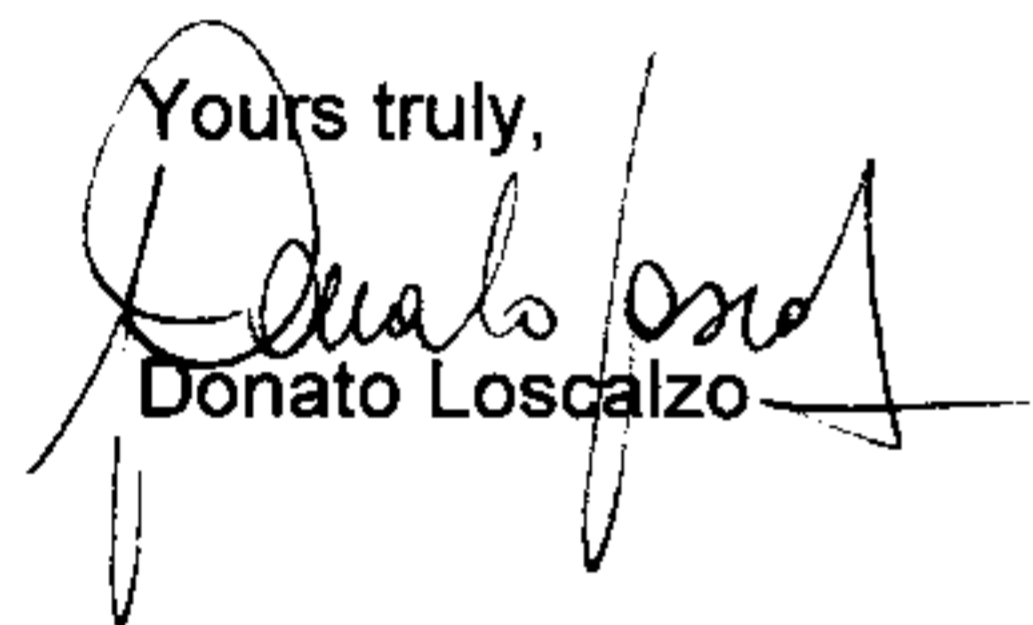
The objectives of the proposals are:

1. To provide physical security to the front garden so that the children have full rein without fear of them wandering into the street
2. To optically shield the house from onlookers and from car headlights and road noise
3. To rationalise the access for cars and pedestrians, placing emphasis on the entrance door located on the side of the house next to the garage ( a covered way across the front of the garage is anticipated as the subject of a separate application)
4. To provide ramped access to the entrance doorway
5. To provide a more spacious and pleasant front garden at a similar level without obtrusive steps and dwarf walls
6. To provide an enclosure and delineation of the property in a stature, style and manner appropriate to the location in the conservation area and the style of the house itself.

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The railing design, for example appears as a detail in the fanlight on the front entrance door. The brickwork itself is proposed to be of a somewhat darker red tone than that of the house itself, so that its impact is reduced and the lighter-coloured house rises in contrast behind. It is intended to plant the front garden with climbers and low trees to soften the aspect from both directions and provide interest, but the element of physically shielding the house with brickwork to a height defined by the middle of the windows is considered essential.

Consideration has been given to the precedent given in the locality, particularly along Frognaal itself, which is characterised by older properties with walled enclosures, some of which are also of not inconsiderable height. Opposite, on the corner of Church Row the wall is ca. 2.7 metres high and this not unusual along this part of the road. The design attempts to reduce the impact of the full height with recessed panelled brickwork features and high-level ornamental metal grilles. The entrance is to be marked by a simple slender metal arch with pendant lamp such as found in some of the traditional listed properties locally. The garage gates are to be operated and controlled electrically. The design of the pier cappings defers to the large pier of the adjoining property 65 Frognaal but reflect its style in a simplified form with hierarchical variants.

Yours truly,  
  
Donato Loscalzo