

**41 FROGNAL
LONDON NW3 6YD**



**DESIGN & ACCESS STATEMENT
APRIL 2016**

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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 Frognal 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. This scheme was amended following a S.73 application which was consented in February 2016.*

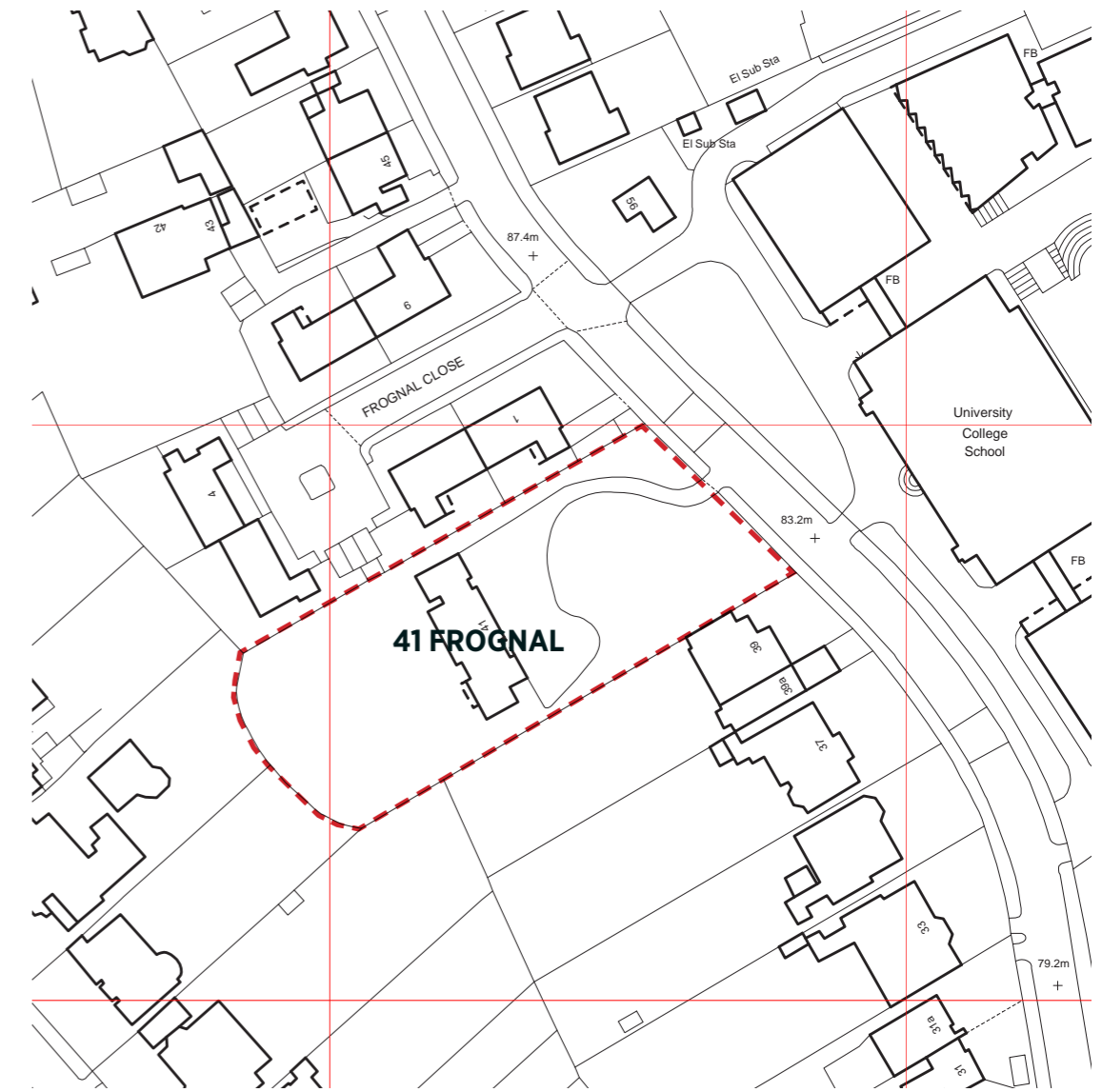
There are a number of minor changes planned which are listed below:

1. Minor changes to the rear facade.
2. Minor changes to basement area following contractor design input, including connecting the pool maintenance area with the main house stair core.

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

- building footprint
- building mass and height
- material palette

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



SITE PLAN 1:1250



--- Site boundary - 41 Frognal

SITE PHOTOGRAPHS

FRONT VIEWS



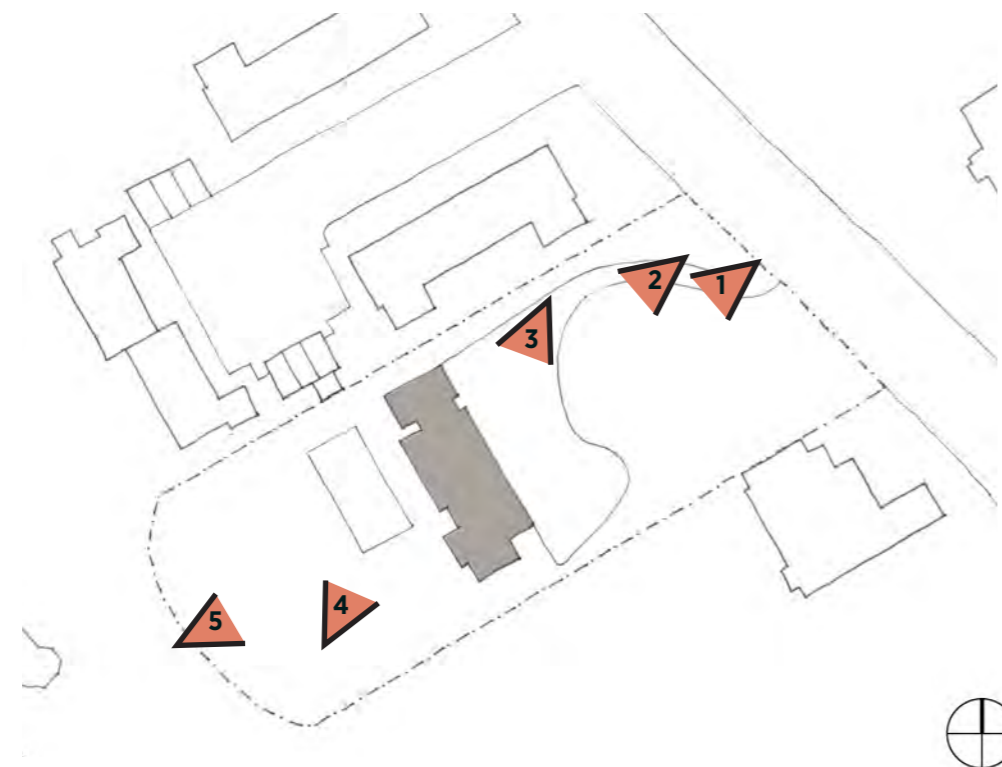
1



2



3



REAR VIEWS



4



5

CONSENTED



CONSENTED FRONT ELEVATION



CONSENTED REAR ELEVATION

PROPOSED



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

ELEVATIONS

CONSENTED



CONSENTED SIDE ELEVATION (SE)



CONSENTED SIDE ELEVATION (NW)

PROPOSED

ELEVATIONS



PROPOSED SIDE ELEVATION (SE)



PROPOSED SIDE ELEVATION (NW)

PROPOSED SITE & LANDSCAPE PLAN

The landscape design remains unchanged from the consented scheme.

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.

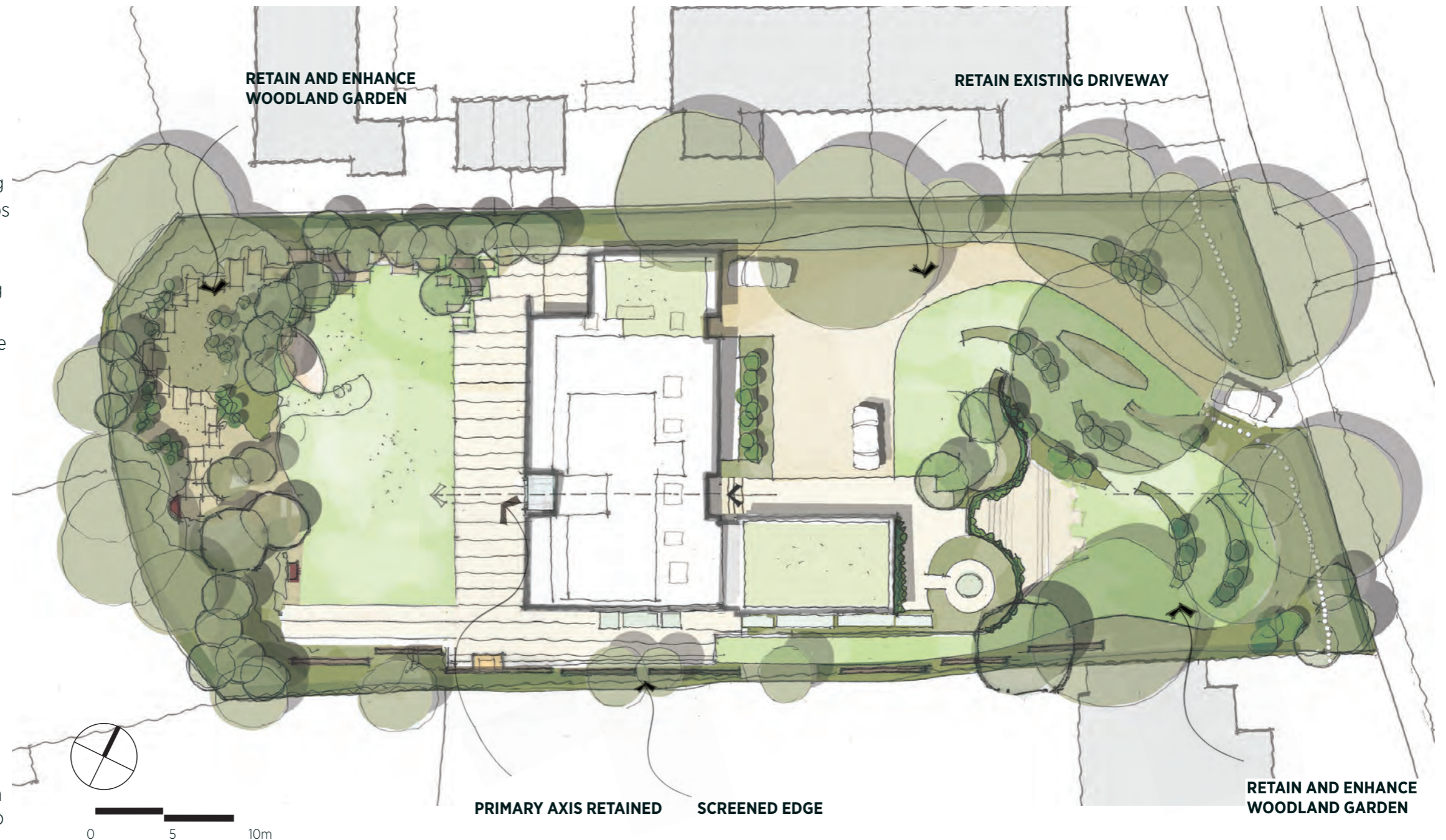
The boundary treatment along Frogнал will conform to the open woodland character of the site. This will be enlivened through the planting of groundcovers and evergreen shrubs strategically punctuating the space.

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 palette for the proposed building remain much the same as the consented scheme. The new areas to the rear on ground and first floor will be finished in a neutral grey Sto render finish, ensuring a consistent approach to materiality. The upper floor remains unchanged and is proposed to be a pre-oxidised copper finish.

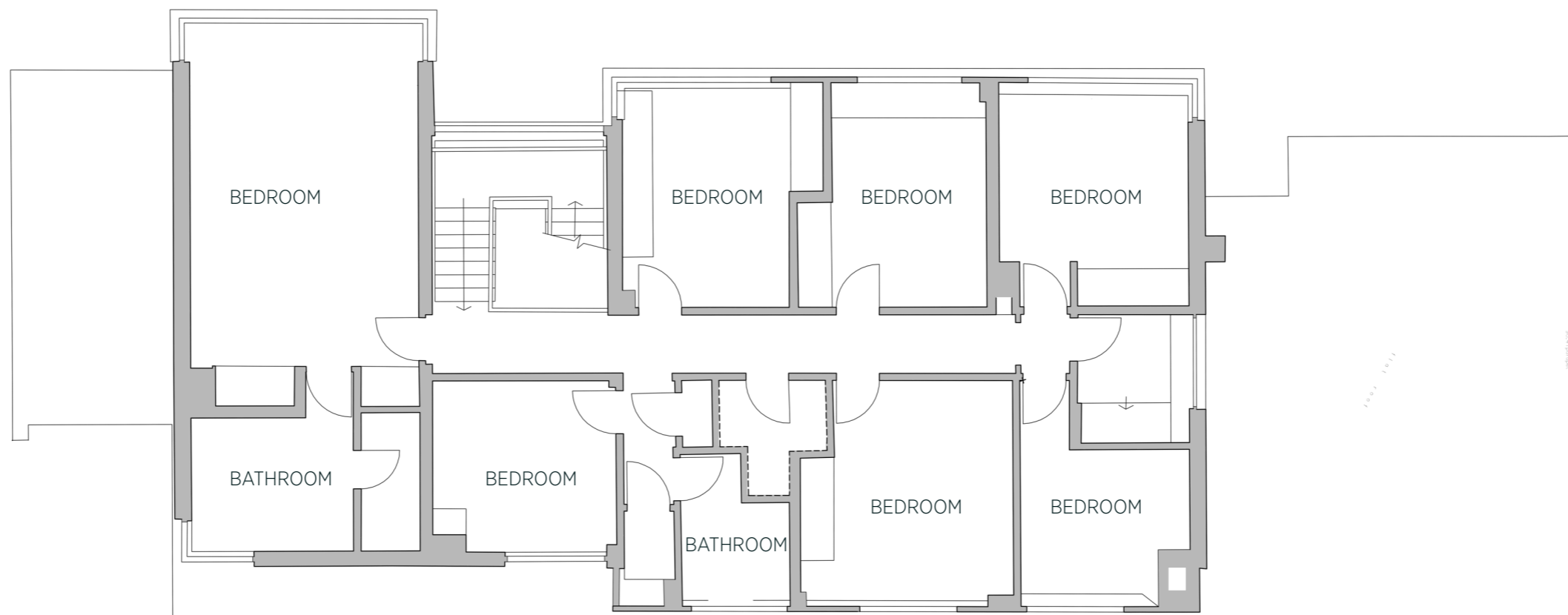
Highly insulated walls and roofs will be used in all elements of the new build design which will assist towards an increased energy efficient building envelope which conforms to all building standards including the revised Part L1A 2013.

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.

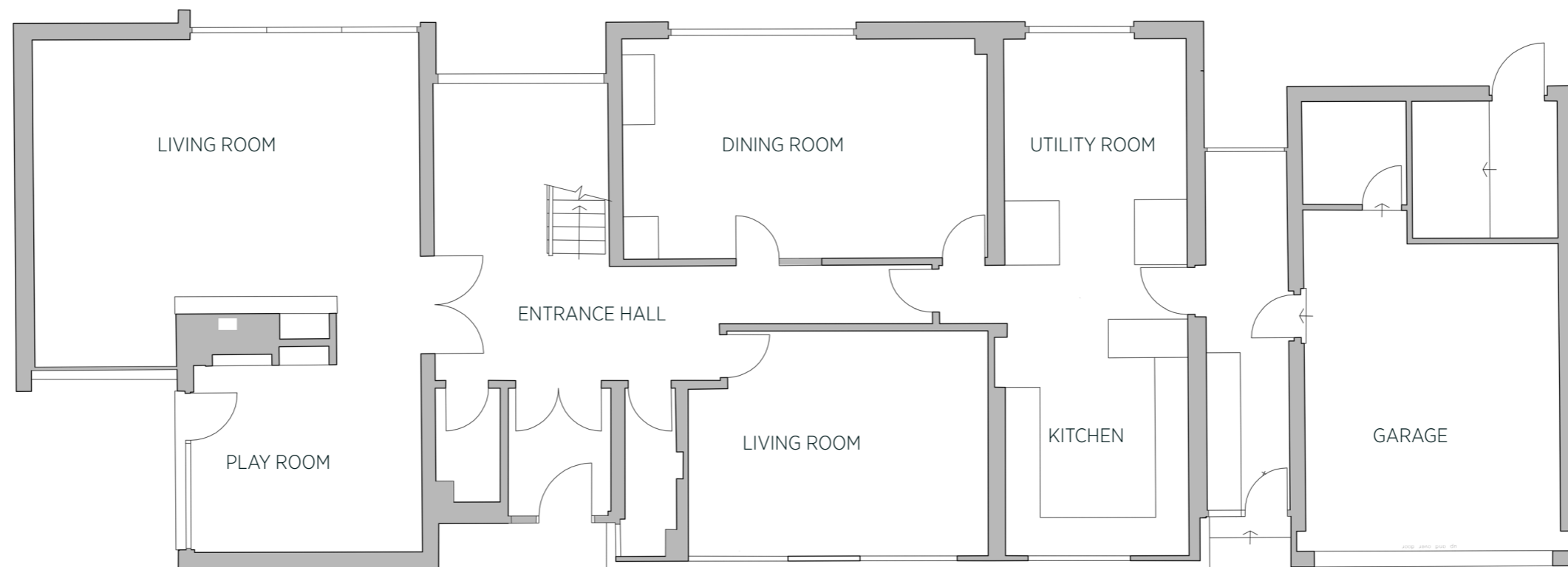
There is a sedum blanket green roof to the new garage and to the first floor roof to the lower portion of the building. This offers a more sympathetic view over the site from the neighbouring area.



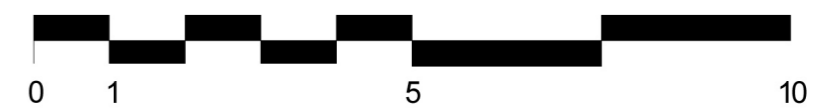
EXISTING FLOOR PLANS



EXISTING FLOOR PLANS

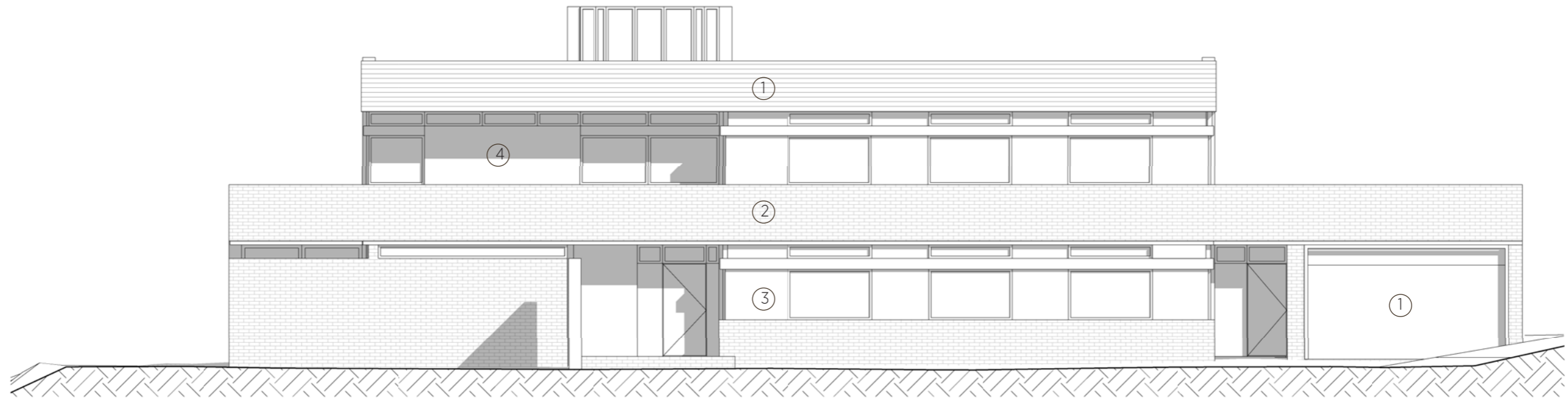


GROUND FLOOR PLAN
SCALE 1:100

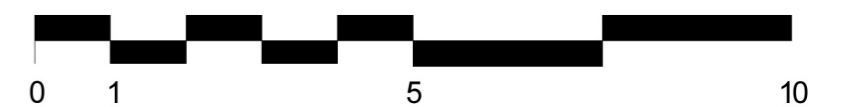


- ① Timber cladding
- ② Brick
- ③ Back painted glass
- ④ Feature tile
- ⑤ Glass - translucent

EXISTING ELEVATIONS

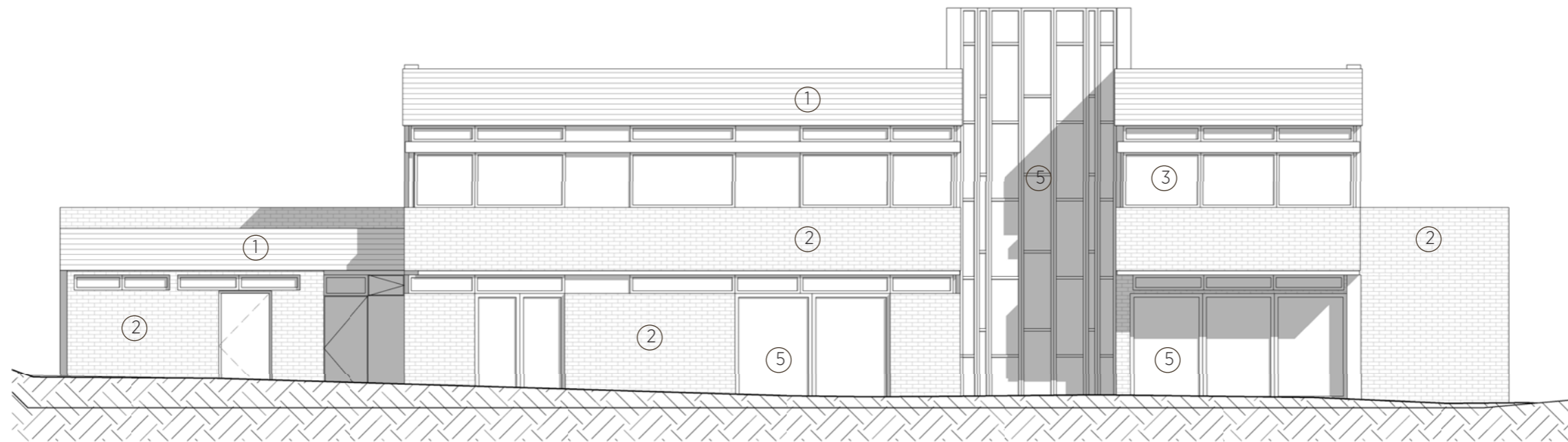


EXISTING FRONT ELEVATION
SCALE 1:100

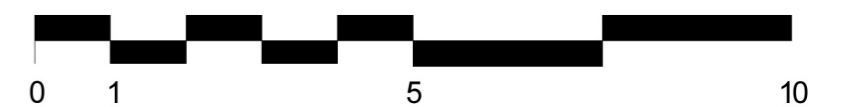


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EXISTING ELEVATIONS

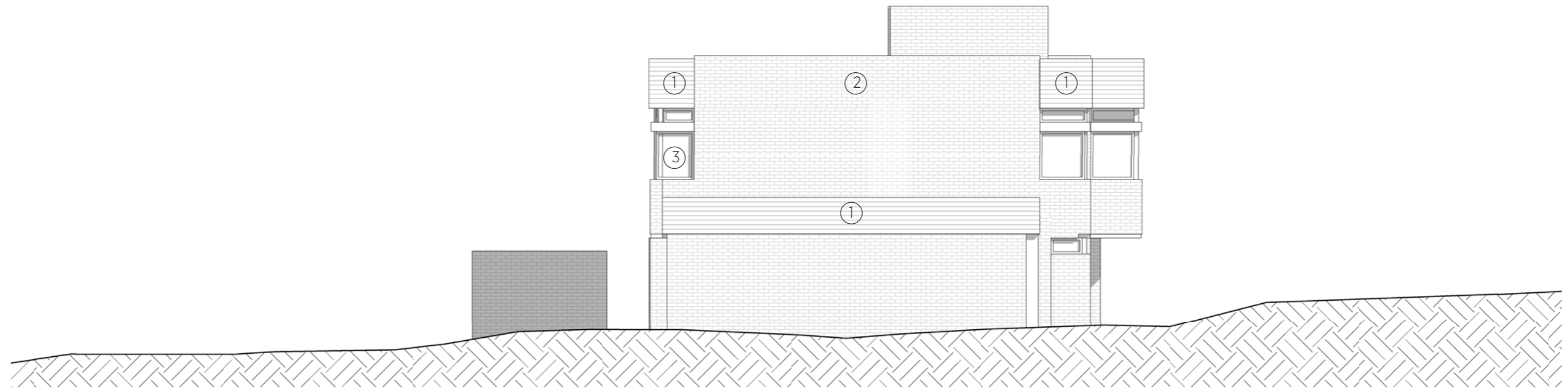


EXISTING REAR ELEVATION
SCALE 1:100

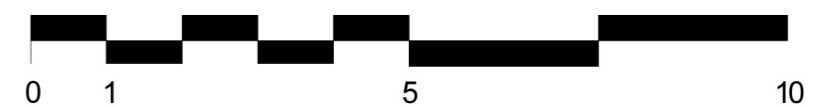


- ① Timber cladding
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- ④ Feature tile
- ⑤ Glass - translucent

EXISTING ELEVATIONS

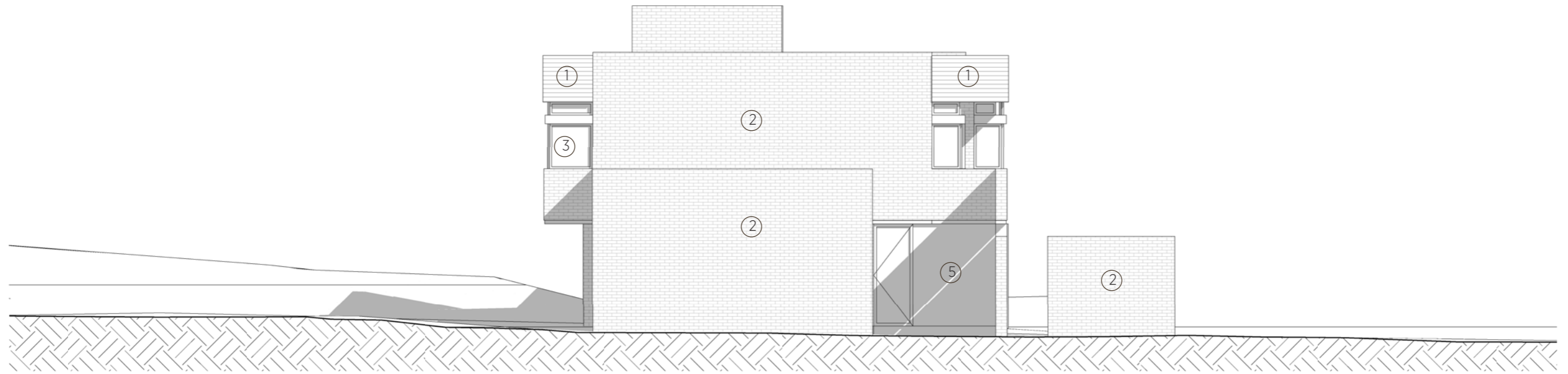


EXISTING SIDE ELEVATION (NORTH)
SCALE 1:100



- ① Timber cladding
- ② Brick
- ③ Back painted glass
- ④ Feature tile
- ⑤ Glass - translucent

EXISTING ELEVATIONS



EXISTING SIDE ELEVATION (SOUTH)
SCALE 1:100

