KSRARCHITECTS

DESIGN & ACCESS STATEMENT

22 FROGNAL WAY, HAMPSTEAD

JUNE 2015

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SITE AERIAL PLAN

DESIGN TEAM

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Structural Engineers – Price&Myers LLP
M&E / Sustainable Consultants – Skelly&Couch Ltd
Heritage Consultants – Heritage Collective
Whole Life Carbon Profiling – Sturgis Carbon Profiling LLP
Landscape Designers – Randle Siddeley Associates
Arboricultural consultant- Landmark Trees
Daylight Sunlight Consultants – Deloitte
Transport Consultants - Motion

CLIENT BRIEF

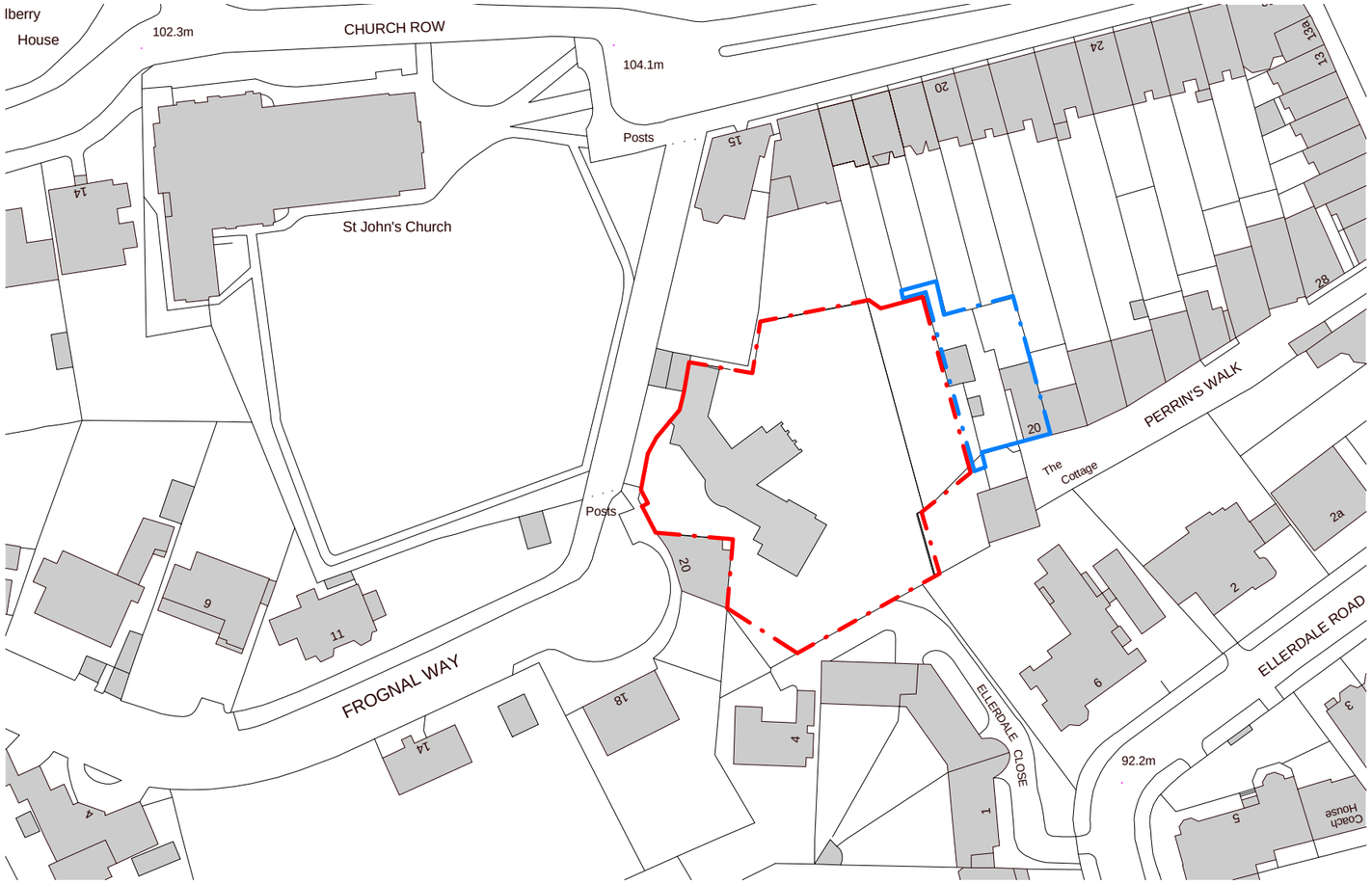
This proposal is for a new build family house located at no. 22 Frognal Way. The design proposal has been developed by KSR Architects, in conjunction with other professional consultants on behalf of the client and owners of 22 Frognal Way and adjoining property at 20 Perrin's Walk.

The new house is designed to provide a rational and accommodating home for a large family with 5 young children.

A consented scheme (ref. 2009/3168/P) for the comprehensive extension and alteration of the building has been partly implemented. The complete implementation of the 2009 Permission is the agreed baseline against which this application is assessed. The building has remained vacant for nearly 10 years.

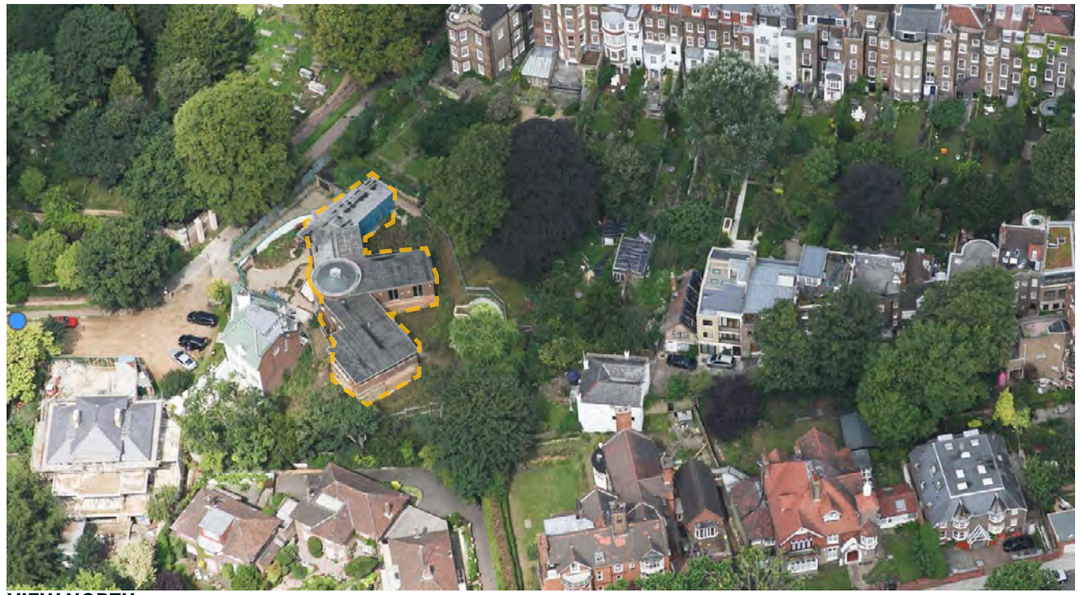
Together with an integrated landscape proposal, the new design considers sustainability and energy efficiency at the highest level of importance. The present proposal is a result of two Pre-Application meetings held with planning officers at LBC, two public exhibitions for local resident consultations held on site, and personal consultation meetings with immediate neighbours at their homes. Further details are described on page 10 of this document.

The design therefore needs to take into account 21st century considerations for the special mobility needs required by the client while creating a rational design of architectural merit. The proposed design must accommodate for all members of the family including a sleep-in staff room.



SITE LOCATION PLAN 1:1250

Site boundary - 22 Frognal Way
Site boundary - 20 Perrins Walk



VIEW NORTH

VIEW EAST

VIEW WEST

VIEW SOUTH

THE SITE

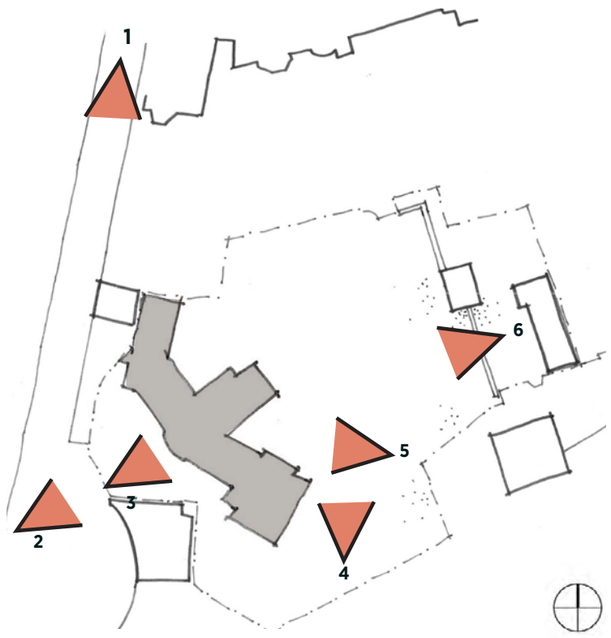
The site is 0.22Ha and is accessed from Frognal Way. The north boundary of the site borders the rear gardens belonging to Church Row properties and is the highest point of the site. The site slopes steeply from north to south and benefits from mature trees which provide natural screening, particularly to the north of the site.

The east boundary adjoins the garden of 22 Perrin's Walk and borders the Cottage property at the end of Perrin's Walk. The existing garden wall and shed located in the property of 20 Perrins Walk is not included in this application.

The north boundary is the lowest point of the site and borders Ellerdale Close. The west boundary of the site borders a private driveway and a garage building. The South-West corner of the land borders no. 20 Frognal Way.

The existing site is currently unoccupied and has remained vacant over the last eight years. The site garden is overgrown and the existing building is derelict owing to incomplete works as part of an existing planning consent by a previous owner (ref. 2009/3168/P).

At the centre of the property the excavation has exposed the second lower storey of the building and poor quality brick work (See Images 4 and 5). A temporary roof covering was installed.

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SITE PHOTOGRAPHS

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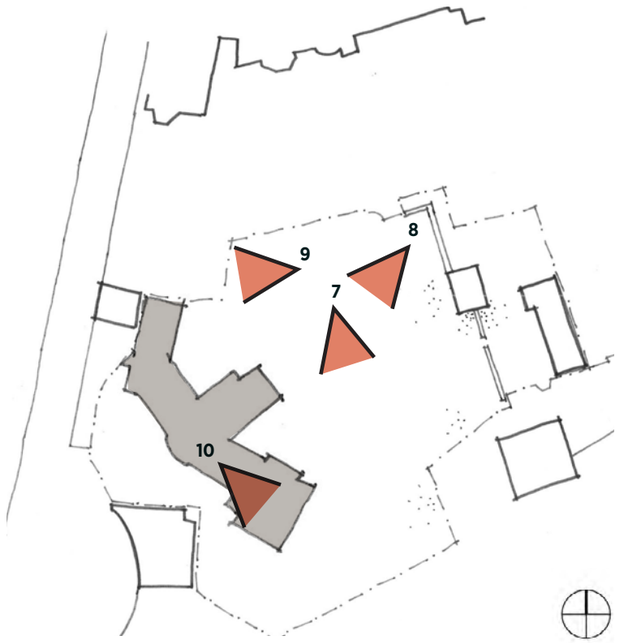

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CONTEXTUAL SUMMARY

The following excerpt is taken from the Heritage Statement document that has been prepared by Heritage Collective on behalf of the Client and in consultation with KSR Architects and DP9 Planning Consultants. The full Heritage Statement and Assessment document forms part of this application and should be read in conjunction with the Design & Access Statement.

The application site falls in the Hampstead Conservation Area (Sub Area 5: Frognal), the boundary of which is shown on the adjacent extract from Camden Council's Hampstead Conservation Area Statement (adopted in October 2001). The Sub Area map, from the same document, shows the relationship between the application site and its conservation area context. See Figures 1 & 2.

The existing building on the application site dates from c. 1975 and was designed by the architect Philip Pank for his client Mr Harold C. Cooper. The building is an individualistic design that is perhaps most notable for the way in which it relates to a unique site and in this respect the building is of some interest in the context of late 20th century architecture.

The Hampstead Conservation Area Statement identifies the house, on page 41, as a "neutral building". The house is not included in Camden's Local List, which was adopted in January 2015.

By virtue of partial implementation of the 2009 Permission, the premises are currently in a poor condition such that the house detracts from the character and appearance of the conservation area, although this is to some extent ameliorated by the fact that it is a relatively recessive structure and site. However, the complete implementation of the 2009 Permission is the agreed baseline against which this application is assessed.

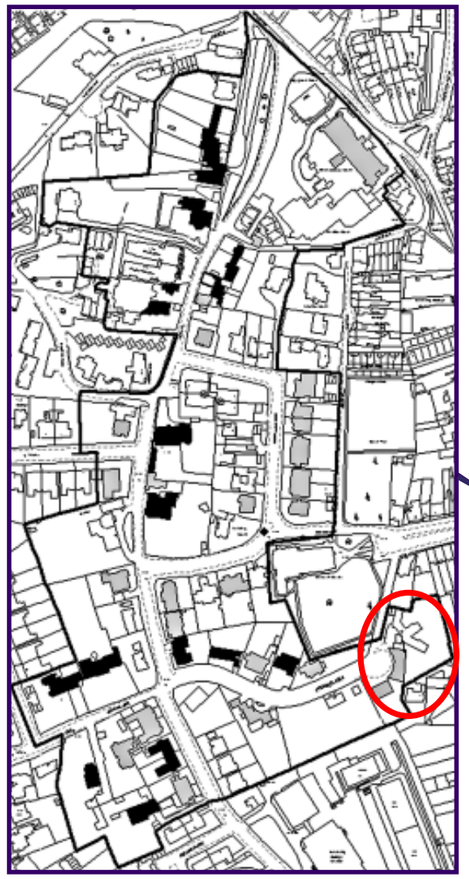


FIGURE 1 - Sub Area 5: Frognal

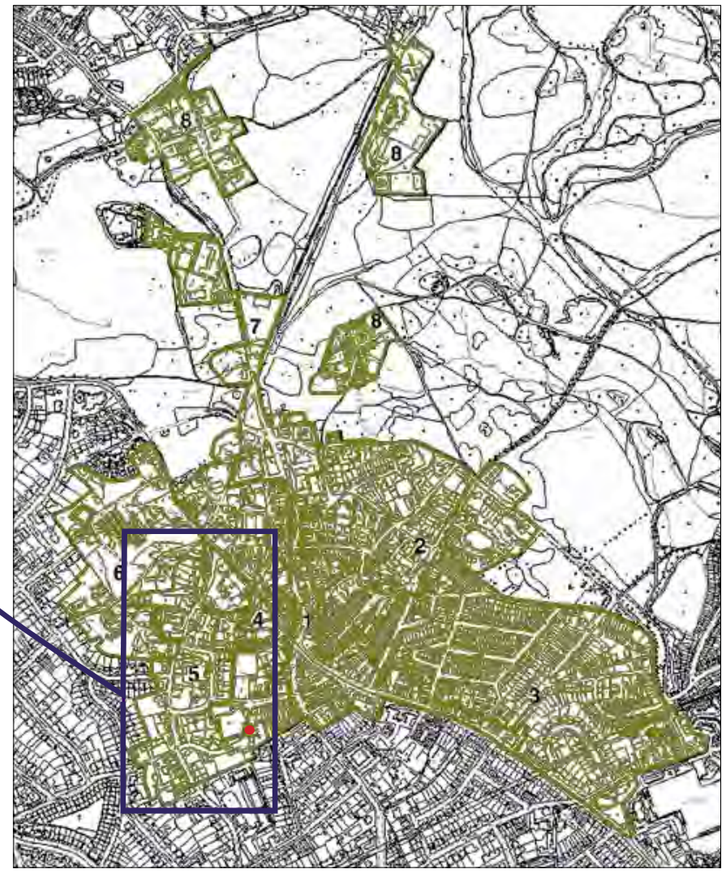


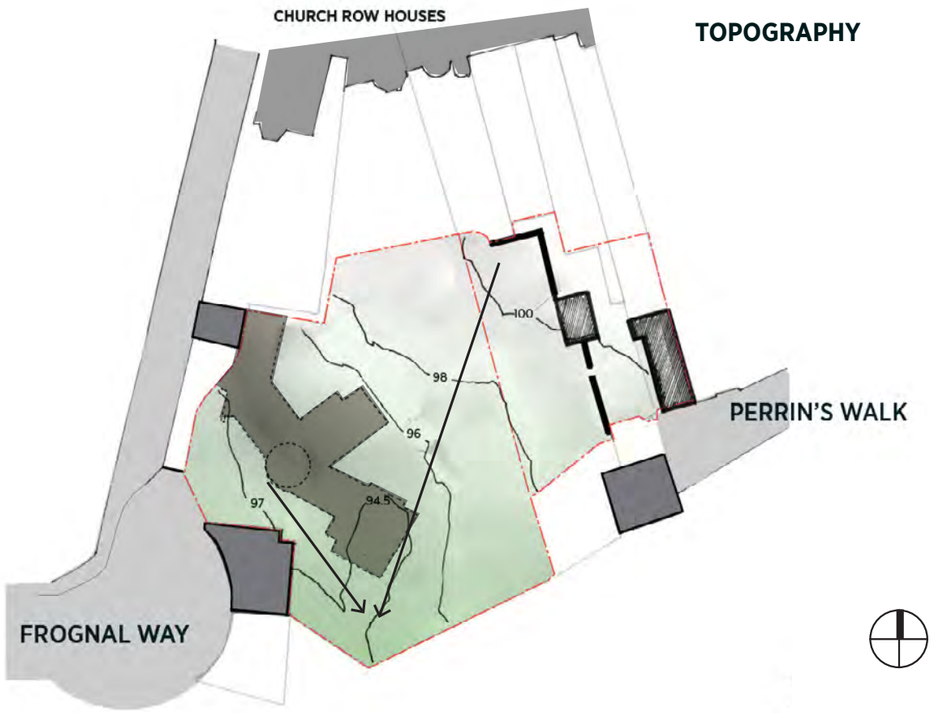
FIGURE 2 - Map of Hampstead Conservation Area

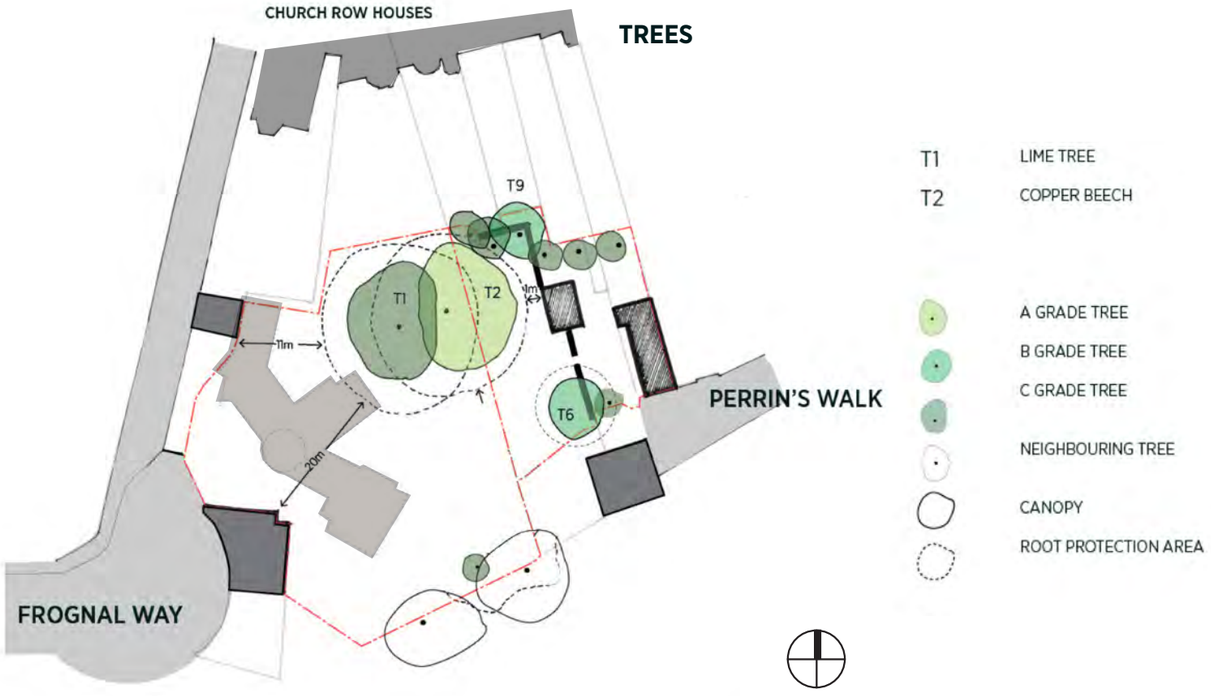
The proposal aims to make use of the various change in levels in the site as a means for integrating the architecture and landscape and minimising the building mass for surrounding neighbours.

The site at 22 Frognal Way is accessed from the West from Frognal Way. The existing topography slopes toward the South with the highest point at the North East corner.

The following should be read in conjunction with the Arboricultural Impact Assessment Report submitted as part of this application. The site has numerous trees, with two large trees located at the North. These trees, a Lime (T1) and Beech (T2), were inspected in July 2014. After a tree inspection, works were permitted to T1 to upgrade it's category from a C to an A-grade. These two large trees act as the first influence on the proposed building concept, described in the following pages, where the proposal seeks to minimise its proximity to the trees and respect the existing root protection areas. Additionally, the two large trees together with a Sycamore (T9) provide a natural partial screening during the summer between the site and the neighbouring private views from Church Row.

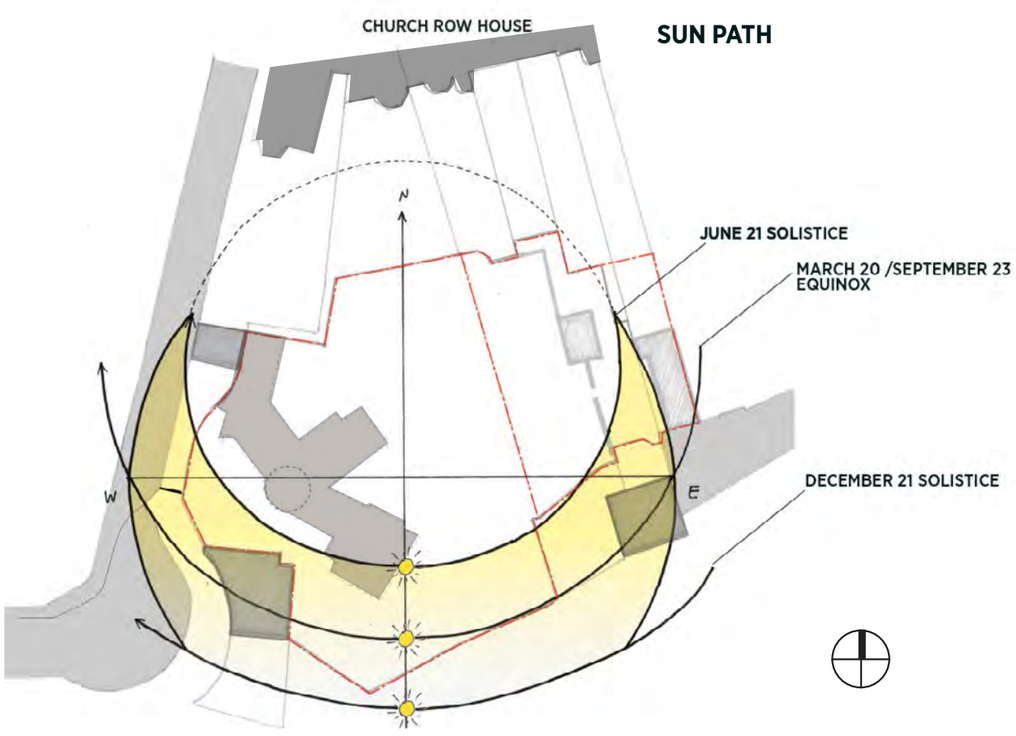
The southern portion of the site lends itself to a sun catchment area and the potential for a south facing garden.





T1 LIME TREE
T2 COPPER BEECH

A GRADE TREE
B GRADE TREE
C GRADE TREE
NEIGHBOURING TREE
CANOPY
ROOT PROTECTION AREA



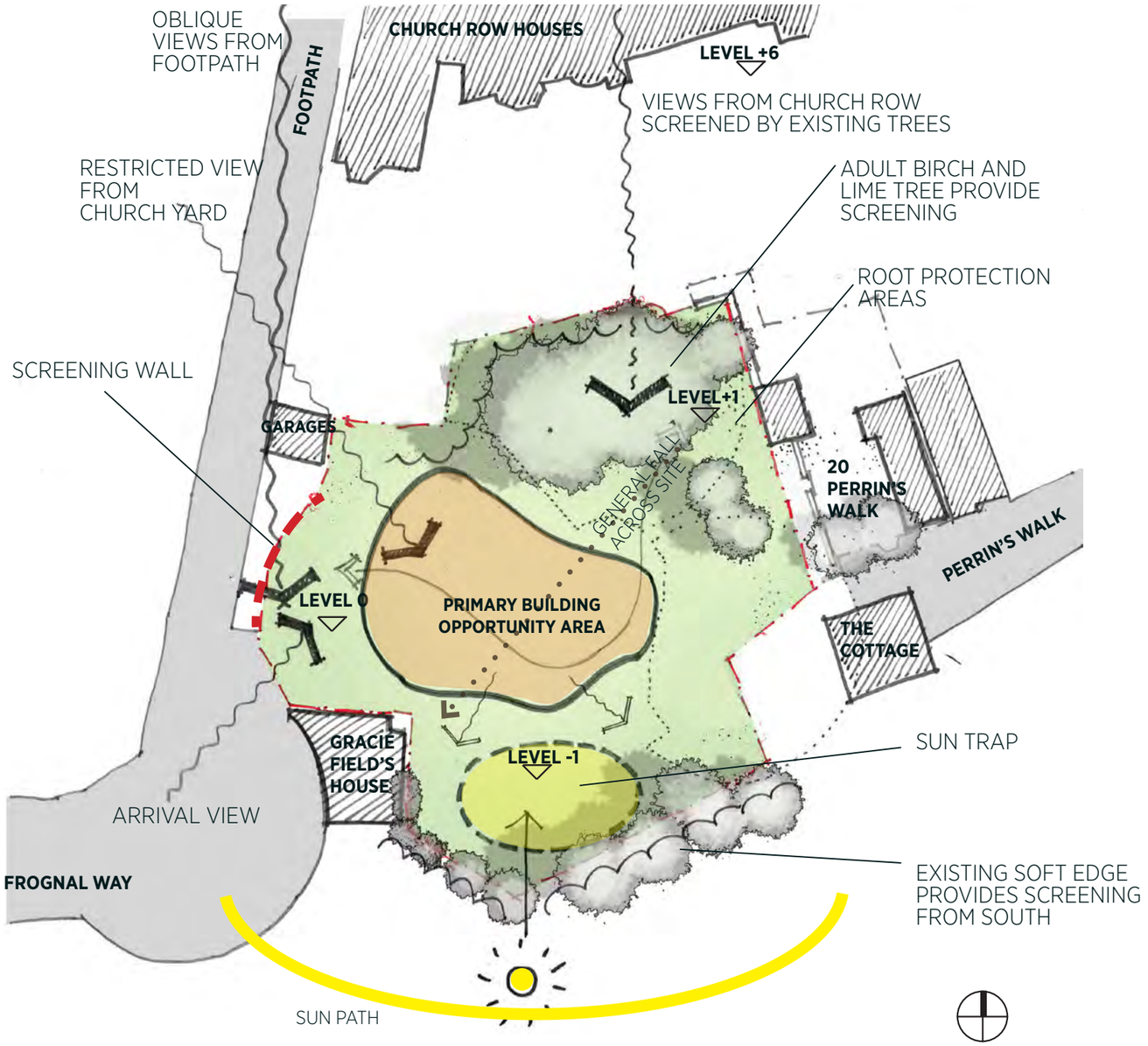
The primary public views of the site are from the Frognal Way entrance, the church yard, and adjacent walkway from Church Row. The private residential views are principally from the rear windows of Church Row to the North and the Perrin's Walk Cottage rear windows located to East of the site.

The existing changes in level across the site can be seen as an advantage for reducing the visual impact that the building mass has on surrounding views . By sinking the building and integrating the site's landscape, views of the building from the neighbouring buildings and public are minimised.

The two large trees at the North, together with the adjacent Sycamore tree, provide a natural screening for the Church Row windows that look south toward the site.

The following site constraints have been considered in progressing the design:

- site is located in Hampstead Conservation Area
- primary public views of the site Frognal Way entrance, the churchyard, and adjacent walkway from Church Row
- private residential views from the rear windows of Church Row to the north and Perrin's Walk Cottage to the east
- relationship to and amenity of adjacent properties
- natural topography of the site
- root protection areas for trees to be retained, particularly to the north of the site.
- orientation of the building to optimise natural light penetration



The following is a summary only and should be read in conjunction with the Heritage Statement and the Planning Statement submitted as part of this application. Two applications in recent years are relevant in terms of the background to this application:

PREVIOUS OWNERSHIP - APPEAL APPLICATION

The first relevant application includes an Inspector's decision relating to the dismissed appeal (heard at public inquiry) in October 2008. The dismissed appeal was for the previously proposed redevelopment of 22 Frognal Way as a pair of four bedroom two storey houses of modern design (LPA Ref: 2007/3790/P and 2007/3791/C)

Whilst the scheme that went to appeal has little in common with the current proposals, the Inspector's reasoning relating to its dismissal is relevant for the heritage assessment. (Note that the planning policy framework has since changed) Key points of the decision letter are below.

APPEAL INSPECTOR'S COMMENTS

Contribution of the existing building to the conservation area was as follows:

i Frognal Way = individually designed and commissioned detached houses set in their own substantial plots.

ii Styles and materials are highly individual being inter-war, architect designed houses which the existing (1970's) house complements

iii 22 adds to the theme of individual houses in Frognal Way, which define its character.

iv There is some local association between Philip Pank and Hampstead, although most work was not in Camden.

Interest of the building as a positive contributor is summarised as:

i Entry in Pevsner (the 'Buildings of England') = degree of architectural interest. Unusual design that is interesting and distinctive.

ii Form and design are assimilated into site and layout/form reflects specific client brief re mobility

iii Low profile does not dominate or detract from the adjoining houses, and has little impact on important local views.

PREVIOUS OWNERSHIP - CHANGES AND ALTERATION TO THE BUILDING

The second relevant application is the approved permission for an extension and alterations to the existing building (LPA Ref.: 2009/3168/P), which has been part implemented. The building was partially stripped by the previous owner and is in a poor condition owing to the partial implementation of the 2009 Permission.

Implications of approved alterations to the building would be:

i All brick walls taken down and rebuilt in new, very different, bricks

ii Lowered site effectively creating two storey building (much of this already visible), changing proportions, emphasis, horizontality and scale of the building, with new openings inserted at lower ground level

iii Significant rear extension

iv Highly visible roof lantern added

v New modern entrance, car port and roof lights

vi Sedum covered roofs

The 'new' building arising from these consented changes will be different to a significant extent in:

- material
- proportions
- scale
- visual impact from public routes

It would therefore:

- no longer be 'historic' or a 'good example' of 20th century architecture to the extent as identified by the Inspector
- be a hybrid design that retains only Pank's' basic footprint and form

CONCLUSIONS

The existing house is different from that viewed by the Inspector in 2008.
In its baseline state the building retains only moderate positive qualities and architectural interest.

Aspects of the building's contribution are essentially:

- **its integration into the site**
- **as a bespoke, architect designed house of unusual form**
- **as a low profile building with little impact on its surroundings.**

This indicates that it would be possible for a high quality replacement house to be capable of making an equal, or greater, contribution to the character and appearance of the conservation area. To achieve this the new house would need to respond by being a high quality, bespoke, architect designed house responsive to the sensitivities of the site and neighbourhood.
Indeed the fact that the existing building, as an unusual or non-traditional structure, is capable of making a positive contribution to the area in itself sets a precedent for a unique and distinctly modern replacement house that would build upon the legacy of exceptional architecture and modern design in Hampstead.

The three key design points identified above are key to the design process used in this proposal, and are discussed in the following pages.

PRE-APPLICATION DISCUSSIONS WITH LONDON BOROUGH OF CAMDEN

Several pre-application meetings have been held with planning and design officers at the London Borough of Camden (LBC) to discuss the proposals. During the initial meeting, LBC requested that a Heritage Statement was undertaken regarding the principle of demolishing the existing building, before the principle of redeveloping the site could be agreed. A Heritage Statement has been prepared which assesses the quality of the existing building and the contribution the building makes to the conservation area. Planning officers have acknowledged that the existing building is in a poor condition, and that significant alterations to the building have already been consented. There is an opportunity for the existing building to be replaced by a new dwelling, subject to ensuring that the proposed design makes an equal or greater contribution towards the character and appearance of the conservation area.

FEEDBACK AND CHANGES

KSR have worked with the design officer to resolve the design of the scheme, and as a result have introduced the use of brickwork to all of the building elevations to better relate to the character of the Conservation Area. Changes to the overall roof form were also agreed with the design officer at LBC. The design now includes additional curves to the entrance roof profile where previously a rectilinear roof profile was proposed. A more detailed description of officer's feedback can be found in the Planning Statement submitted as part of this application.

PUBLIC CONSULTATIONS

Planning officers encouraged the holding of a public consultation regarding initial design concepts at an early stage in the design process. Individual breakout meetings were held with several key neighbours, and a public exhibition was also held on site on 25th and 26th of January 2015. A total of 44 individuals attended the exhibition and 14 completed feedback forms were received. The exhibition presented the findings of the initial Heritage Statement and also illustrated the preliminary design concepts. KSR Architects, DP9 Planning Consultants, Heritage Collective and the Client were all present at the exhibition. A second public consultation was held on Sunday the 19th April 2015. A total of 47 individuals attended the exhibition and 14 feedback forms were received. The presentation illustrated the advancements in the design and included plans, sections, elevations, proposed materials, and CGI views of the site as Proposed and Existing from public views.

FEEDBACK AND CHANGES

From the initial public consultation no comments were received regarding the design of the proposed building. Concerns were raised about, the demolition of the existing building, the height of the proposed building, whether there would be a basement, and what the surrounding views of the proposed building would be. The second public consultation provided information on the basement hydrology impact summarised from a detailed Basement Impact Assessment. Elevations, sections, and CGI renderings were provided to clearly identify the single storey perception of the building from public views. A footprint ratio analysis was also provided to identify a minimal increase in site footprint ratio (Page 40 of this document).

A further set of feedback forms were provided at the second consultation and visitors were asked to comment on a preferred material for the site entrance gate. Four material options were listed as Timber, Steel, Concrete, and Stone finish. The initial feedback received has suggested that Timber is the preferred material option and this has been included in the design. A more detailed description of the public feedback can be found in the Planning Statement submitted as part of this application.

DESIGN CONCEPTS

The concept for the original building contains some useful elements. The intent is to reuse these elements within the new proposals which will, with refinement respond better to the context.

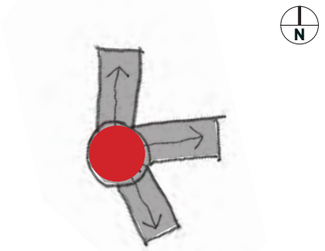
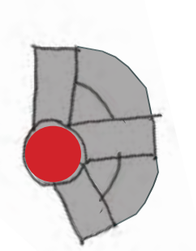
The new house will:

- be perceived as a single storey building from the North, East and West
- use the topography and existing excavations in its design
- maintain a low-rise profile in relation to neighbouring buildings.
- allow the landscape to flow into and over the building to create screening and blur the edges
- use appropriate materials to harmonise with the local environment and minimise visibility

The building will also comply with the owner's disability requirements, current regulations, and be highly sustainable.

It will therefore:

- be orientated to maximise sunlight penetration
- allow the landscape to extend across the fifth elevation (the roof)
- provide excellent modern disability access with an expanded circulation hub giving good connectivity between wings

CONCEPT	**EXISTING** BUILDING	**CONSENTED** BUILDING	**PROPOSED** BUILDING
			
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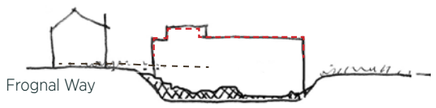
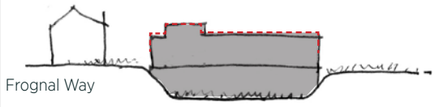
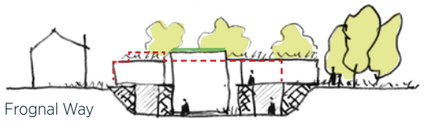
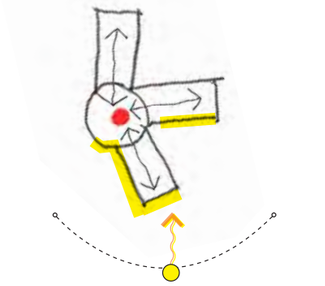
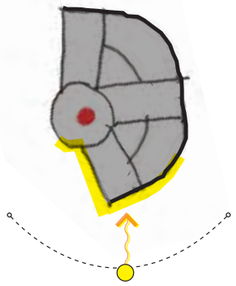
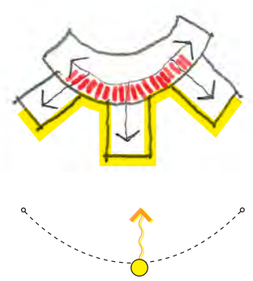
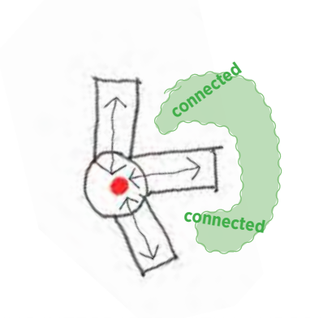
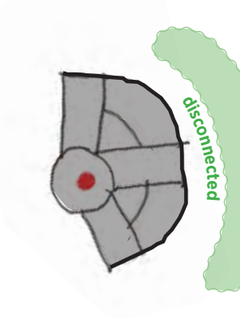
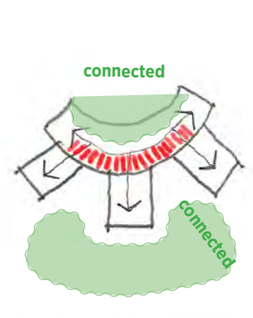
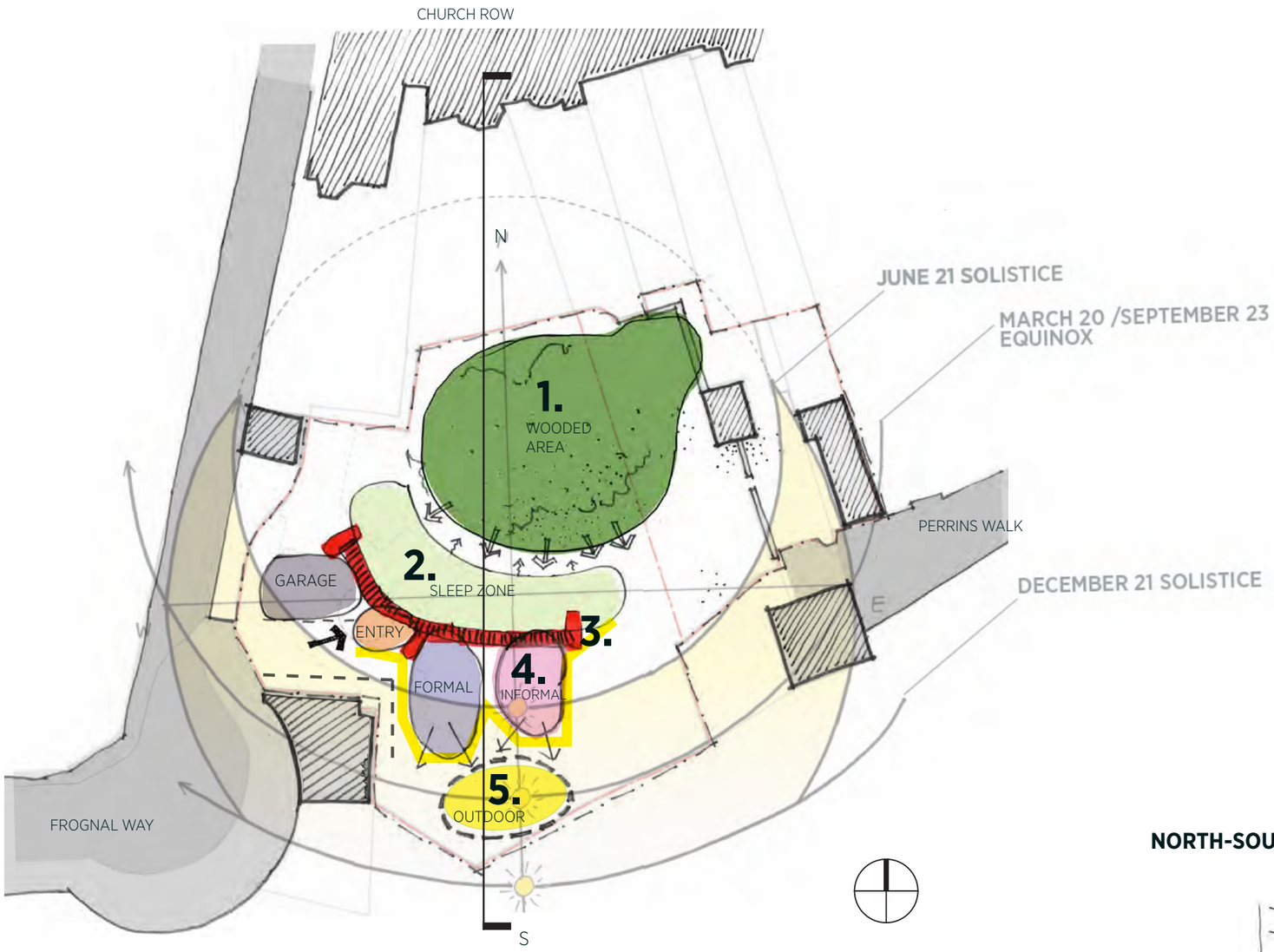
MASSING			
			
	2 STOREY BUILDING & EXCAVATION	2 STOREY MASS & EXTENSION	2 STOREY INTEGRATED ARCHITECTURE & LANDSCAPE INCLUDING ROOF
ORIENTATION			
			
	LIMITED SUNLIGHT PENETRATION	POOR SUNLIGHT PENETRATION	EXCELLENT SUNLIGHT PENETRATION
LANDSCAPE			
			
	BUILDING INTEGRATED WITH LANDSCAPE	BUILDING DISCONNECTED FROM LANDSCAPE	BUILDING HIGHLY CONNECTED WITH LANDSCAPE

ORIENTATION AND ZONING STRATEGY



1. Retain the large trees, & increase screening and landscape to protect views to and from Church Row buildings

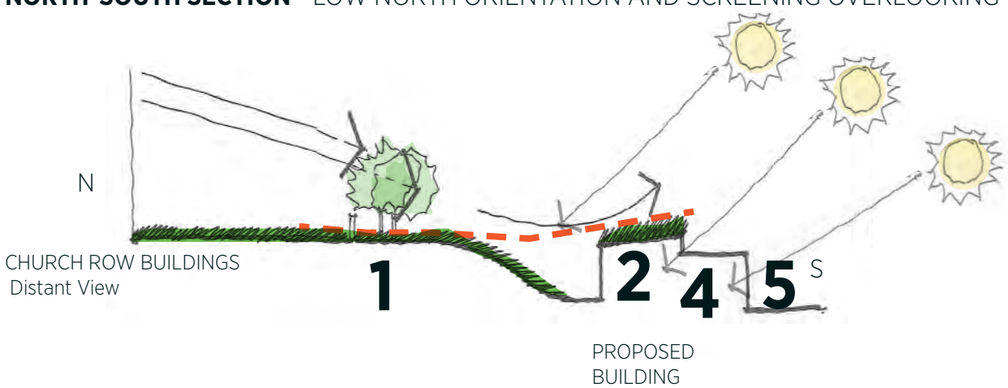
2. Gently curve the building form to face inward below the trees. Continue landscape onto the roof to hide the building from public views

3. Create a central circulation spine for easy and uninterrupted lateral movement in the house (clear disabled access)

4. Exclude family areas & active functions from the central circulation spine. Lower the ground to maintain original building height

5. Orientate the primary spaces in the house towards the southern garden and sun trap

NORTH-SOUTH SECTION - LOW NORTH ORIENTATION AND SCREENING OVERLOOKING

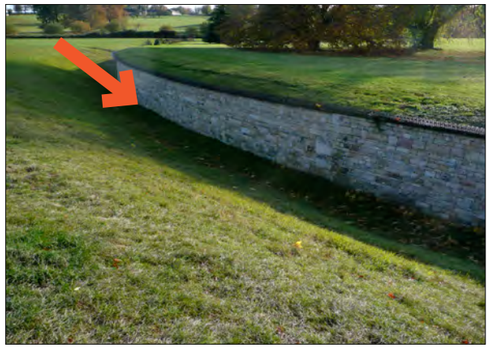


SCREENING AND OVERLOOKING

The siting and massing of the building is very important to ensure that it appears to blend into the landscape when viewed from the Church Row residences.

The landscape proposal forms an important role in shielding views of the house from Church Row and merging the building with the existing topography.

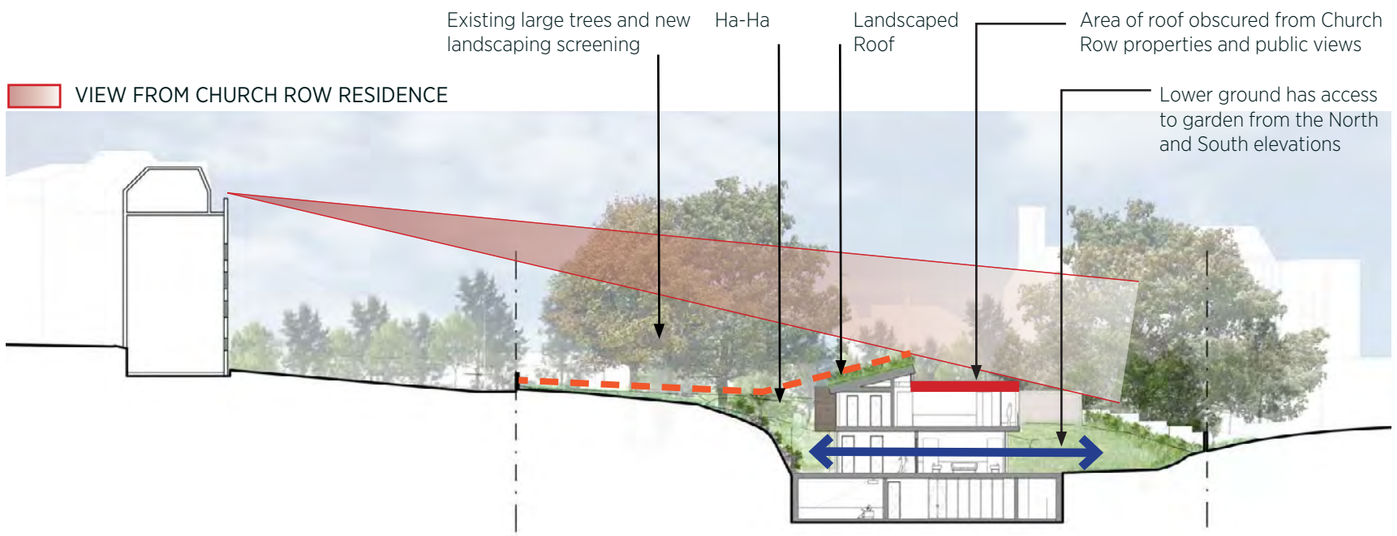
The introduction of a Ha-Ha with the landscaped roof and screen planting, provides an almost continuous garden landscape when viewed from the north/Church Row and screens the southern area of the building.



ha-ha example - close up

ha-ha example - at a distance

SKETCH SITE PLAN- ORIENTATION AND SCREENING LANDSCAPED ROOF



NORTH-SOUTH SECTION THROUGH SITE

CONCEPT LANDSCAPE SITE PLAN

LANDSCAPE VISION AND CONCEPT

The concept for the landscape at 22 Frognal Way is that of integration and habitat creation.

The nature of the site and of the architecture permits the creation of a series of garden spaces which form a contiguous character from the northern boundary, and across the built form towards the south.

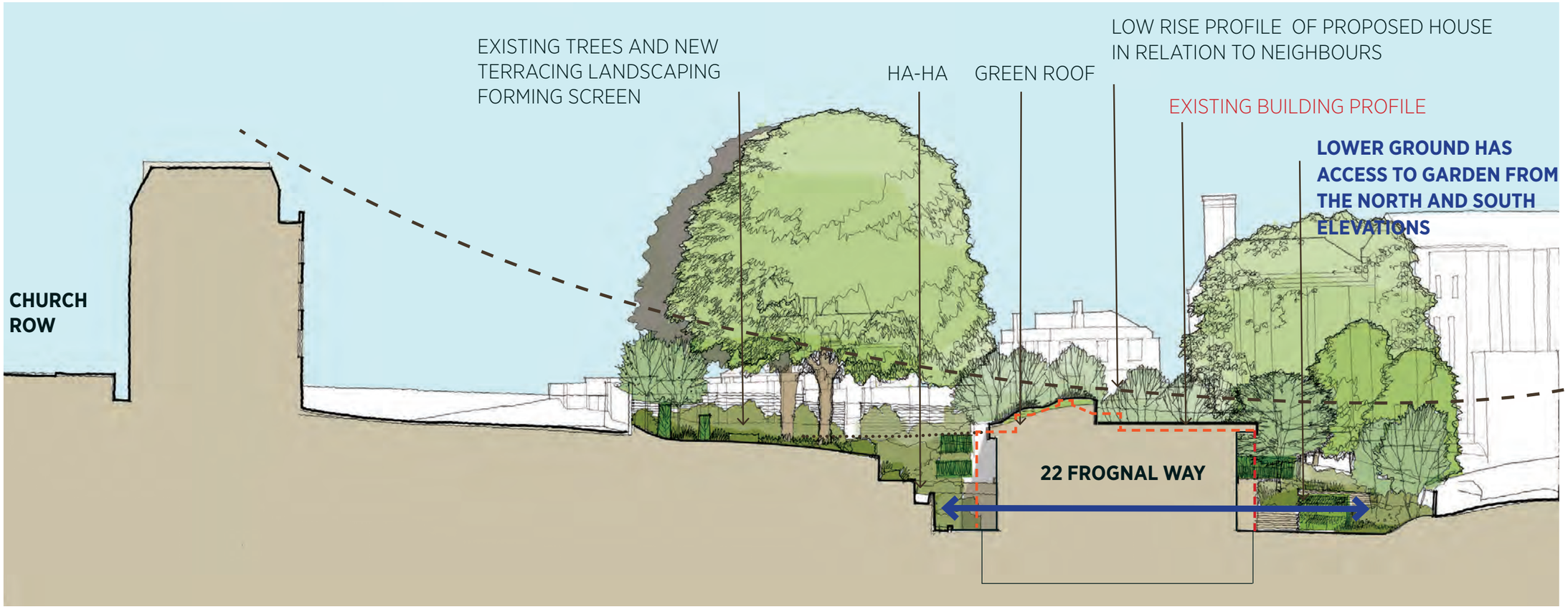
From the north the ground plane will harmoniously flow into and over the architecture thus mitigating visual intrusion of the façades; supplemented with light canopy native cultivar trees.

To the east of the scheme, screening will be provided with further planting of native cultivar trees and hedges.

The southern garden will be accessed from the lower ground level and predominately laid to grass and screened light canopy trees.

Throughout the design sustainability methods and principles will be employed in the construction, management of water, planting design and habitat creation.

CONCEPT LANDSCAPE SITE SECTION

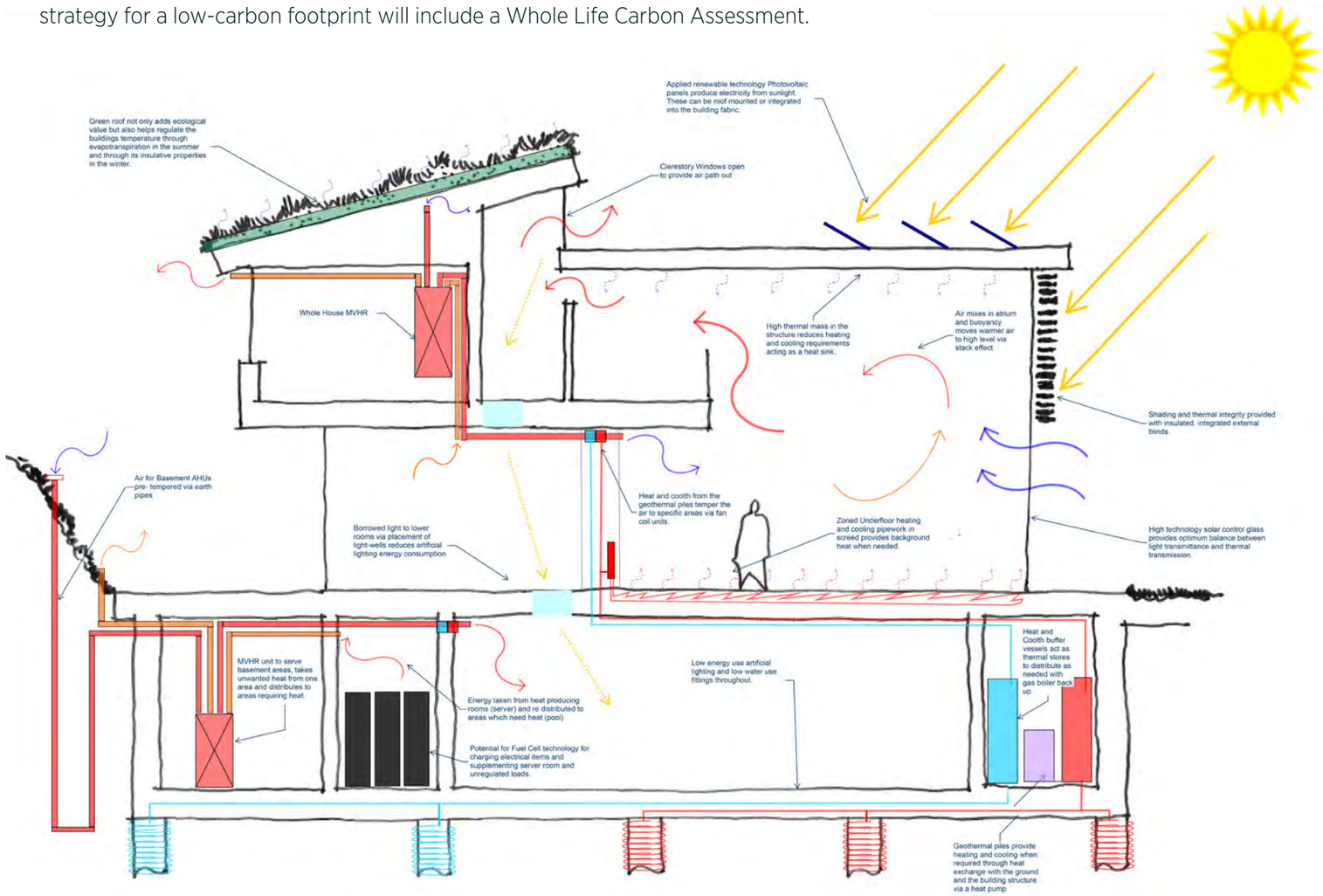


SECTION THROUGH SITE

ENERGY STRATEGY

The following summary should be read in conjunction with the sustainability and energy report by Skelly and Couch, and the Whole Life Carbon Assessment by Sturgis Carbon Profiling LLP submitted as part of this application. The development aims to be designed as an exemplar low-carbon footprint building with the highest level of sustainability systems and technology designed to minimise energy consumption and CO2 emissions.

An energy assessment has been produced for the proposed building design to establish appropriate building design measures and technologies which will achieve the best sustainable performance for the building. Predicted energy profiles and baseline carbon figures are modelled using the latest software. Lean Clean and Green design options have been looked at to prove that using the most appropriate and sympathetic technologies will deliver a truly sustainable building. The strategy for a low-carbon footprint will include a Whole Life Carbon Assessment.



WHOLE LIFE CARBON ASSESSMENT

A Whole Life Carbon Assessment covers not only the operational emissions, but crucially also includes the embodied carbon emissions. Embodied emissions are those derived from the sourcing, fabrication, and transport of materials to site, the construction process, and the maintenance, repair and ultimate disposal of the building over a given period. The importance of a 'whole life' approach is that design decisions are taken with long term thinking in mind. This reduces the requirement for repair and maintenance, and makes them easier to achieve.

Embodied carbon emissions mitigation is achieved in several ways: Selection of durable low carbon materials, reuse of existing materials on site, efficient construction methods, optimising of energy use on site, minimizing of construction waste, use of recycled content in material selection, attention to assembly and disassembly of built systems. In addition, use of locally sourced materials reduces diesel related emissions, and has social benefits.
Whole Life Carbon is assessed in accordance with BS EN 15978:2011, BS EN 15804: 2012.

CODE FOR SUSTAINABLE HOMES

Code for Sustainable Homes is an over arching sustainability metric principally assessing the day to day energy, and carbon emissions performance of the building (operational emissions), as well as other key areas, such as waste, water run off, water use, materials, health and well being, management, and ecology.

Although this is no longer a planning requirement, the project will still aim to improve significantly on Code level 4. The fabric of the building will be designed to the highest performance standards to minimize operational emissions, with extensive use of renewable energy sources, within the constraints of the site, to achieve these goals.

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