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1.0 Introduction

1.1 This Design and Access Statement has been prepared in support of a planning application for the demolition of the existing dwelling and to replace it with a single family dwelling.

1.2 The existing house comprises three storeys and its lawful use is residential.

1.3 The existing house has a GIA of 3,108ft² over three storeys, the new house would have 6,218ft² over two storeys.

1.4 Thirteen planning applications have been published on Camden's website relating to this house, they are all for the pruning of trees and date back to 1986.

1.5 The existing house is not listed, it is in the Hampstead Conservation Area and it is deemed to be a "neutral building", according to the Hampstead conservation area statement published in October 2002. An appraisal prepared by KM Heritage regarding its merits and justification for its replacement is included with this submission.

1.6 The layout of the new house has largely been determined by the existing trees in the area, in addition to the building lines of the existing house and adjacent buildings. The tree report and survey that has been carried out by Patrick Stileman Ltd Arboricultural Consultancy, in support of this proposal, is also included in this application..

2.0 Principle Design Considerations

2.1 The site has a prominent and oblique street frontage and the location of the proposed house, on the similar position to the existing, sits on a slightly rising knoll.

2.2 Slightly unusually, the site has virtually no immediate architectural context and is characterised as a semi-rural setting.

2.3 A review of the local neighbouring context was undertaken, with particular attention to materials, fenestration, entrances, windows and window proportion through solid masonry and the balance and hierarchy between horizontal and vertical components (these are photographically illustrated).



2.4 Research on the history of the site and surrounding area has been carried out by KH Heritage and their report is included with this submission.

2.5 The building on 115 Frognal is a three-storey detached dwelling at the junctions of Frognal, Frognal Rise, Branch Hill and Oak Hill Way. It was likely built in 1956, with side extensions added in the 1970's, its total GIA is approximately 3108ft². This building replaced an earlier lodge building of which there is no apparent trace, which was located approximately in the position of the existing garage.

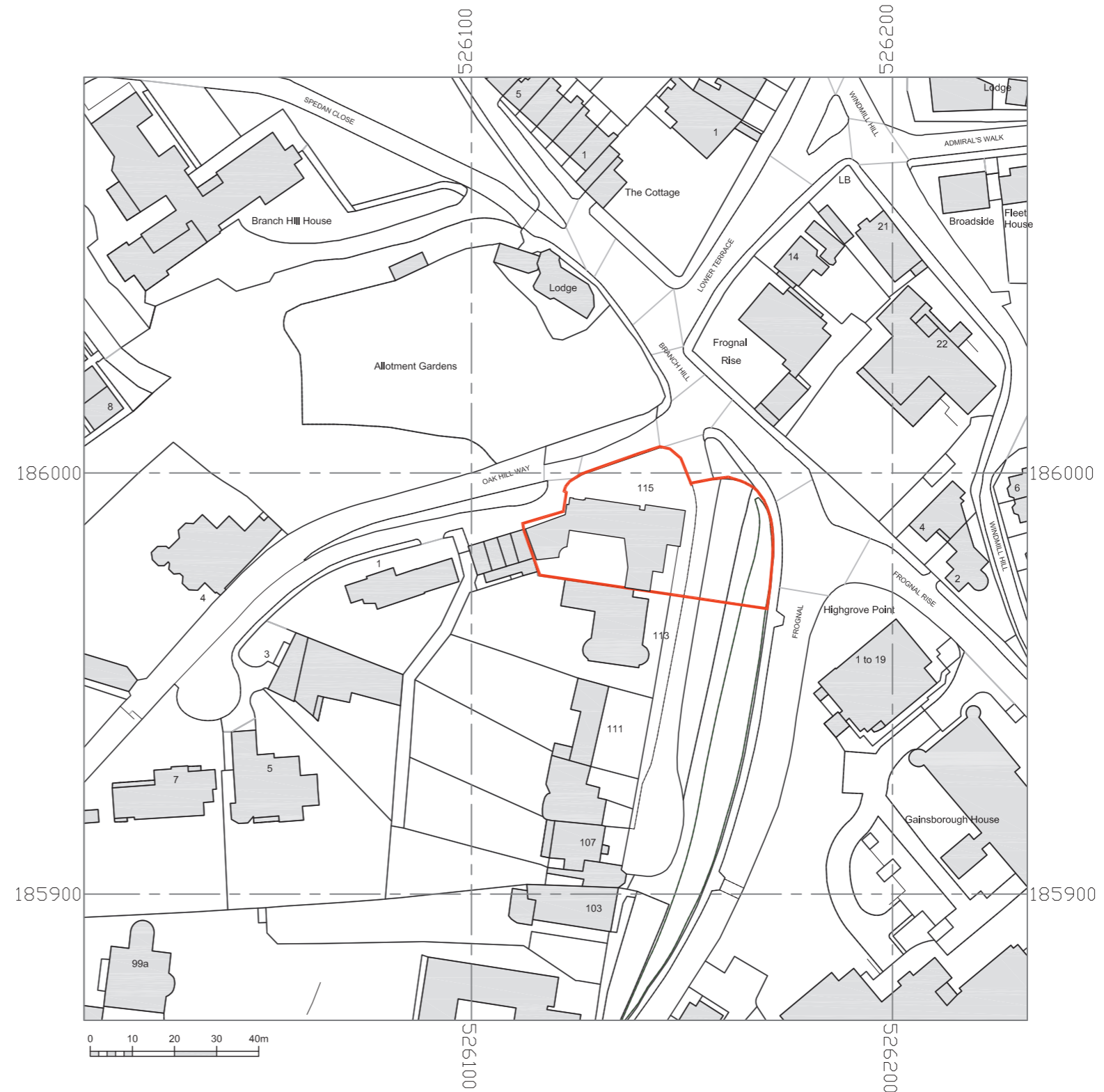
2.6 The site is approximately 1,550m² (or 0.155 hectares), it is well-wooded along Frognal and there are several mature trees distributed around the site and surrounding area. There is a private and secluded landscaped garden on the south side of the site. A survey and report of the trees in these areas has been carried out by Patrick Stileman Ltd and they are included with this application.

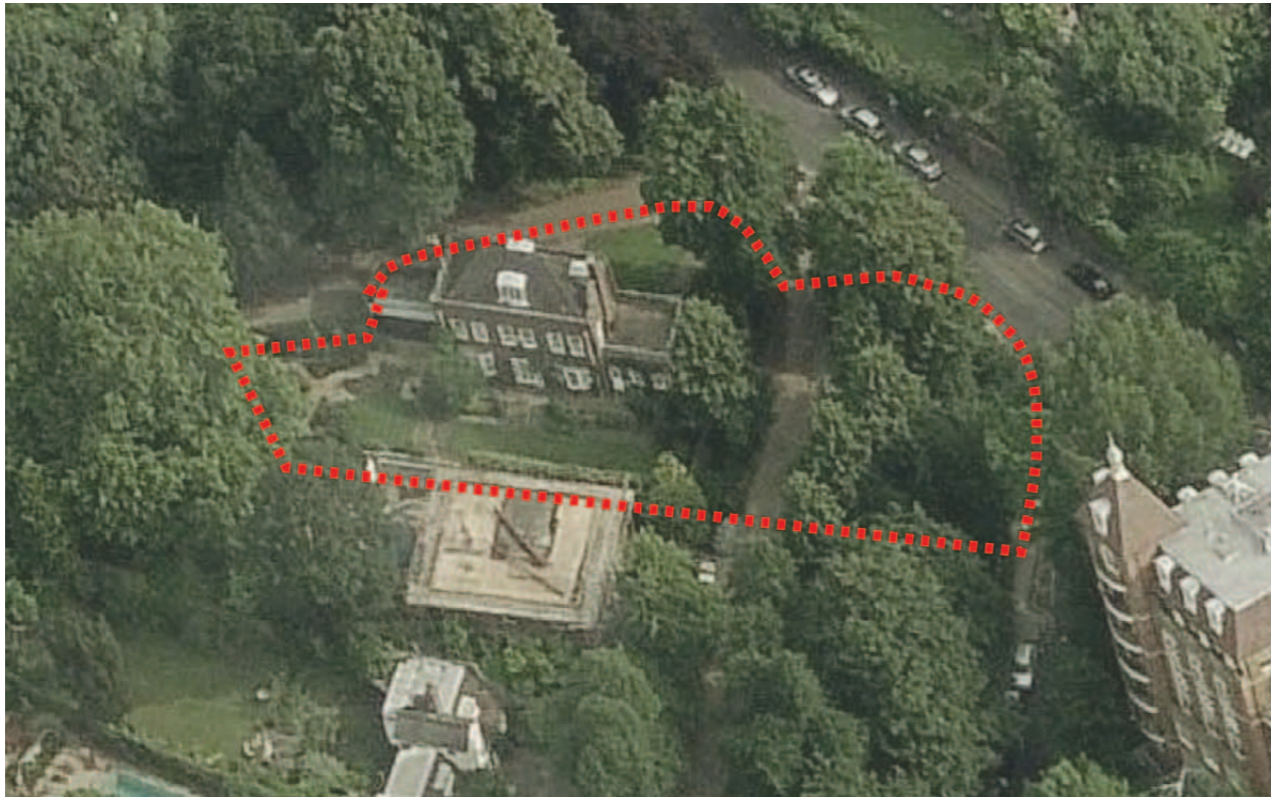
2.7 The site is in the Hampstead conservation area, it is largely wooded area and the houses are primarily residential and characterised by large detached and semi-detached houses of various periods and styles dating from the 18th to the 20th century. Designations of significant houses in the area are described in KM Heritage's report.

2.8 The site includes a private road along its eastern side, serving the residents of 105-113 Frognal, to which they have a right-of-way. This road was historically lime-bordered (many of which remain) and led to the front of the main house on the site (Frognal Grove) which was subdivided into 10 plots in the early 1950's.

2.9 To the north-west of the site is Branch Hill Woodlands and allotments.

2.10 To the west of the site is a garage block belonging to the 20th century house on the south side of the site, neither of which have been designated nor are deemed to be "positive" buildings. This garage block originally served Frognal Grove prior to the site being subdivided in the 1950's.

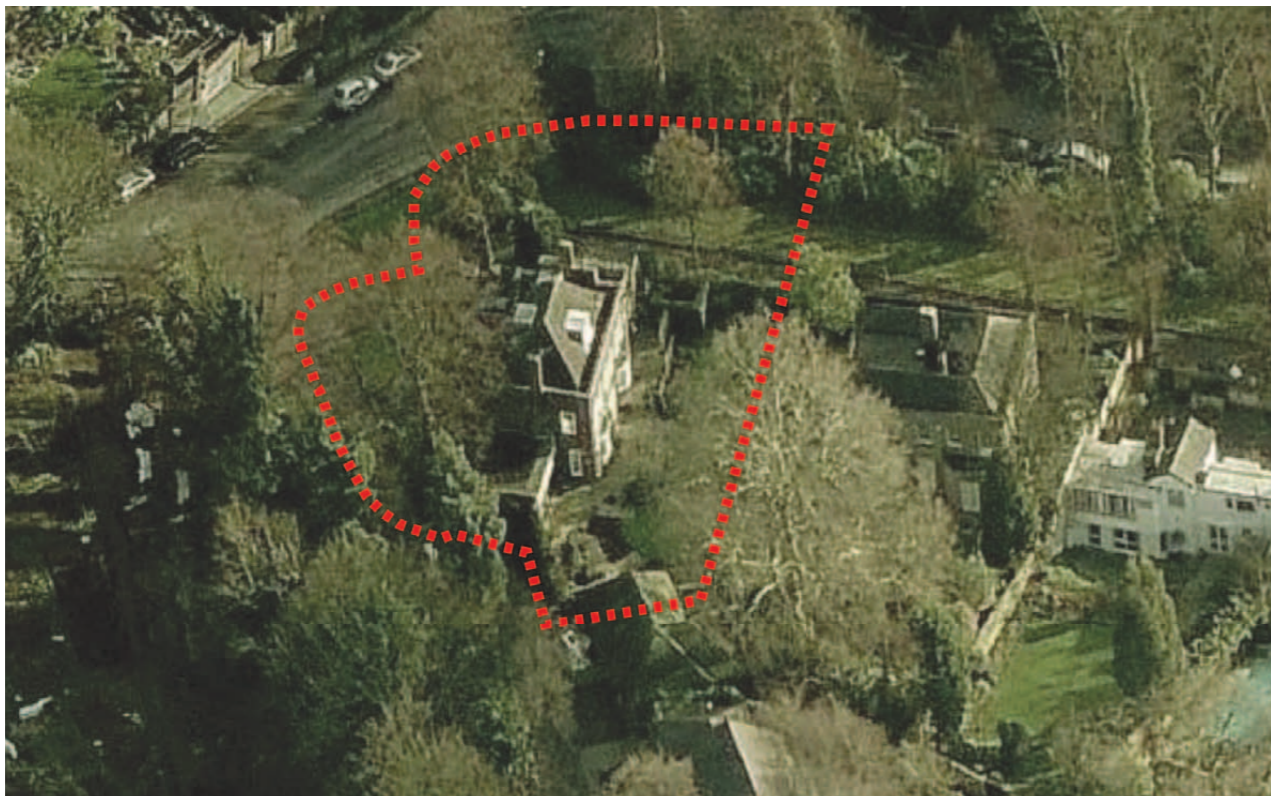




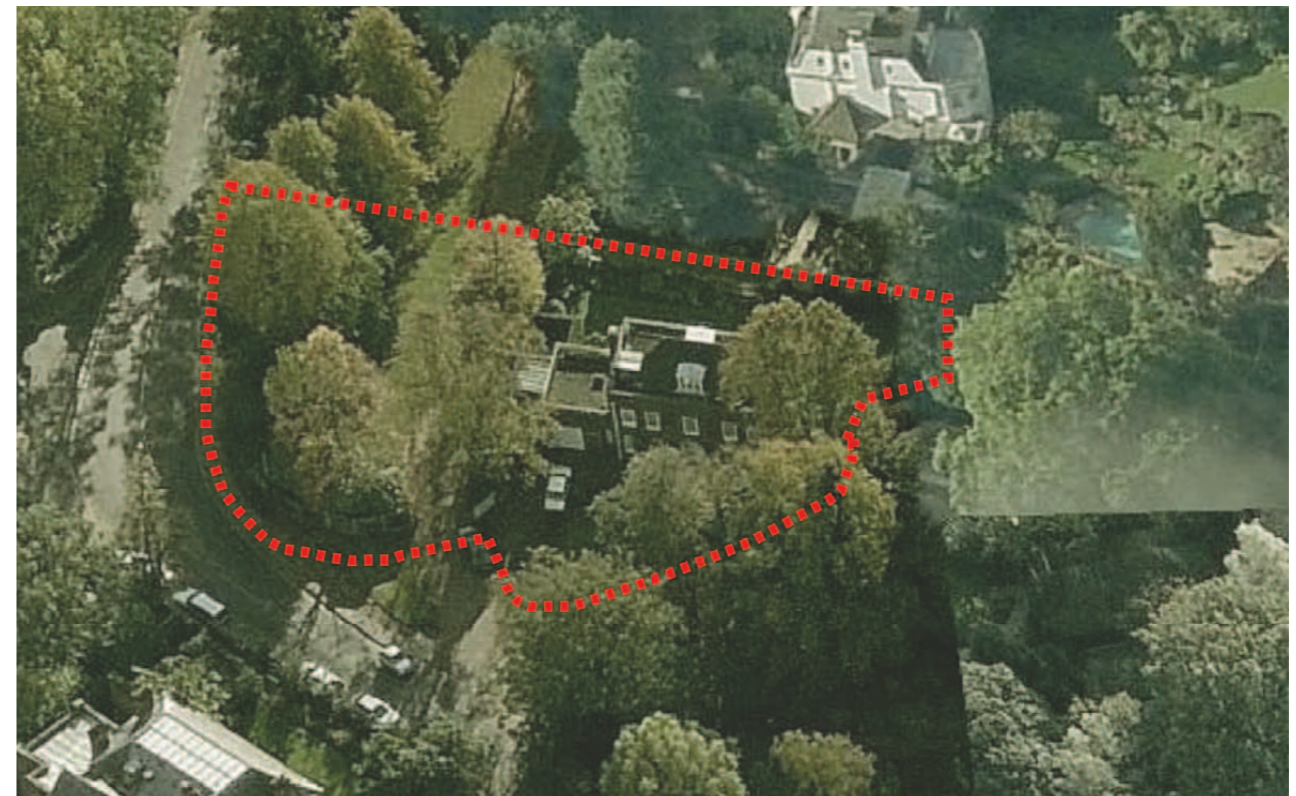
SOUTH VIEW



EAST VIEW



WEST VIEW



NORTH VIEW

3.0 Architectural Context of the Hampstead Conservation Area

3.1 A survey of the architectural styles and heritage of the Hampstead Conservation Area reveals a texture and vibrant mix of architectural language reflecting a broad range of domestic design periods.

3.2 The strong Georgian core is blended with Victorian development and alteration and later, in outlying areas, Arts & Crafts and Edwardian design can be found.

3.3 Not unusually and often due to financial pressure, with the consequential sub-division of larger land holdings, much mid and late 20th Century design is evident. This is often in the form of strong, one-off, modern architectural statements which are now recognised with Listed status.

3.4 Unlike many parts of London, due to its northern location, the evolution of post-war Hampstead has been influenced less by infill development resulting from war damage and more by both the sub-division of historic land holdings and the influx of a more liberal contemporary society (these are photographically illustrated).

