

**41 FROGNAL
LONDON NW3 6YD**



**SUMMARY DESIGN DOCUMENT
NOVEMBER 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. This application follows on from the previously consented scheme submitted in March 2015 (2015/2026/P) which was consented on 6th August 2015.

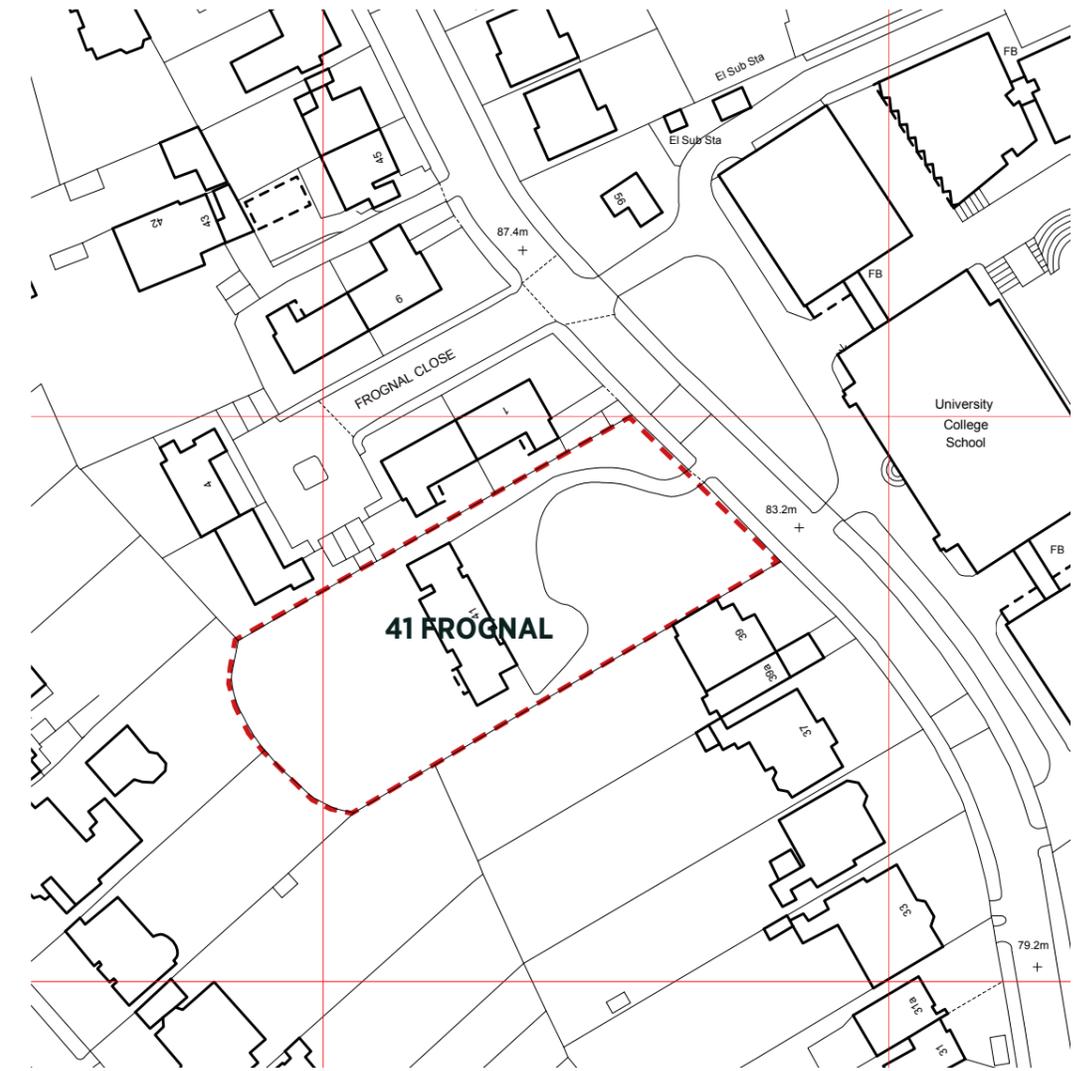
There are a number of minor changes planned which are listed below:

1. The existing front facade is retained as in the current consented scheme. This proposal is for demolition and new build behind the retained front facade. This small change from the consented scheme results in removing the internal first floor slab which was to be partially retained in the consented scheme design. This is to ensure consistency and quality of construction, and the highest energy efficiency by eliminating cold bridging.
2. There are some minor alterations to the side and rear facade design which relate to changes to internal room layouts and facade detailing. These changes are identified on the comparison elevations and plans.
3. The external pool has been omitted. Otherwise, the landscape design is unchanged.
4. The basement level is approx 0.5m lower due to the step down at the ground floor entrance. The footprint of the basement remains the same as the consented scheme.
5. The location of ventilation intake and extract has moved. Note that the acoustic report has therefore been updated and the findings remain unchanged.

It is worth noting that the following items have NOT changed.

- building footprint
- building mass and height
- retained front facade
- material palette
- number of units
- number of car and bicycle parking
- Lifetime Homes Standards (improved with addition of lift and ramp to give level access from garage)

Please refer to the following pages which show comparison plans, elevations and section for the proposed vs consented scheme with changes identified in red.



SITE PLAN 1:1250

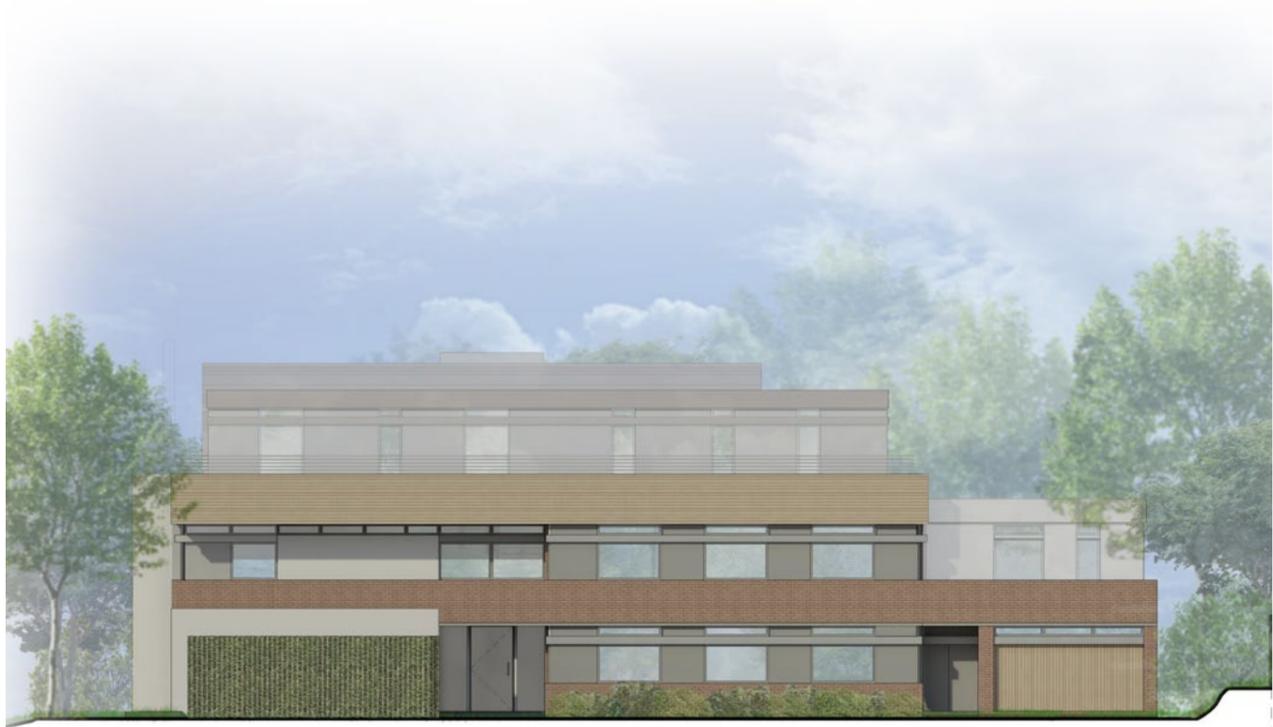


--- Site boundary - 41 Frogmal

PROPOSED

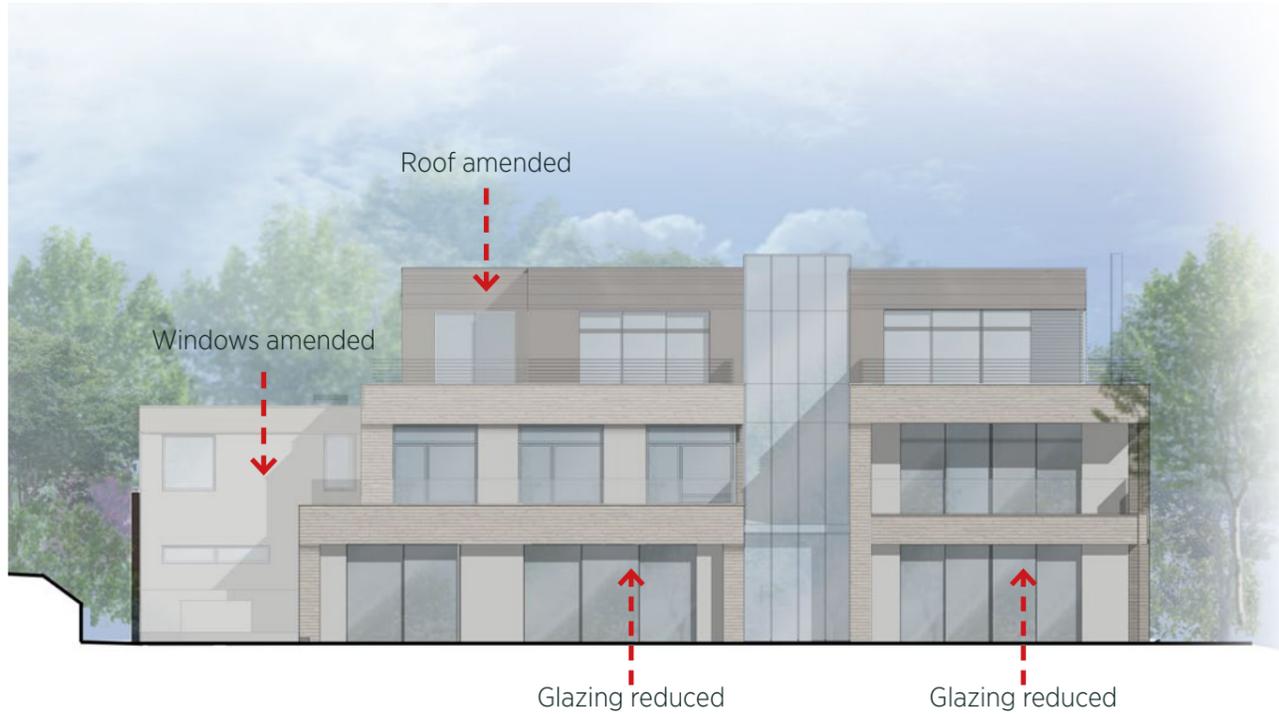


CONSENTED



PROPOSED FRONT ELEVATION

CONSENTED FRONT ELEVATION



PROPOSED REAR ELEVATION

CONSENTED REAR ELEVATION

PROPOSED



PROPOSED SIDE ELEVATION (SE)



PROPOSED SIDE ELEVATION (NW)

CONSENTED

ELEVATIONS



CONSENTED SIDE ELEVATION (SE)



CONSENTED SIDE ELEVATION (NW)

PROPOSED SITE & LANDSCAPE PLAN

The landscape design remains unchanged from the consented scheme with the exception of the omission of the external pool located in the rear garden.

The 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.

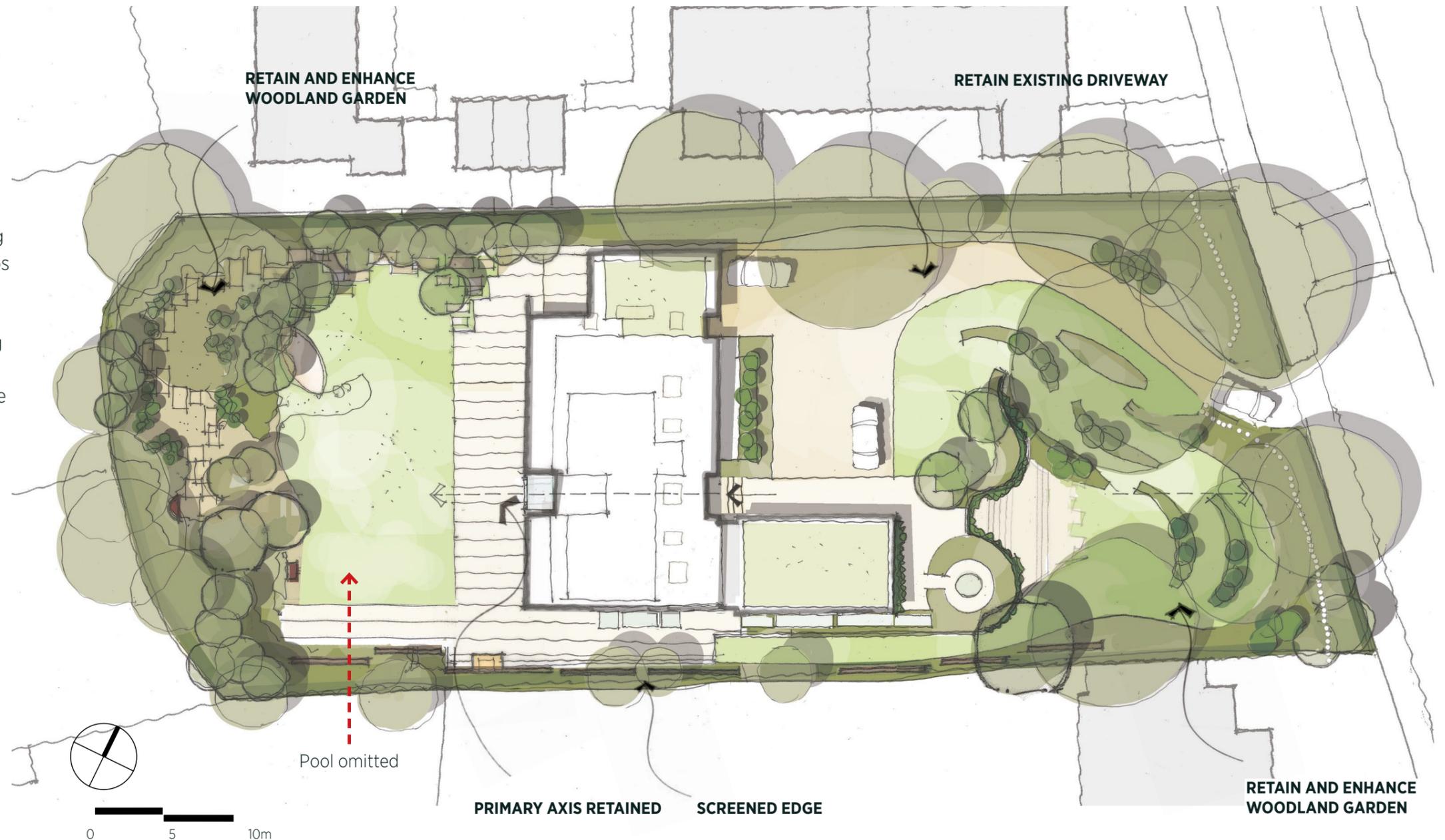
The boundary treatment along Frogнал will conform to the open woodland character of the site. This will be enlivened through the planting of groundcovers and evergreen shrubs strategically punctuating the space.

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.



MATERIALS AND FINISHES

The materials and finishes of the proposed building remain the same as the consented scheme which were selected to compliment the retained existing front facade whilst also being sympathetic to the local area. However, the extent of render to the rear and side facades has been reduced in favour of replicating the use of brick from the front facade, providing a more sympathetic and durable solution.

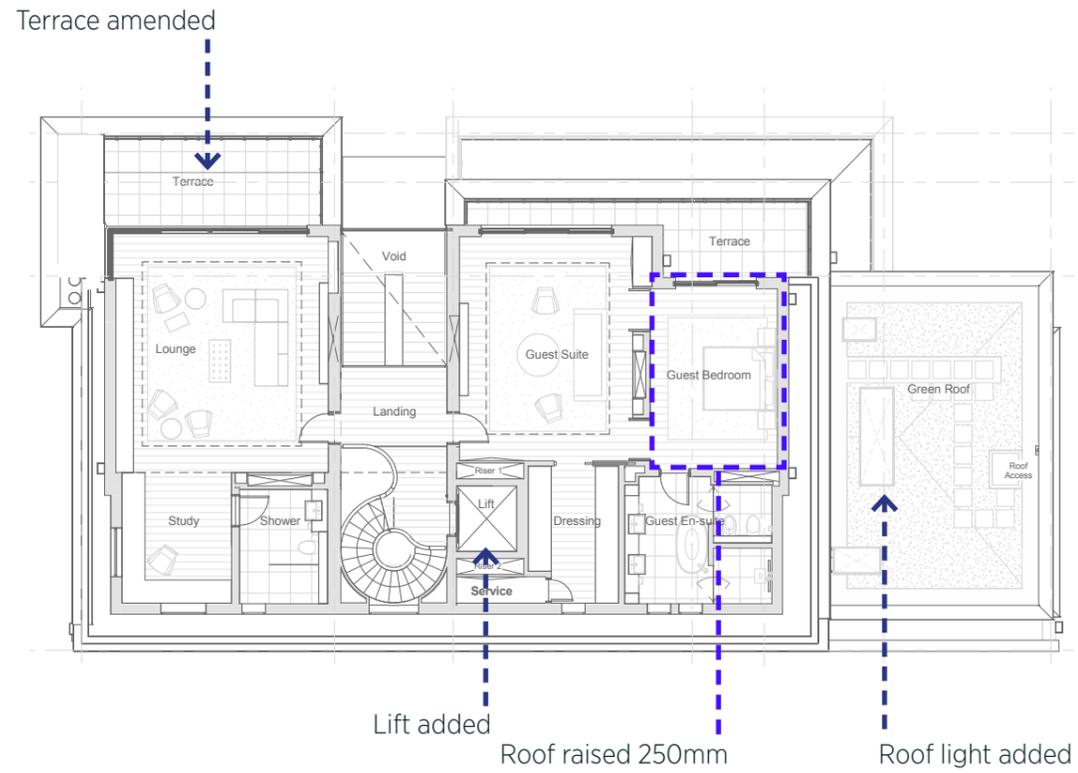
Highly insulated walls and roofs will be used in all elements of the new build design which will assist towards an increased energy efficient building envelope which conforms to all building standards including the revised Part L1A 2013.

All existing aluminium double glazed units windows will be replaced to meet 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 to the first floor roof to the lower portion of the building. This offers a more sympathetic view over the site from the neighbouring area.



PROPOSED



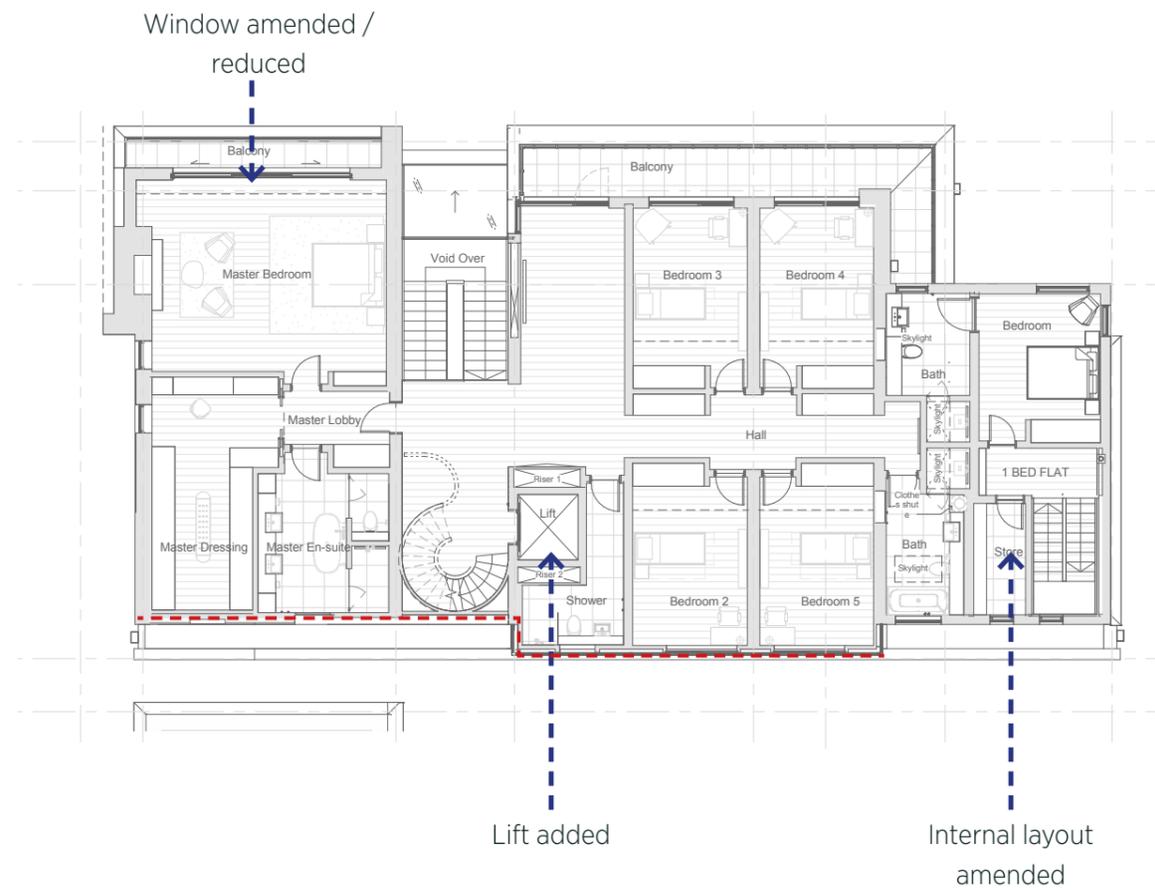
CONSENTED



SECOND FLOOR PLAN
SCALE 1:200



PROPOSED



Existing facade to be retained

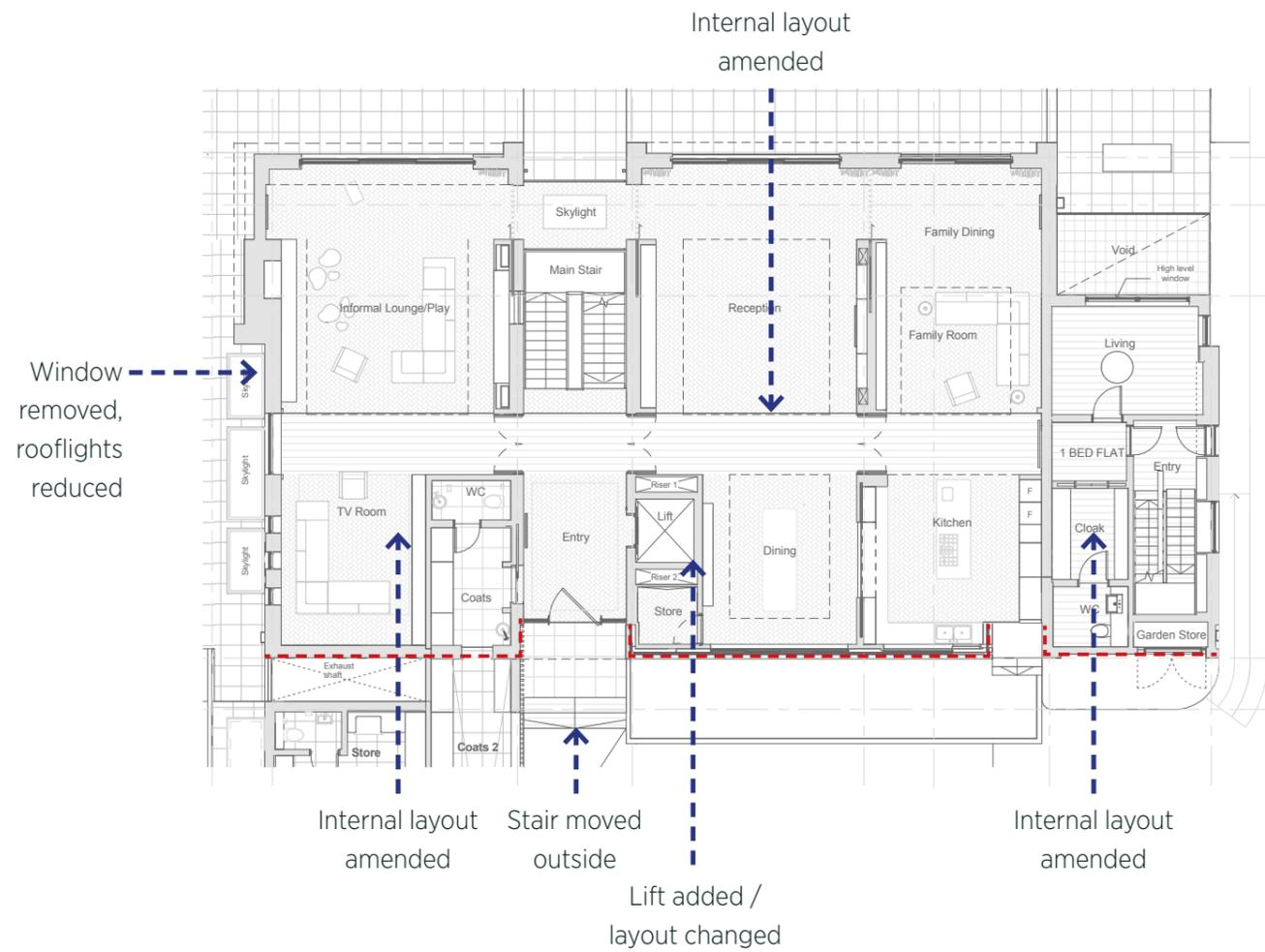
CONSENTED



FIRST FLOOR PLAN
SCALE 1:200



PROPOSED



Existing facade to be retained

CONSENTED

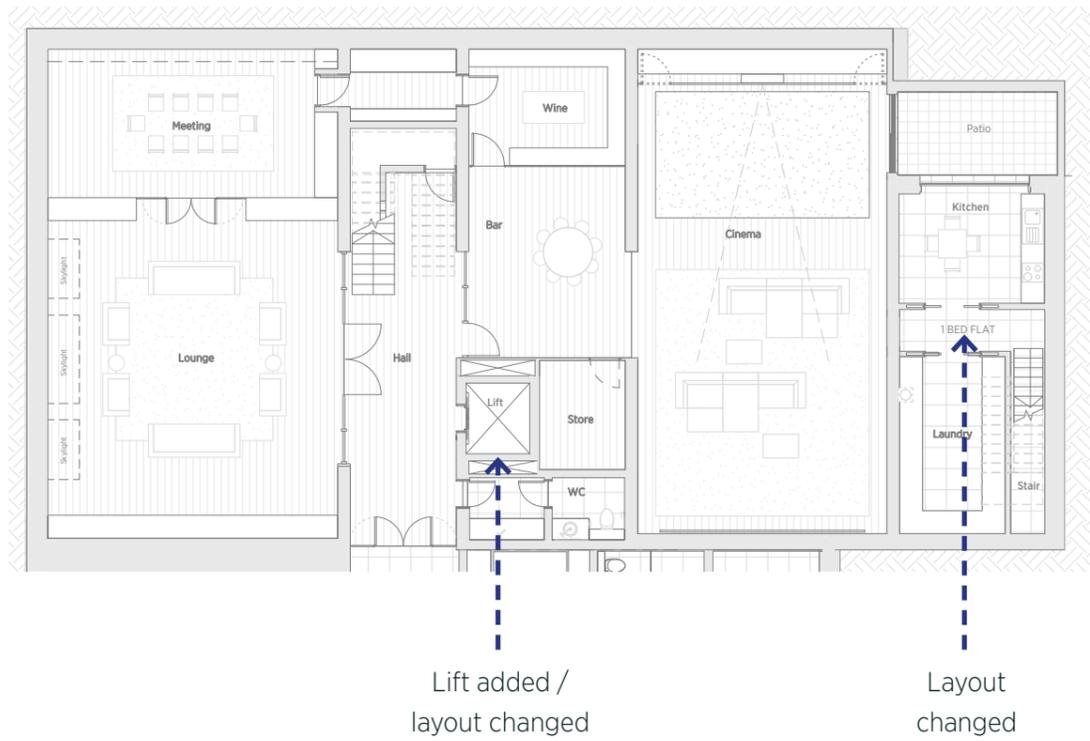


GROUND FLOOR PLAN
SCALE 1:200

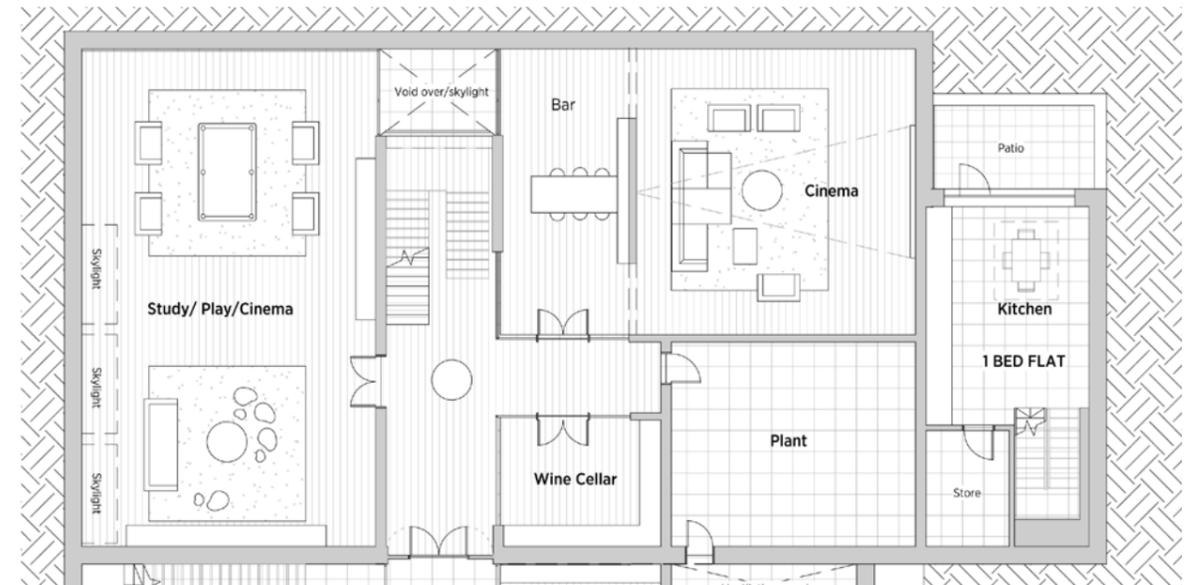


PROPOSED FLOOR PLANS

PROPOSED



CONSENTED



LOWER GROUND FLOOR PLAN A
SCALE 1:200



