

**41 FROGNAL
LONDON NW3 6YD**



**DESIGN AND ACCESS STATEMENT
MARCH 2015**

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The following proposals have been developed by KSR Architects, in conjunction with the other consultants listed below, on behalf of our client and owner of 41 Frogmal NW3 1AW.

The proposed development seeks to split and extend the existing single dwelling into two dwellings to provide a modern, six bedroom detached family dwelling and a one bedroom duplex apartment. The proposed development seeks to ensure that the building containing the two dwellings is integrated into the wider landscape and enhances the Conservation Area.

The site is unusually large for the area, with the house well set back from the street frontage. The proposal is to retain the existing 1960's modernist style house, adding extensions to the rear, side, second floor, a new garage and a single level basement.

The property has been designed to provide both a home for a young family and their young children, as well as a one bedroom unit which meets Lifetime Homes Standards.

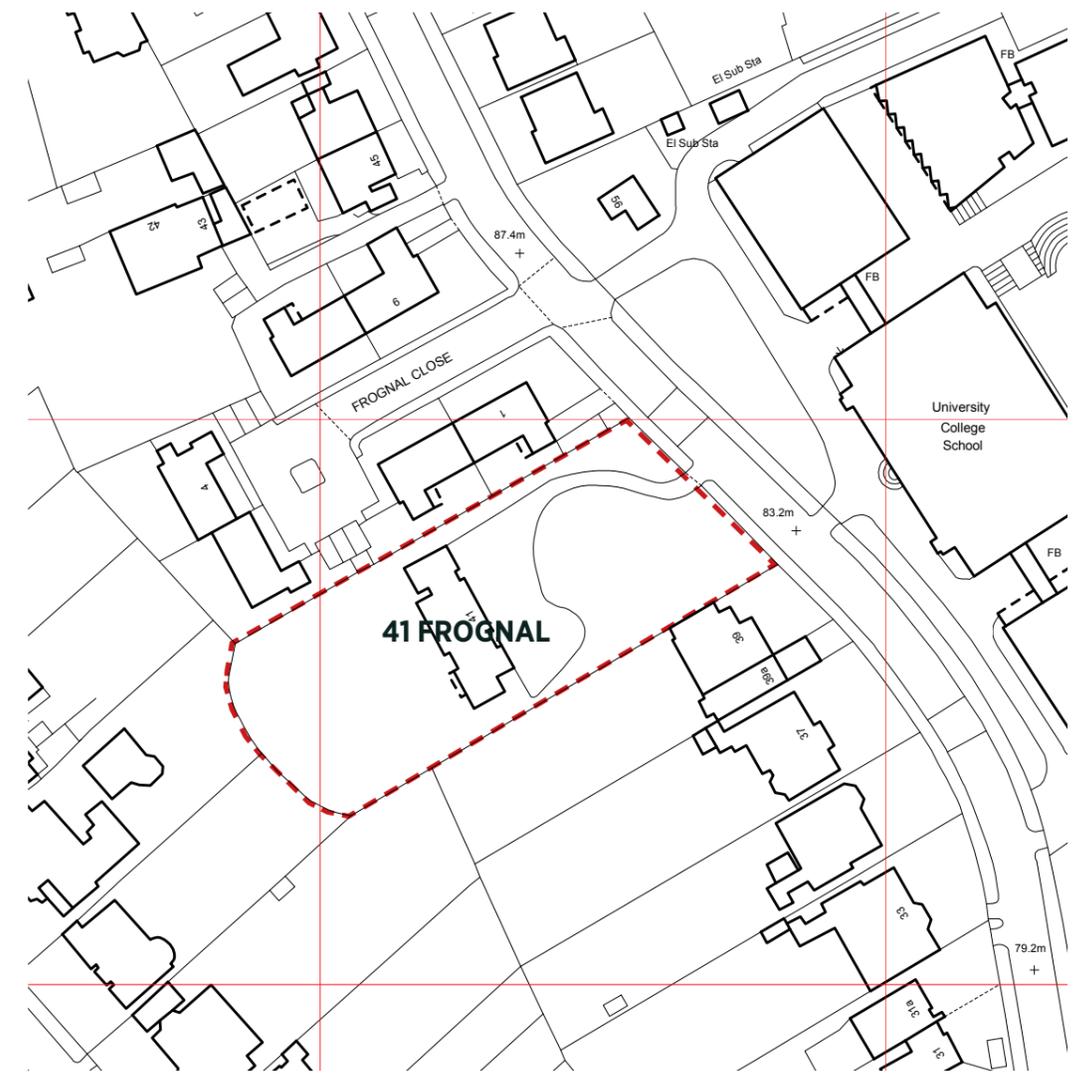
The building is located off Frogmal, with the Grade II listed properties of 1 and 2 Frogmal Close to the north, and 39 Frogmal to the south. The existing building is currently unoccupied and in relatively poor condition. The proposal seeks to introduce sympathetic extensions to the existing building, together with updating various existing facade elements in keeping with the style of the property.

The existing building is acknowledged by the Borough as making a positive contribution to the Redington and Frogmal Conservation Area, and being of some heritage significance.

The scale and composition of the extensions have been designed to be sympathetic to the existing building and its setting. In addition, the new design considers sustainability and energy efficiency at the highest level of importance.

- Design Team
- Architects – KSR Architects
 - Planning Consultants – DP9
 - Project Managers / QS – BTP Group
 - Structural Engineers – Elliott Wood Partnership
 - M&E / Sustainable Consultants – Integration
 - Heritage Consultants – KM Heritage
 - Landscape Designers – Randle Siddeley Associates
 - Arboricultural consultant – Landmark Trees

41 FROGMAL DESIGN AND ACCESS STATEMENT



SITE PLAN 1:1250



--- Site boundary - 41 Frogmal

AERIAL PHOTOGRAPHS



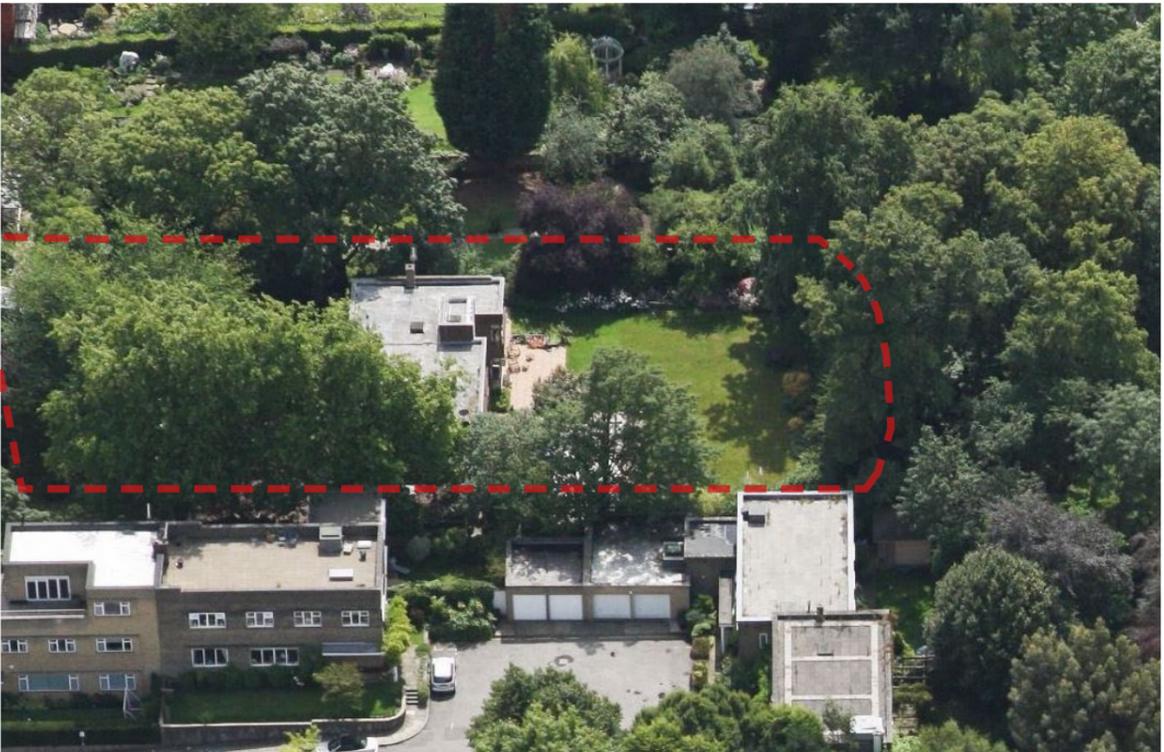
VIEW NORTH



VIEW EAST



VIEW WEST



VIEW SOUTH

SITE PHOTOGRAPHS

FRONT VIEWS



1

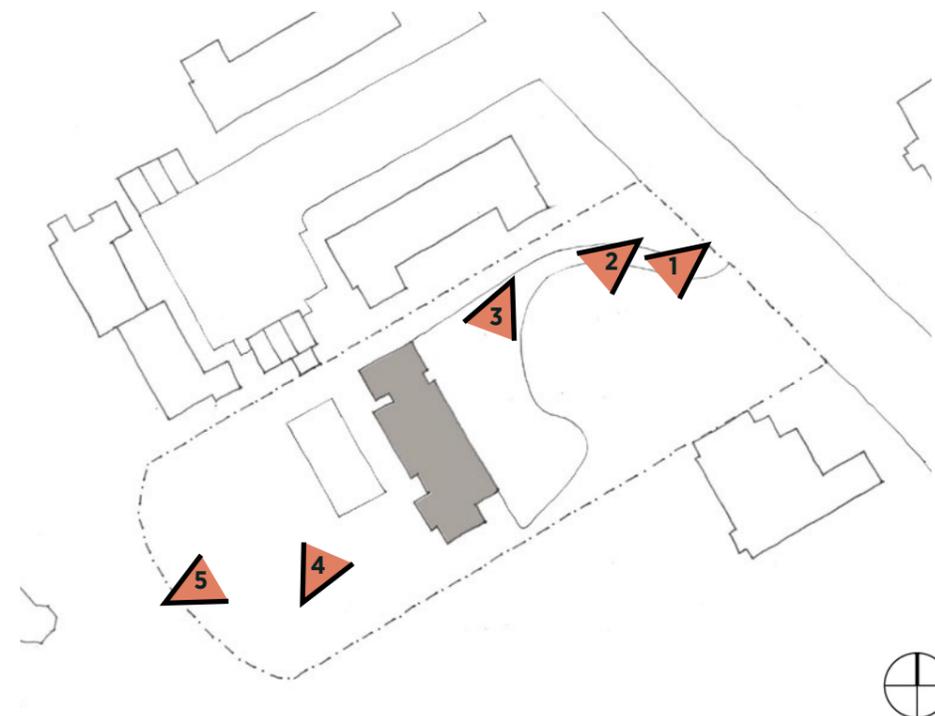


2



3

REAR VIEWS



4



5

THE EXISTING BUILDING

41 Frogmal sits 'quietly' in its mature landscape setting, set back from the road. This landscape setting in particular is recognized as a defining feature of the conservation area and is an important contributor to its character. In the context of its immediate neighbours to the north, the house is a respectful neighbour using similar buff brick and a 'modern' style.

However, it is a relatively minor example of houses designed in a modern style in the 1960s and has never been the subject of significant attention in an era when such houses have become the focus of increasing interest. It is essentially derivative in its style, lacking any notably distinctive features that would cause it to be of major interest.

However, though 41 Frogmal does not retain any internal features of note, and while not in the highest order of modern houses, it is acknowledged that the building makes a modestly positive contribution to the conservation area, and for that reason, it has been decided to work with the existing building while extending it and altering it.

The above text is taken from the supporting Heritage statement prepared by KM Heritage.



EXISTING TIMBER PARAPET



EXISTING TIMBER SOFFIT



EXISTING BRICK



EXISTING CORNER WINDOW

SITE CONSTRAINTS & OPPORTUNITIES

The site at 41 Frogmal is accessed from the west via an existing sweeping drive that brings you into the site and up to the forecourt entrance level. The existing topography slopes toward the road to the east and south with the highest point at the north-west corner.

The site has numerous established trees that form natural book ends to the site and screen the house from the street. The front portion of the site contains two A-grade trees - a beech (T15) and plane (T1) along with numerous other species. There are two significant plane trees (T8 & T9) located on the northern boundary, which also enclose the building.

The mature specimen trees to the front of the property in particular create a wild woodland setting.

A detailed Arboricultural Impact Assessment and Arboricultural Method Statement has been prepared by Landmark Trees to form part of this application, and deals with the existing trees in relation to the proposals and construction management plan.

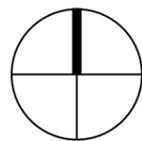
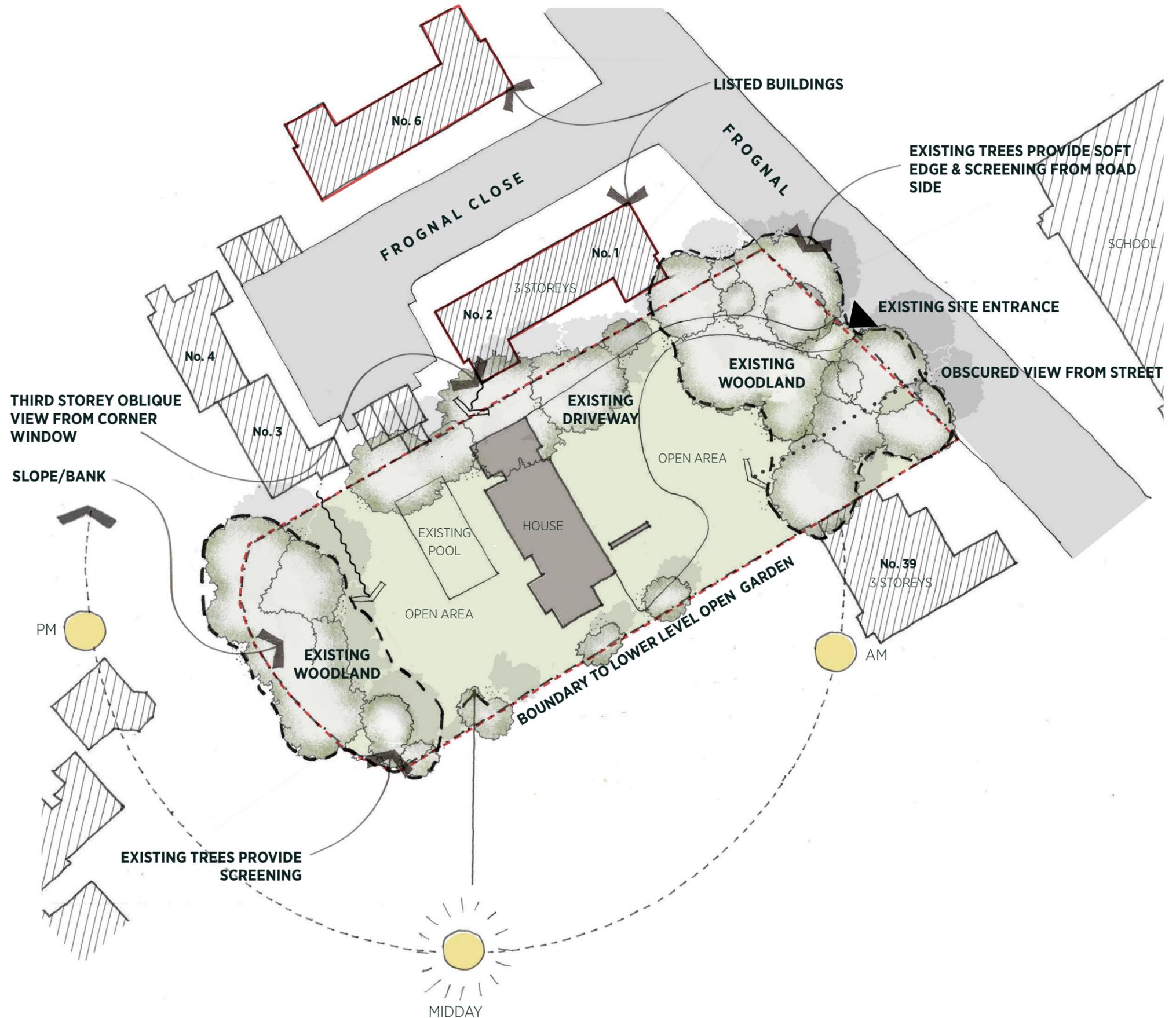
TREES



The primary views of the site are from Frogнал. The site is fronted by a dwarf brick wall and the foreground is interspersed with trees and shrubs. There are views from neighbouring buildings to the north in Frogнал Close over the site, although these are partially screened by the trees on the site. The views from the rear of no. 39 Frogнал are oblique and from a lower elevation.

The site's existing vegetation forms a natural woodland at the front and rear of the property, enveloping the dwelling and the open space in the centre of the site.

The two large plane trees on the north boundary provide a natural screen from nos. 1 & 2 Frogнал Close.



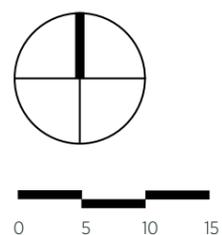
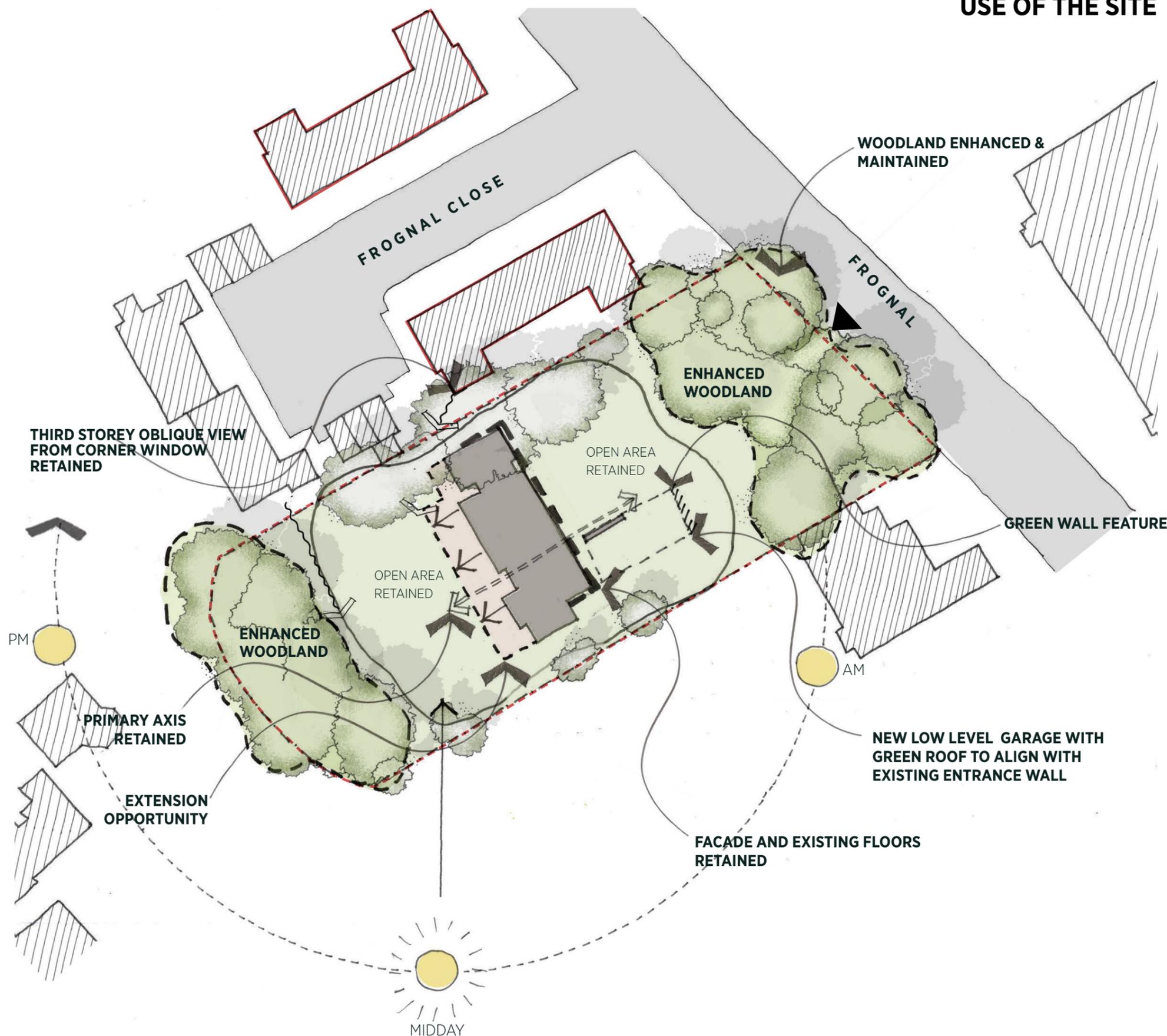
USE OF THE SITE

The expansive nature of this site provides opportunity for sensitive redevelopment.

The existing woodlands garden in both the front and rear of the property are to be maintained and enhanced, utilising these natural screens that envelope the centre of the site.

The main facade is to be retained with the primary extension to the rear. The existing entrance wall provides a reference point for a new low level garage to the front of the building.

The rear portion of the site lends itself to a sun catchment area with the potential for a south-west facing garden and extended living space.



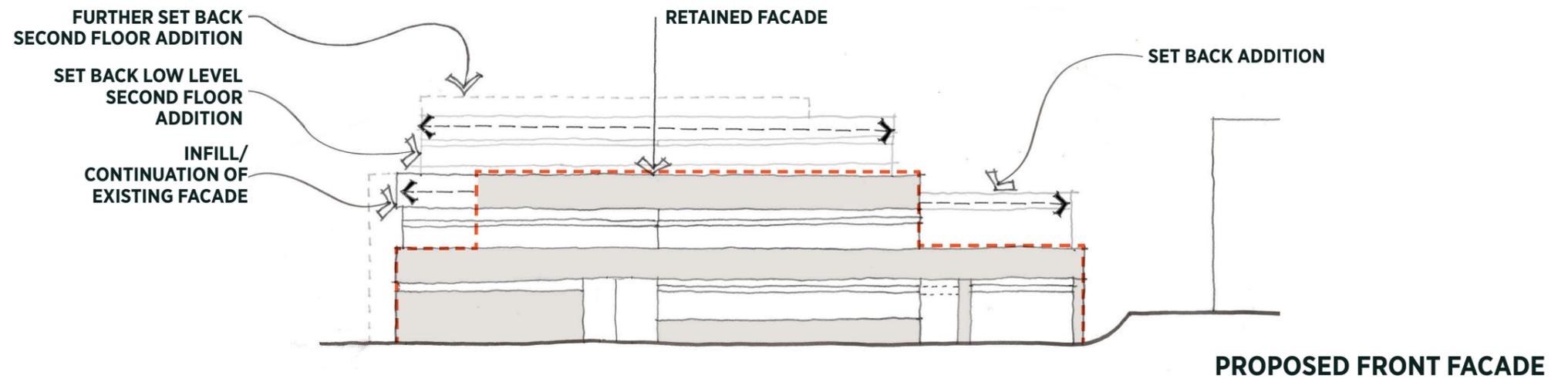
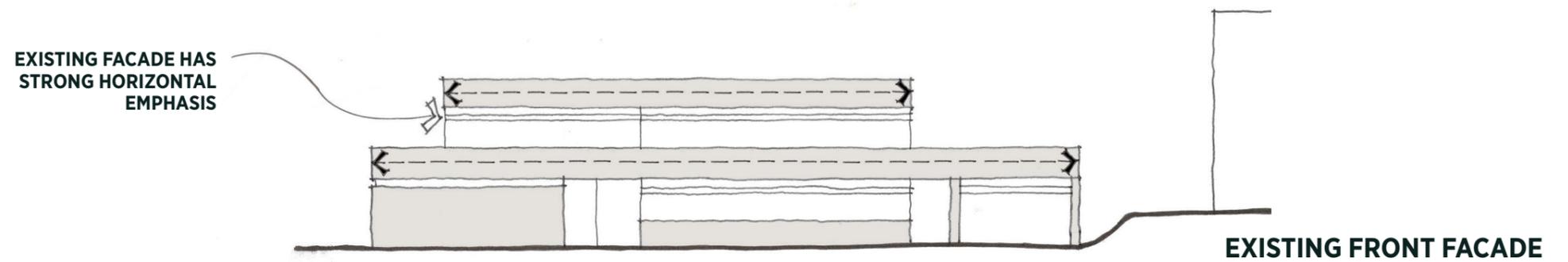
THE FACADE

The front facade is the key feature of the existing house, and therefore the most important element to be retained and considered in this proposal. The proposed design takes its cue from the horizontal characteristics of the existing facade.

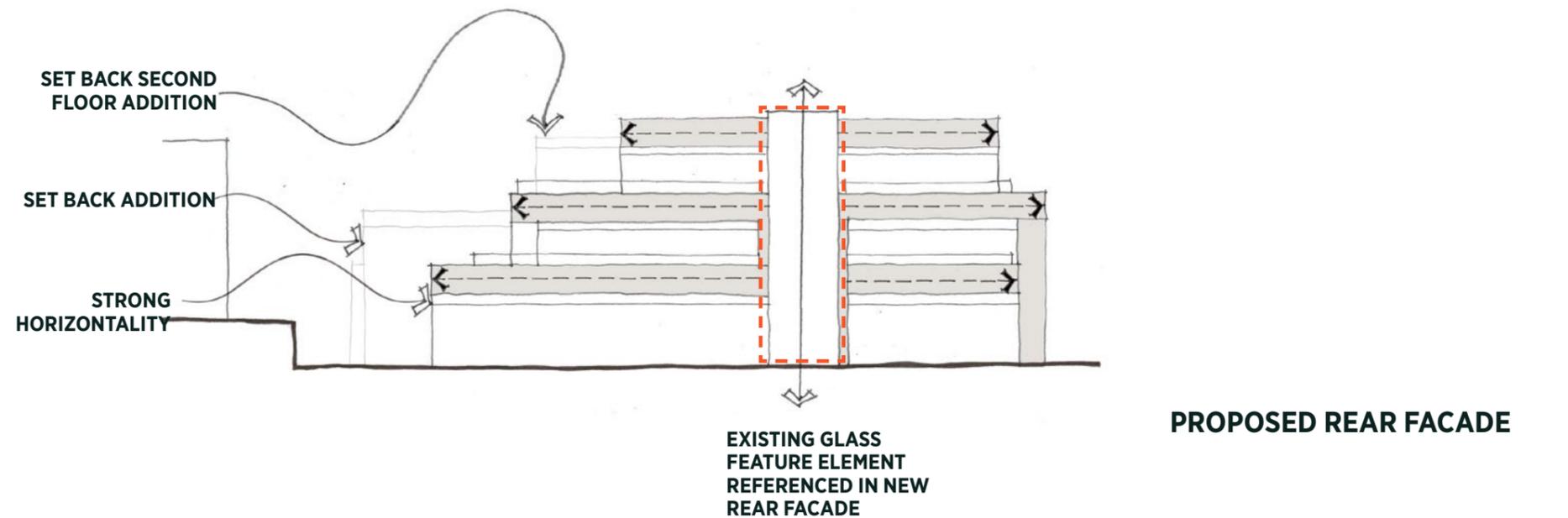
The strong horizontality and simple geometry is respected and emphasised in the proposed composition, while the second floor material selection of metal and glass complements the elements of the existing facade.

The low level addition over the original garage and the extensions to the main house are set back on all sides and therefore subservient to the main facade. The proportion and form of these additions create a unified front elevation.

The proposed rear facade design draws from the scale and proportion of the existing building. The horizontality is broken by the vertical stair element, which is referenced from the original design (see below).



ORIGINAL REAR FACADE

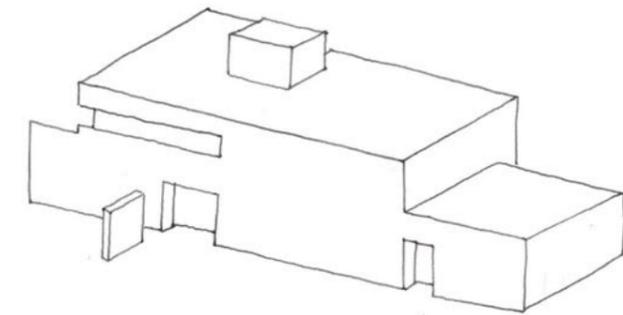


MASSING CONCEPT

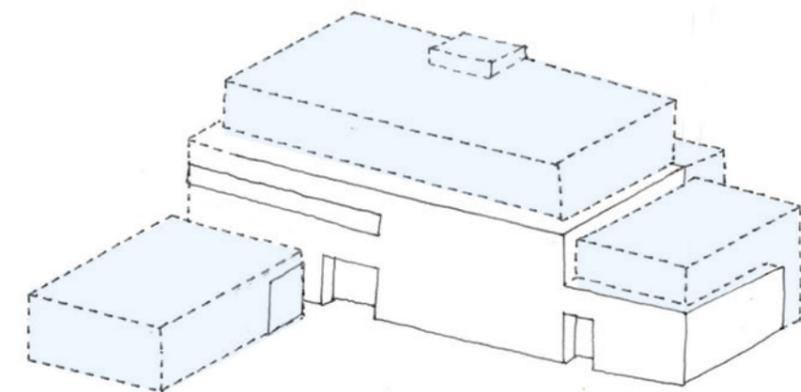
The neighbouring three storey buildings in Frogнал Close provide a contextual reference, informing the building's height and form. The proposal to add to the existing mass is carefully considered so as to retain the existing frontage and respect the existing heights in the local context.

To achieve this the existing mass is retained, and set back additions are placed behind the front facade. The majority of the additional mass is to the rear, making use of the south westerly facing extensive open space.

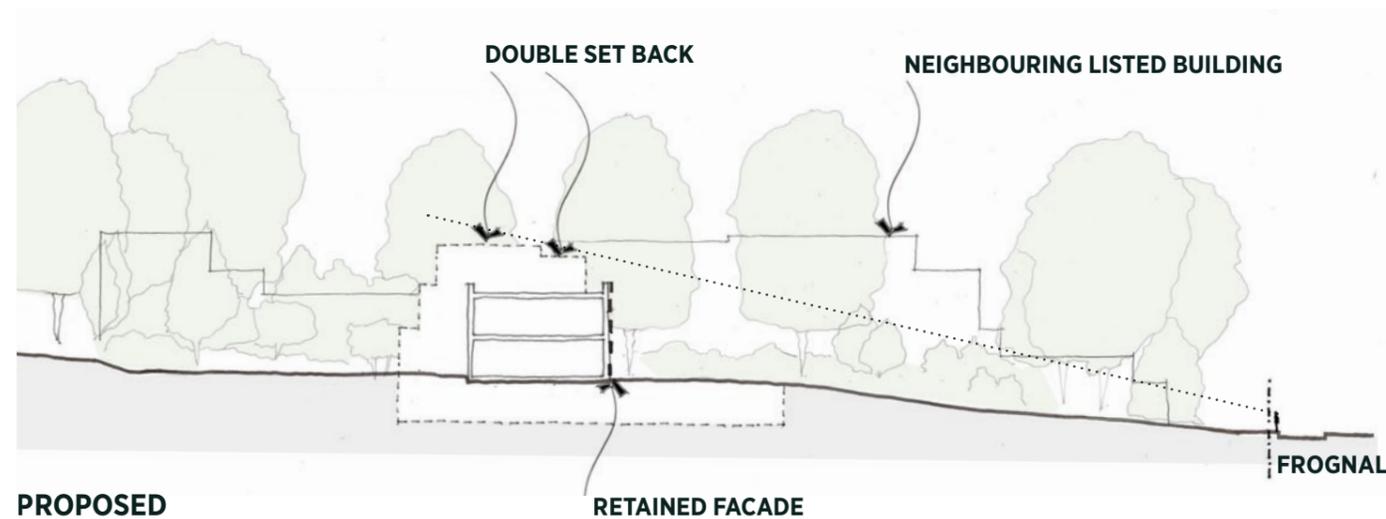
The proposed low level garage to the front of the building is single storey and set well back from the street edge. The existing entrance wall is incorporated into the new mass, creating an entrance forecourt and garage. This proposal relates very well to the original architect's design (see page 16). The new single level basement is situated predominately under the house and proposed garage.



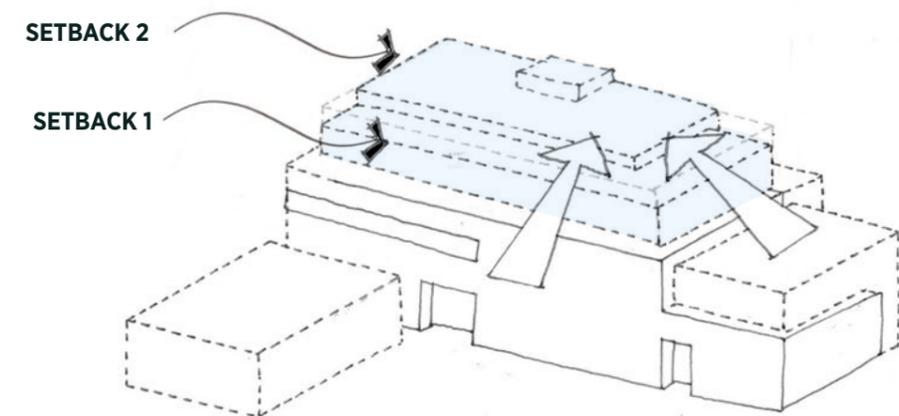
EXISTING



ADDITIONS TO EXISTING BUILDING



PROPOSED



TOP FLOOR CUT BACK TO INTRODUCE FURTHER SETBACK

The landscape proposal aims to keep the key features of the site, and build on them. The front and rear woodland, driveway and open areas are retained and enhanced.

The boundary treatment along Frognaal will conform to the open woodland character of the site. This will be enlivened through the planting of groundcovers and evergreen shrubs strategically punctuating the space.

The incorporation of a set back railing to the front boundary is envisaged to be subtle in it's form and will integrate into the existing landscape character, and retain the existing driveway entrance.

Green roofs are proposed where appropriate, in addition to climbers in order to screen facades to further meld the architecture into the landscape.

Screening to the southern boundary will be provided by the inclusion of trellis screens, reflecting the architectural style of the house.

The western portion of the site will be enhanced as a woodland garden, incorporating a path network, specimen trees and shrubs. The main space to the rear will be opened up to create a generous lawn.

