1. Timber cladding (as existing)
2. Brick (as existing)
3. Back painted glass (as existing)
4. Copper
5. Render (as existing)
6. Green wall
7. Glass opaque/translucent
8. Timber slats/screen

PROPOSED SIDE ELEVATION (NORTH)
SCALE 1:100

0 1 5 10

PROPOSED ELEVATIONS

① Timber cladding (as existing)

② Brick (as existing)

③ Back painted glass (as existing)

④ Copper

⑤ Render (as existing)

⑥ Green wall

⑦ Glass opaque/translucent

⑧ Timber slats/screen

⑨ Brick - to match existing

PROPOSED SIDE ELEVATION (SOUTH)
SCALE 1:100

0 1 5 10

MATERIALS AND FINISHES

The materials and finishes of the building have been selected to compliment the retained existing front facade whilst also being symathetic to the local area. The introduction of copper has been chosen to compliment the warm hues of the existing palette. The use of white render is picked from the existing front facade panel and will offer a sympathetic and contemporary material which will unify the palette.

The existing architectural brickwork and timber panel features on the front façade of the building, are to be repaired where required. This timber will be used carefully throughout the extenion as screening elements to the garage and rear facade.

In some instances the materials are repeated on the new rear facade to create an element of continuity in the building. Matching the tones of the existing brick facade on the new south elevation acts as a transitional element, while complementing the more contemporary rear glazing.

Highly insulated walls and roofs will be used in all new fabric elements whilst the retained walls will be internally lined to provide a high performing fabric that conforms to all building standards including the revised Part L1A 2013.

All existing black painted aluminium double glazed units windows will be replaced to meed current standards. New windows will match to ensure the facade elements work together harmoniously.

There is a sedum blanket green roof to the new garage and the one bed apartment. This offers a more sympathetic view over the site from the neighbouring area.

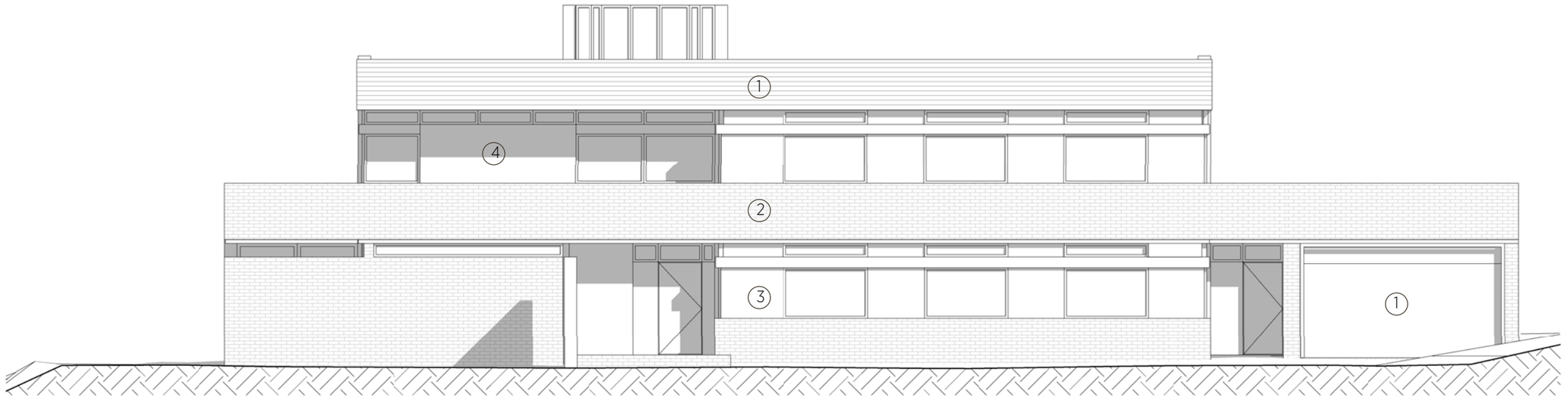
1. Timber cladding

2. Brick

3. Back painted glass

4. Feature tile

5. Glass - translucent



EXISTING FRONT ELEVATION
SCALE 1:100

0 1 5 10

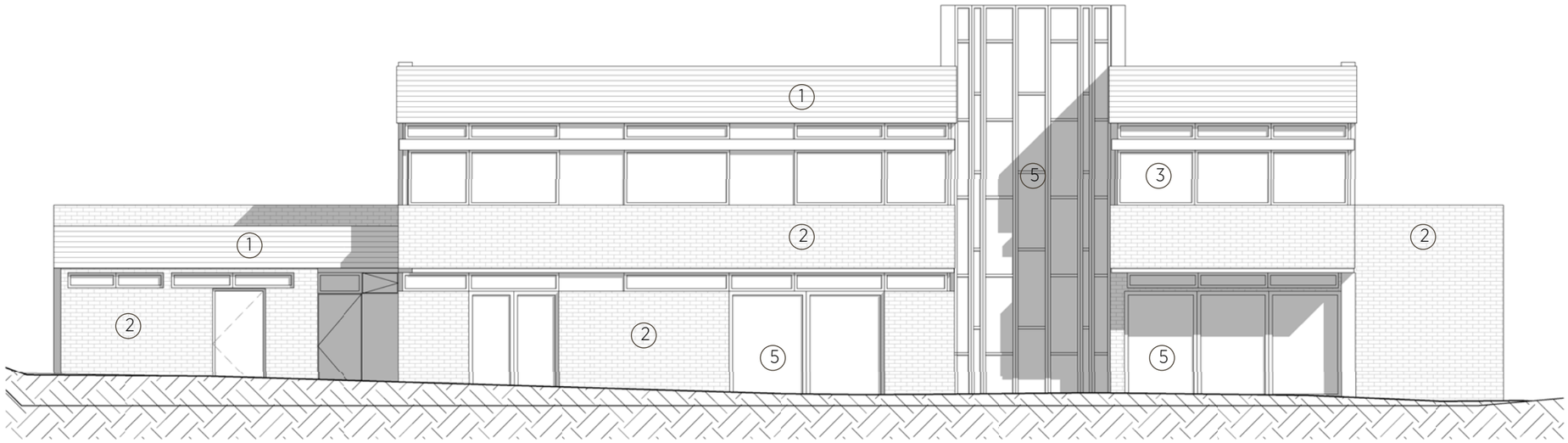
1. Timber cladding

2. Brick

3. Back painted glass

4. Feature tile

5. Glass - translucent



EXISTING REAR ELEVATION
SCALE 1:100

0 1 5 10

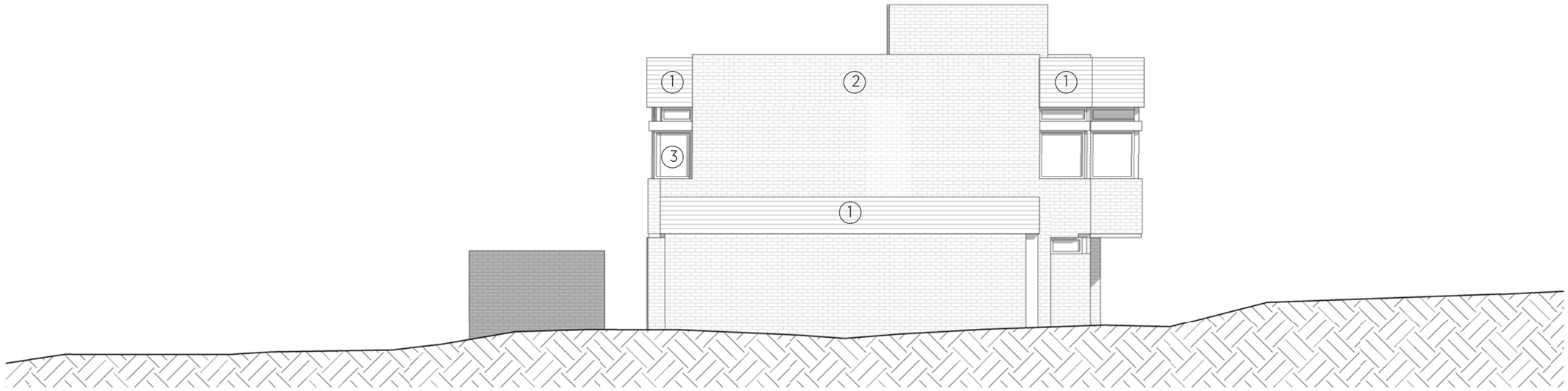
1. Timber cladding

2. Brick

3. Back painted glass

4. Feature tile

5. Glass - translucent



EXISTING SIDE ELEVATION (NORTH)
SCALE 1:100

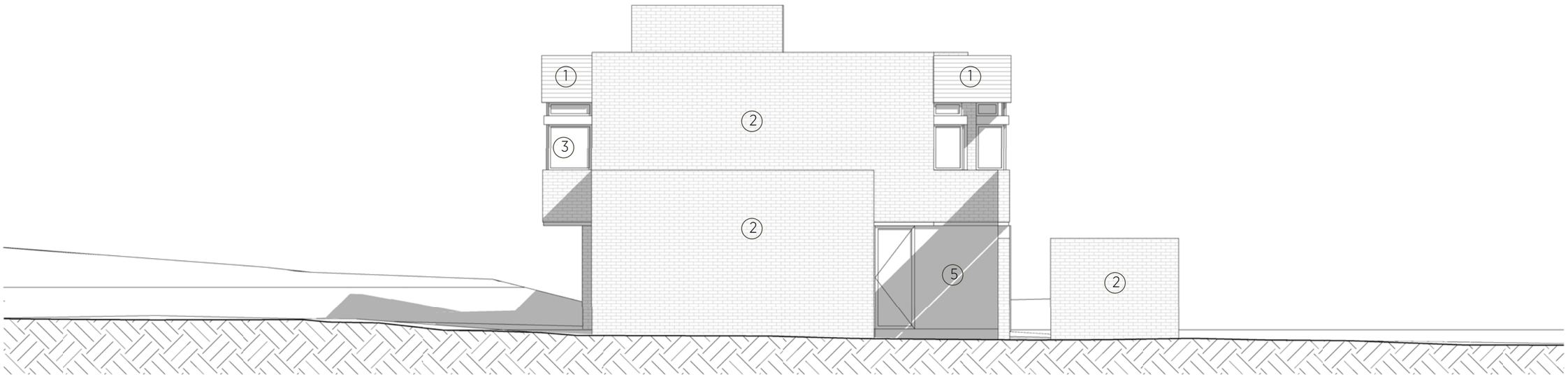
1. Timber cladding

2. Brick

3. Back painted glass

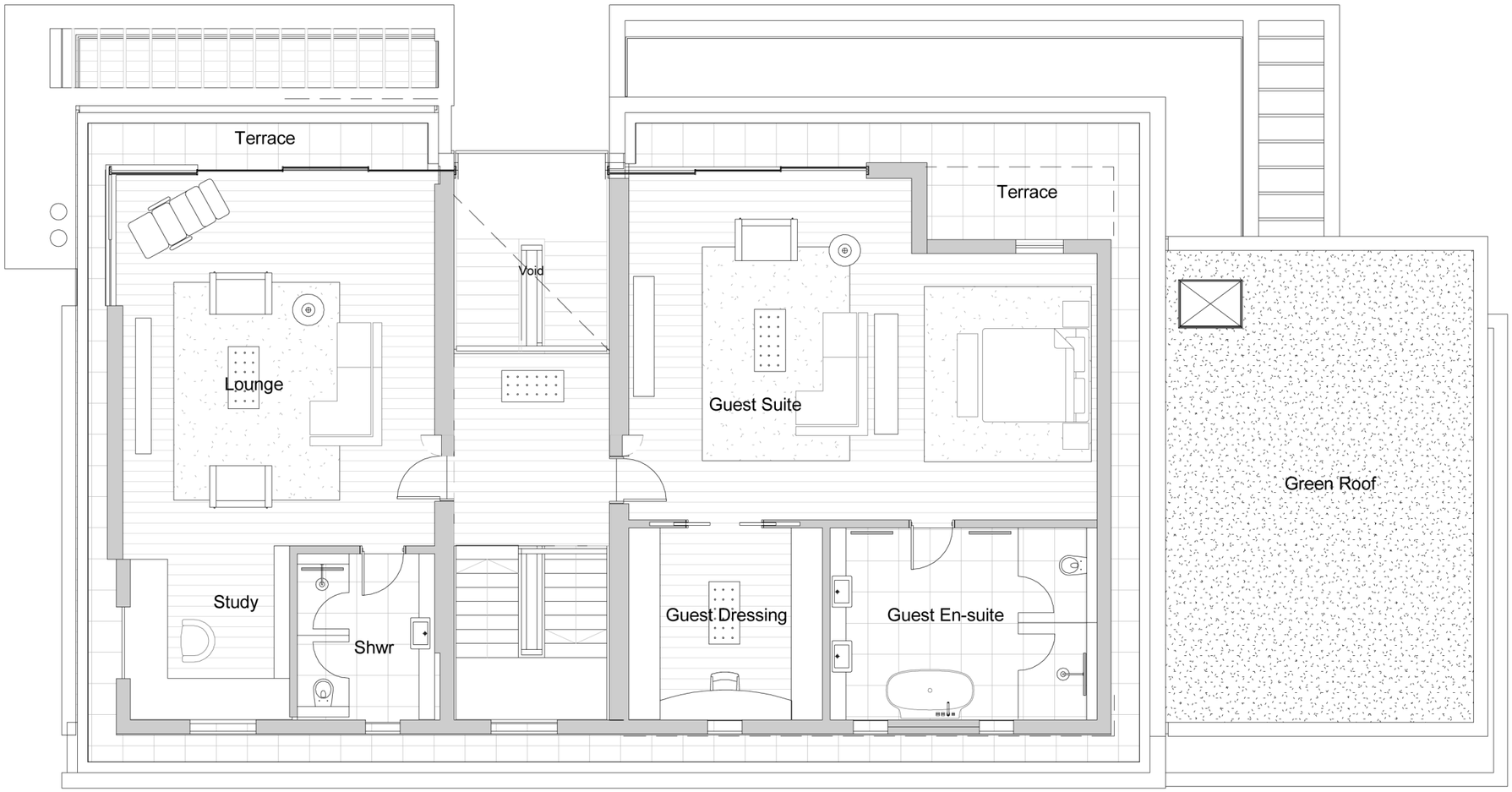
4. Feature tile

5. Glass - translucent



EXISTING SIDE ELEVATION (SOUTH)
SCALE 1:100

0 1 5 10



SECOND FLOOR PLAN
SCALE 1:100

0 1 5 10

FIRST FLOOR PLAN
SCALE 1:100

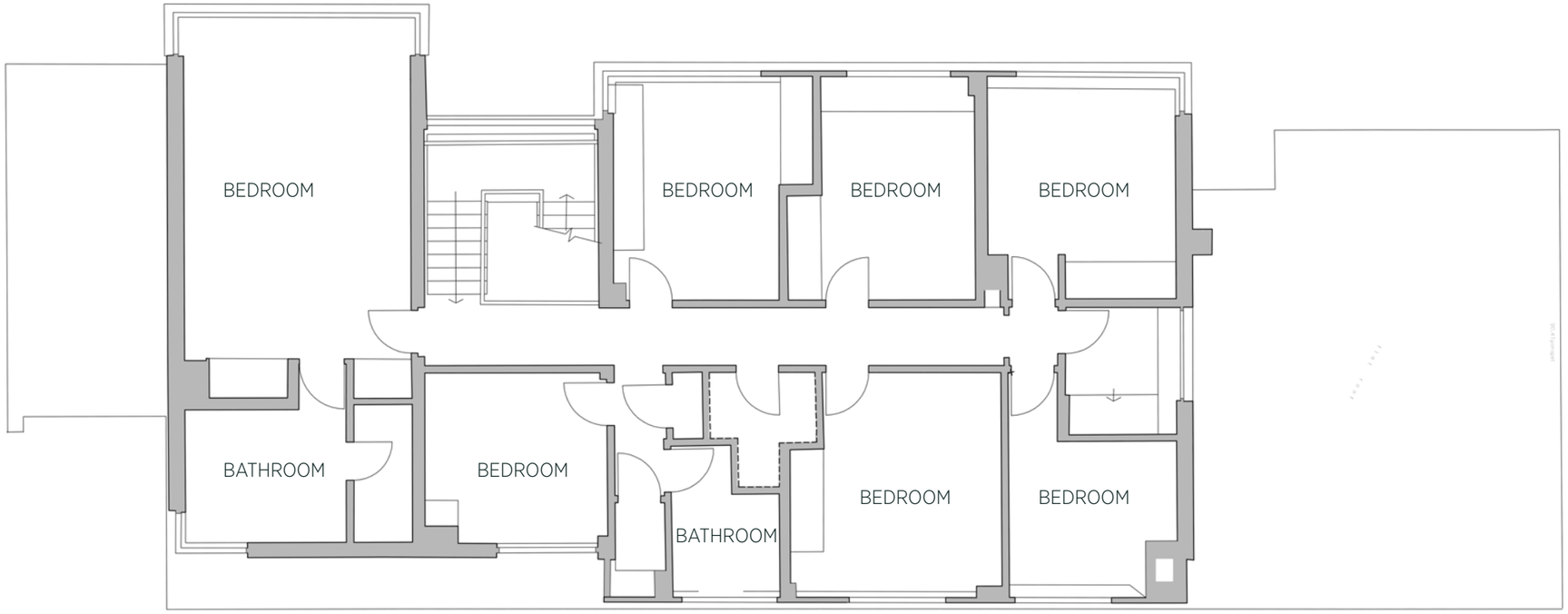
0 1 5 10

GROUND FLOOR PLAN
SCALE 1:100

0 1 5 10

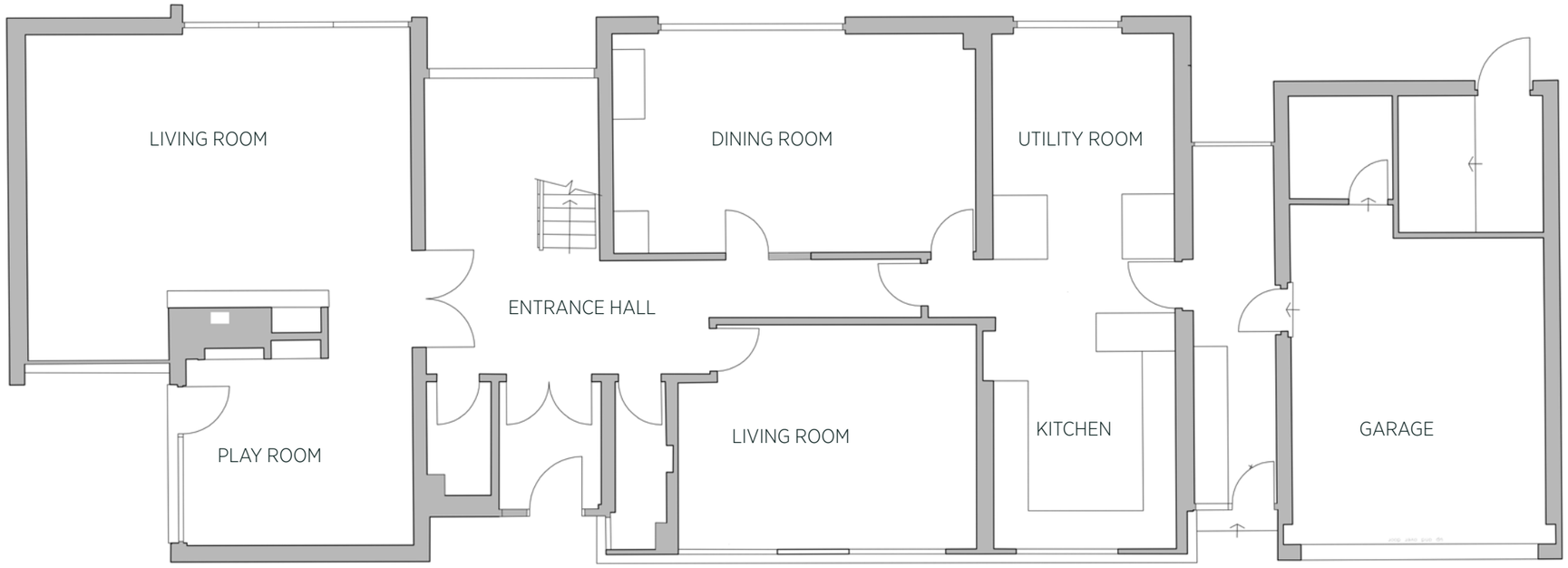
LOWER GROUND FLOOR PLAN
SCALE 1:100

0 1 5 10



FIRST FLOOR PLAN
SCALE 1:100

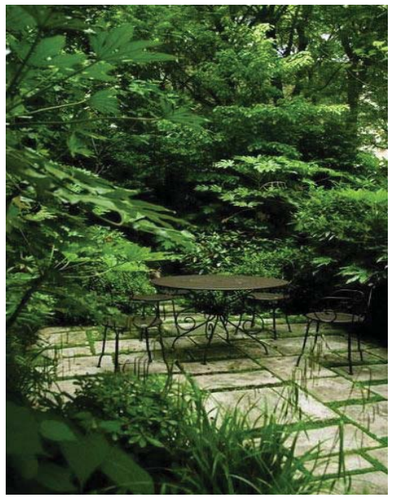
0 1 5 10



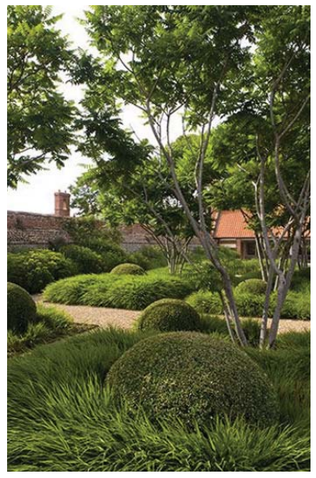
GROUND FLOOR PLAN
SCALE 1:100

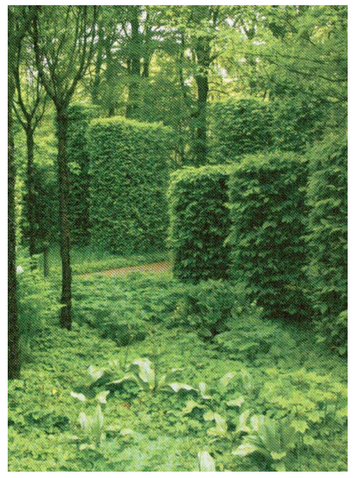
0 1 5 10

The overriding vision for the gardens at 41 Frognal is that the woodland character will be retained and where possible enhanced throughout. To the front garden ground covers, evergreen shrubs and strategically placed native and semi-native tree species will create a series of interlinking spaces. The specifi cation of security along the Frognal frontage will be subtle in its application, melding into the structure of the garden. To the southern boundary a series of structural trellis panels , refl ecting the architecture, are proposed to help in the screening from neighbouring properties. These structures will provide support for climbing plants and provide a continuity through into the rear gardens.



LANDSCAPE PLAN





SUSTAINABILITY, ENERGY & WATER STRATEGY

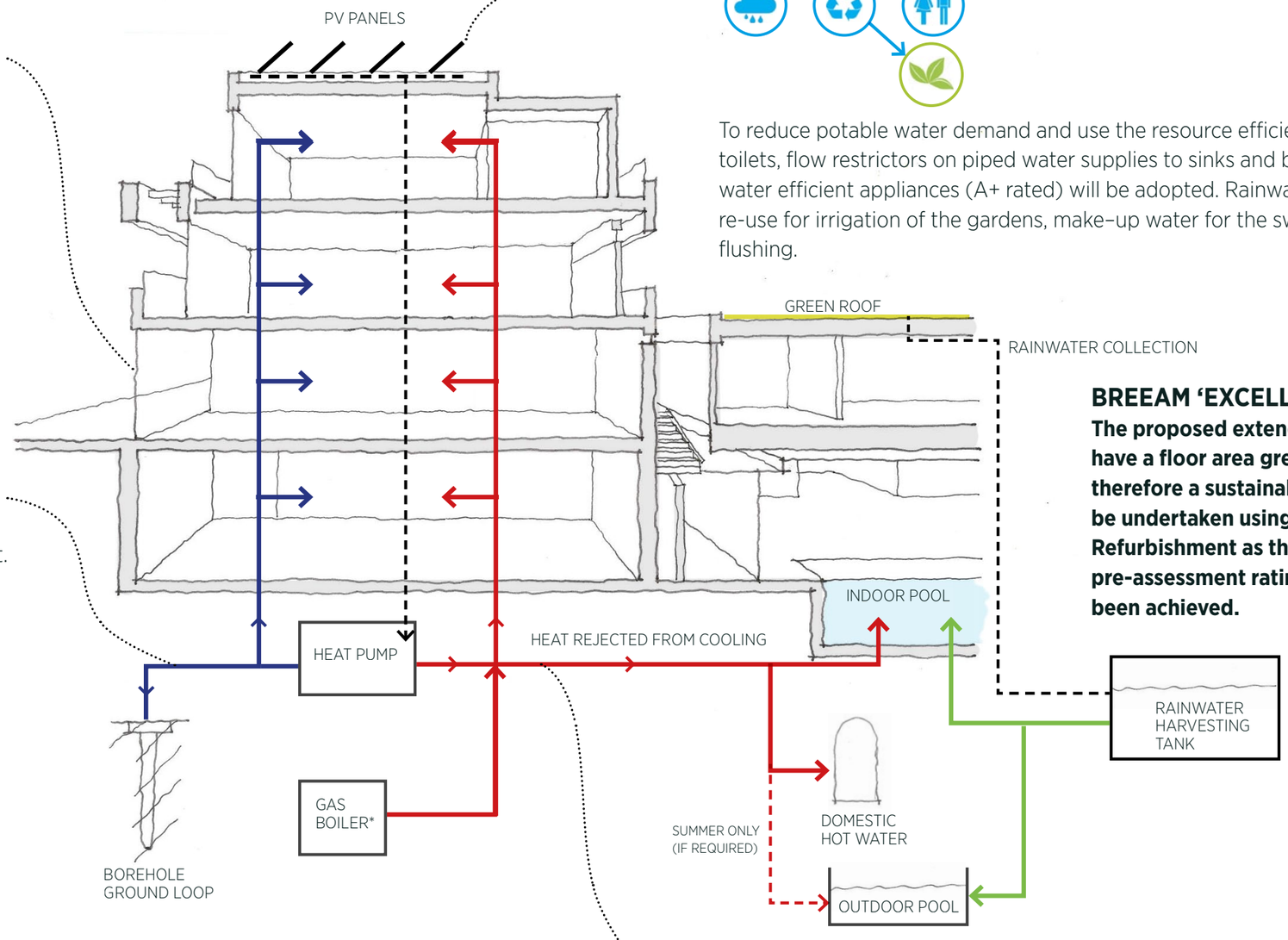
A passive, 'fabric first' approach to energy conservation and minimising CO2 emissions will be adopted. High levels of insulation will be utilised to exceed the minimum fabric U-values stipulated in the current Building Regulations to minimise heat loss.

The primary living areas will have access to large glazed areas to maximise sunlight/daylight deep into the plan, reducing reliance on artificial lighting. High performance glazing with low energy coatings will be specified to reduce heat loss while permitting solar gains during the winter. All habitable spaces within the building will have manually openable windows to maximise natural cross ventilation to minimise overheating risk during the summer.

Comfort cooling will be provided to selected rooms with chilled water generated via the heat pump. Heat rejected from the heat pump in the cooling process will be used to pre-heat the domestic hot water and indoor swimming pool water; the outdoor pool may also be used as a 'heat sink' to utilise any residual / surplus heat.

Solar photovoltaic panels will be installed on the upper roof levels, panels will be southerly orientated and unobstructed to maximise electricity generation efficiency and produce a significant proportion of the energy demand required by the ground source heat pump.

To reduce potable water demand and use the resource efficiently, dual and low flush toilets, flow restrictors on piped water supplies to sinks and basins and the use of water efficient appliances (A+ rated) will be adopted. Rainwater will be collected for re-use for irrigation of the gardens, make–up water for the swimming pools and WC flushing.



BREEAM 'EXCELLENT'

The proposed extended building will have a floor area greater than 500m2 therefore a sustainability assessment will be undertaken using BREEAM Domestic Refurbishment as the assessment tool. A pre-assessment rating of 'Excellent' has been achieved.

Heating will generally be provided via a ground source heat pump serving low temperature underfloor heating systems throughout, swimming pool water heating and to pre-heat the domestic hot water. Higher water temperatures will be generated via a small gas fired condensing boiler to raise the domestic hot water temperature, this will ensure maximum efficiency of the ground source heat pump throughout the year.

PROPOSED VS EXISTING FLOOR PLANS

GROUND FLOOR PLAN
SCALE 1:100

EXISTING GROUND FLOOR BUILDING OUTLINE SHOWN

0 1 5 10