



4.0 Contemporary / Traditional

4.1 There exists a fundamental distinction between the spacial arrangement of contemporary and traditional domestic design. This reflects through the internal layout and, consequentially, the composition of the external fenestration.

4.2 Traditional houses are set out with prescribed rooms arranged around a central or, in the case of terraced houses, side-loaded stair and stair halls. The prescribed use of these rooms reflected the social norms of the time – Georgian through Edwardian. The fenestration, the arrangement and proportion of windows, reinforces a fairly rigid and prescribed internal arrangement of rooms, including the service spaces located at the rear or at the lower levels for domestic staff. Needless to say, kitchens typically had very modest windows, often on the side elevations and with no connection to the exterior or the garden.

4.3 By contrast, a contemporary (modern) dwelling has the ambition of establishing a new living environment. A contemporary or 20th Century Modern house seeks to create a fluid and flexible space that reflects a complete departure from the traditional arrangement described above. The democratization of the domestic internal landscape places the kitchen at the hub of the home and the supporting spaces are expected to be flexible in their ability to host a range of activities.

4.4 As a consequence, contemporary façades are a balanced composition of solid/void and materiality that can be expected to reflect the flexibility of the interior. Equally, the composition of contemporary façades reflects a wholly different set of priorities and values to the traditional 19th Century counterpart.



1-3 WILLOW ROAD - ERNO GOLDFINGER ('39), LISTED BUILDING, GRADE II*



9 FROGNAL WAY - E. MAXWELL FRY ('36), LISTED BUILDING, GRADE II*



22 WINDMILL HILL - TED LEVY, BENJAMIN AND PARTNERS ('70)



5 UPPER TERRACE - RICK MATHER ('97), RIBA NATIONAL AWARD '98



1-2 FROGNAL CLOSE - ERNST FREUD ('36), LISTED BUILDING, GRADE II



36-38 GAYTON ROAD - TED LEVY ('69)



41 FROGNAL - ALEXANDER FLINDER ('68), POSITIVE CONTRIBUTOR



3 ADMIRAL'S WALK - SHANTON WILLIAMS ('16) - UNDER CONSTRUCTION



8A FITZROY PARK - HIGGINS NEY & PARTNERS ('67), LISTED BUILDING, GRADE II



9 WEST HEATH ROAD - JAMES GOWAN ('64), LISTED BUILDING, GRADE II



66 FROGNAL - CONNELL, WARD & LUCAS ('38), LISTED BUILDING, GRADE II*

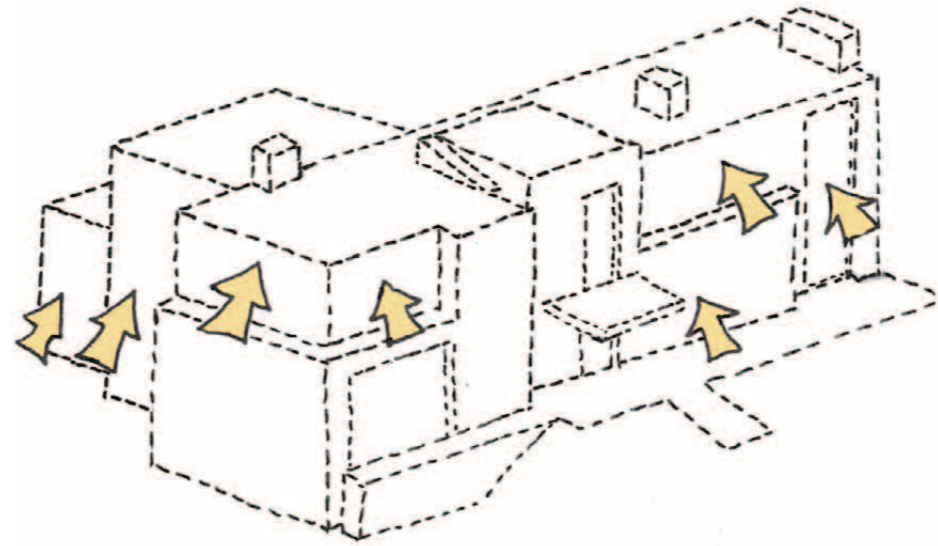


TERCELET TERRACE - KSR ARCHITECTS ('05) CAMDEN DESIGN AWARD WINNER '06

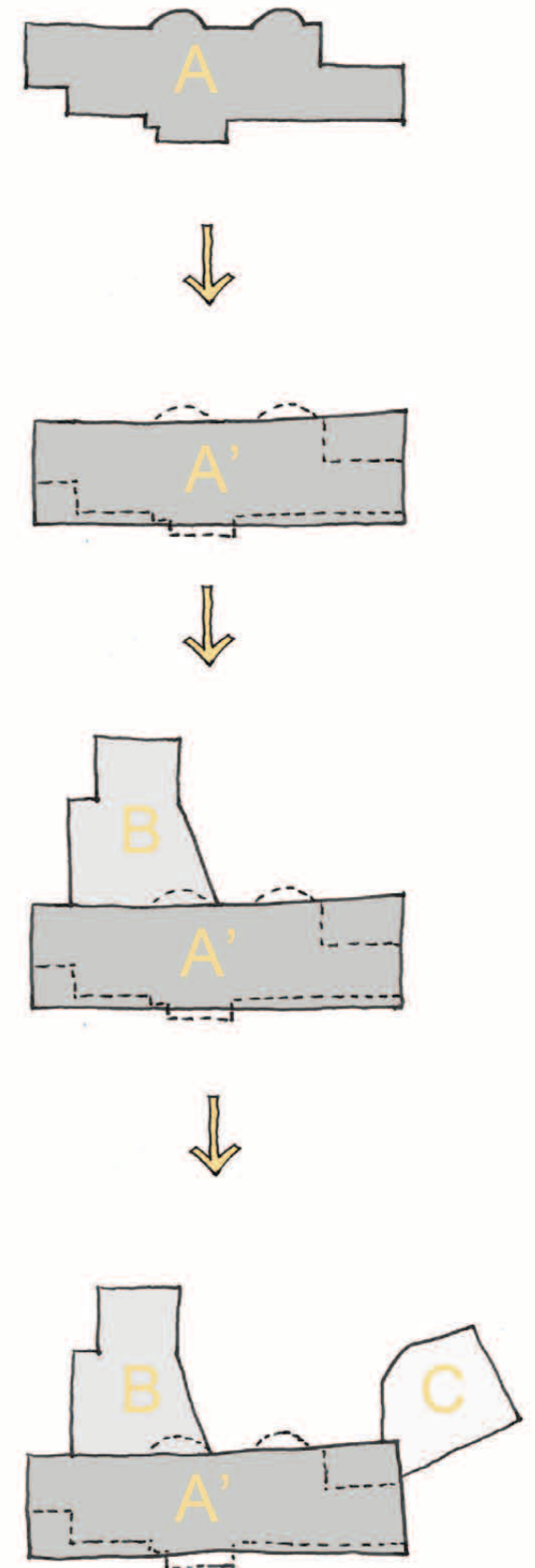
5.0 The Proposal

5.1 The proposal is to create a strong contemporary house that sits on this prominent site, with an appropriate degree of reverence to the context of the semi-rural setting while offering a positive enhancement to the architectural context and history of the Hampstead Conservation Area.

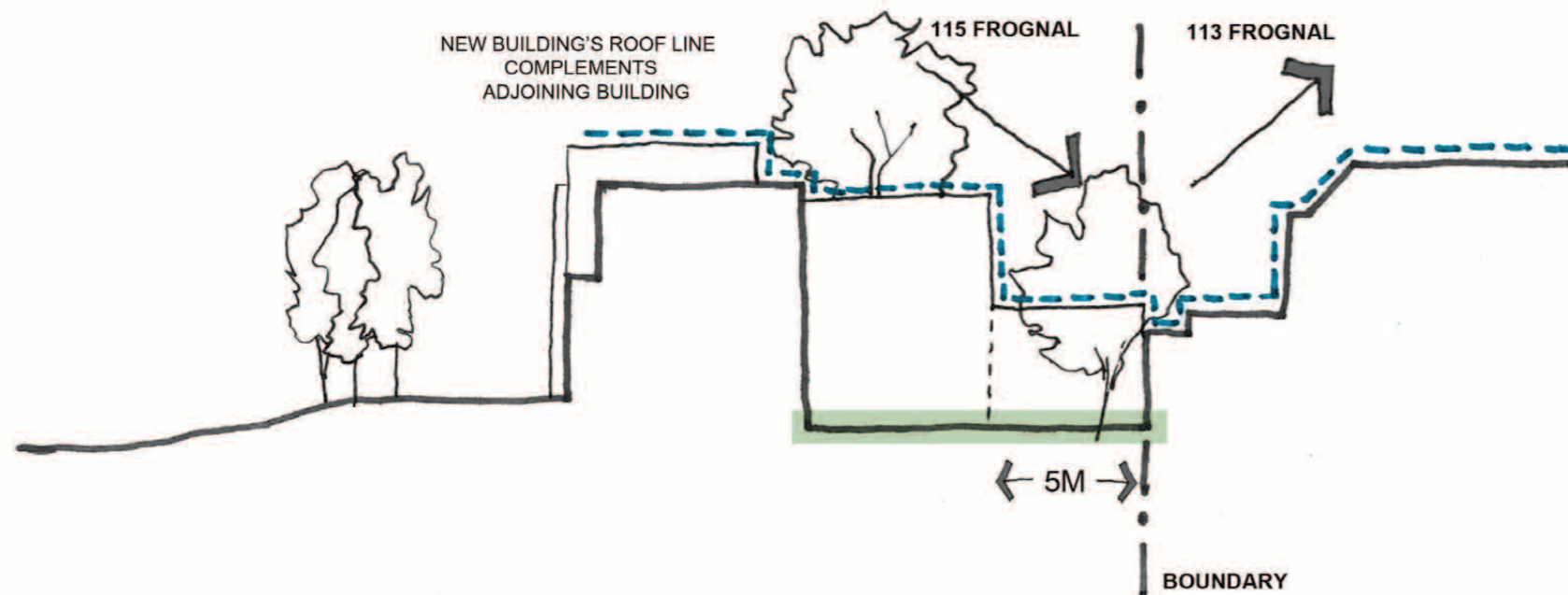
5.2 The plan arrangement sets out a series of social spaces – kitchen through dining, reception to study, all focusing on the south-facing garden. The more private accommodation – bedrooms and bathrooms – are laid out on the first floor also orientated towards the gardens.



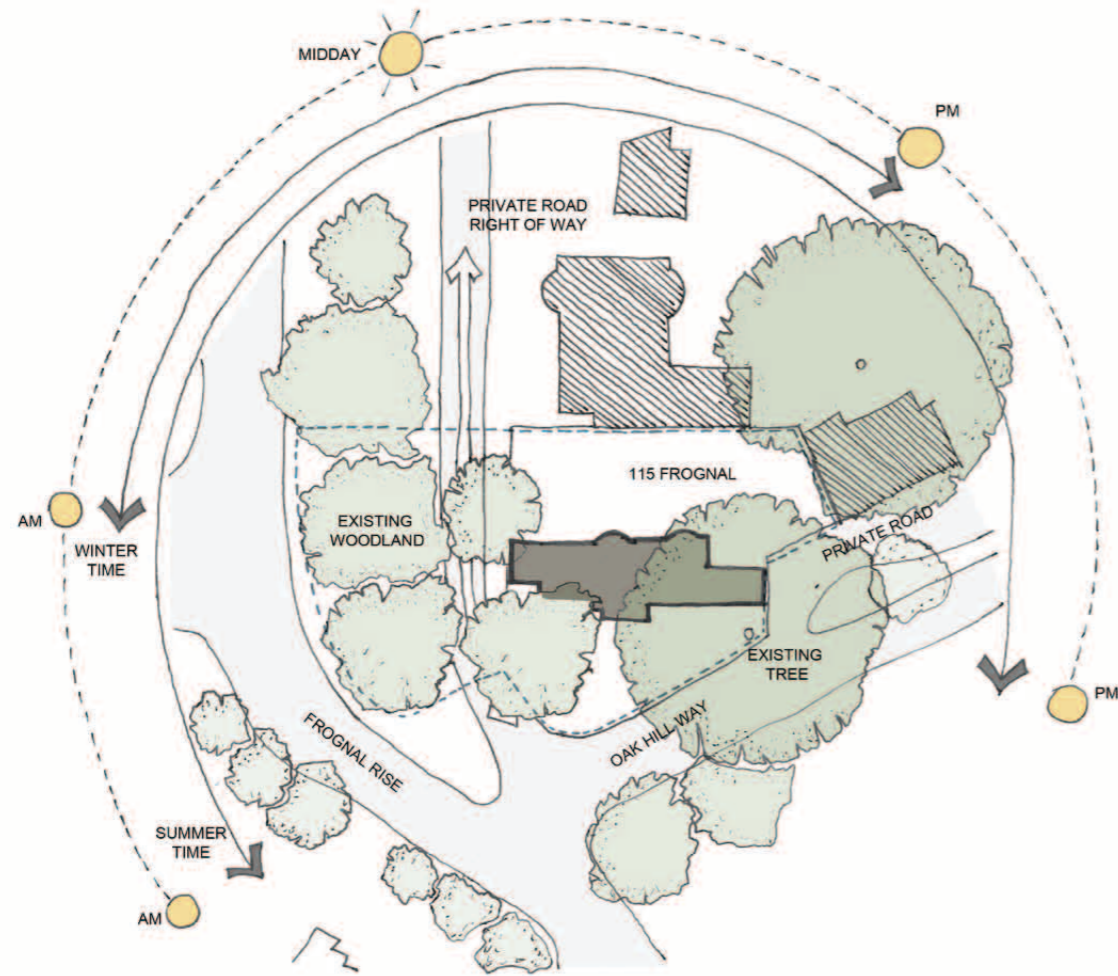
Massing Study (Axonometric)



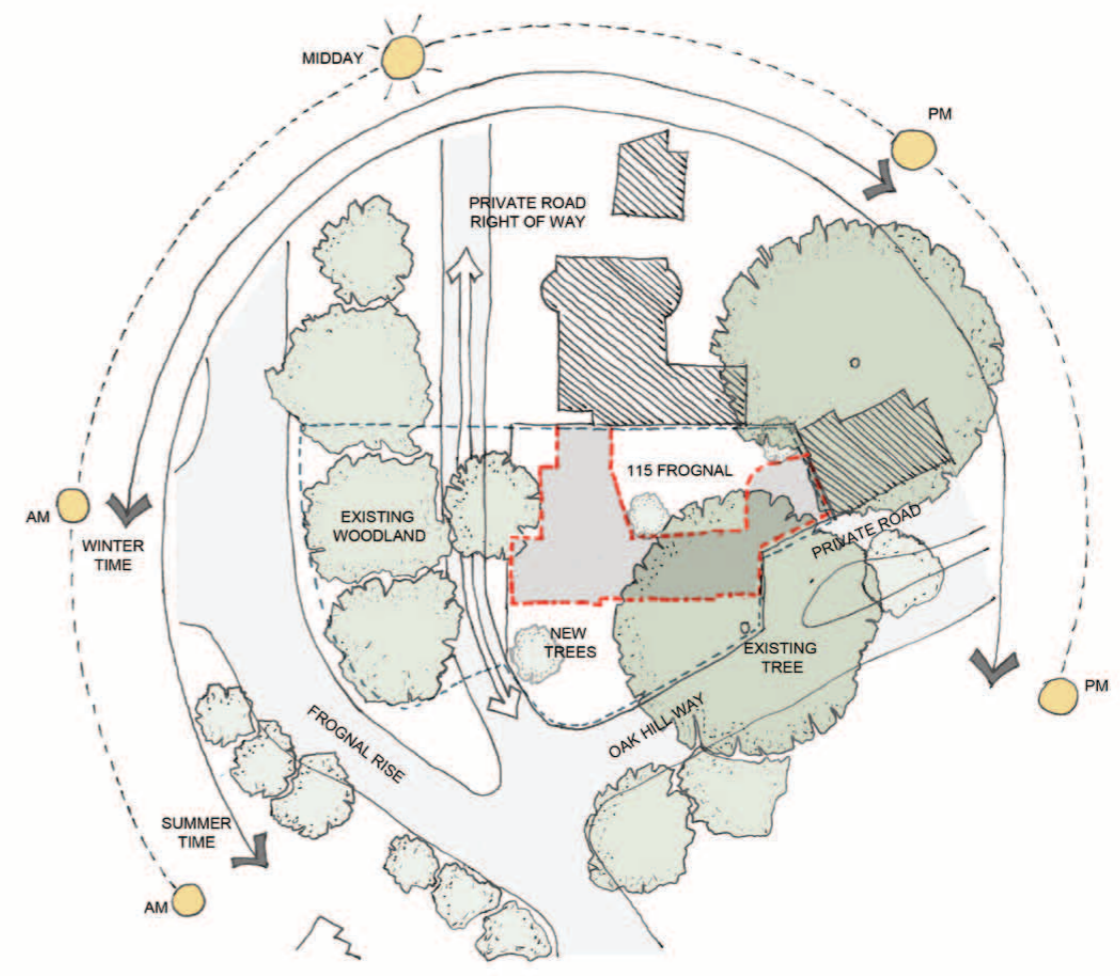
Footprint established on the same facade Line



Massing Study (Section)



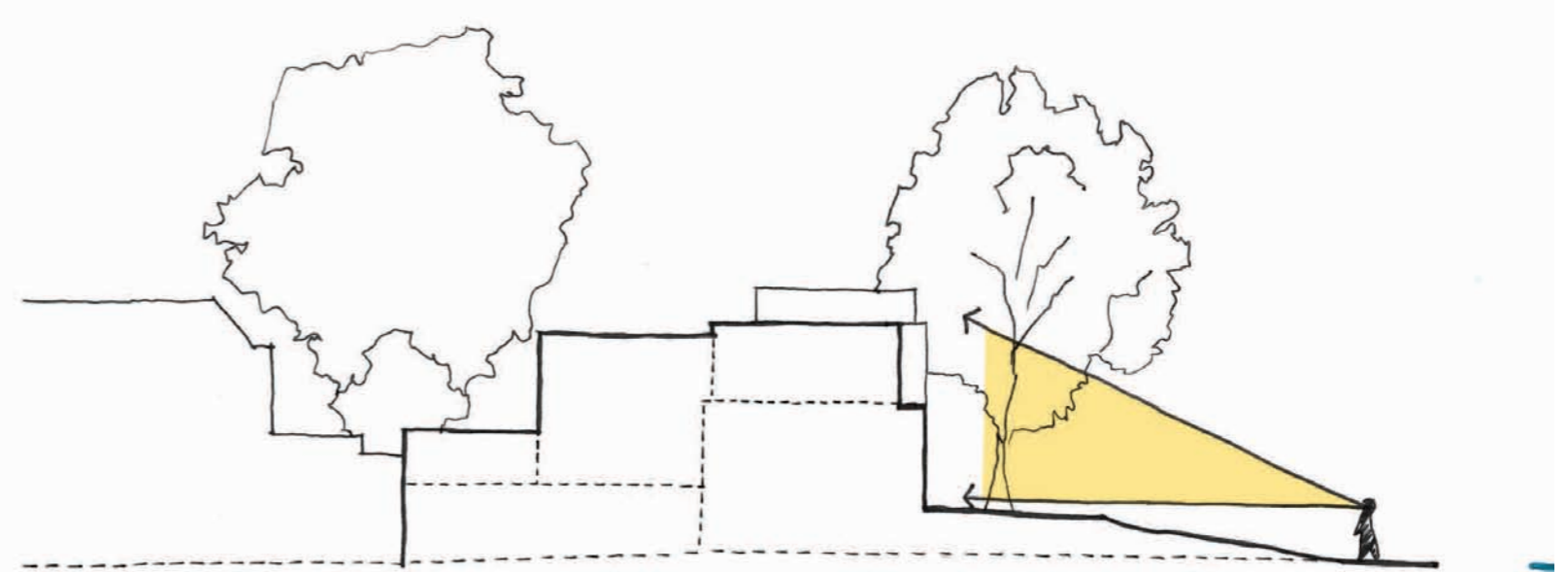
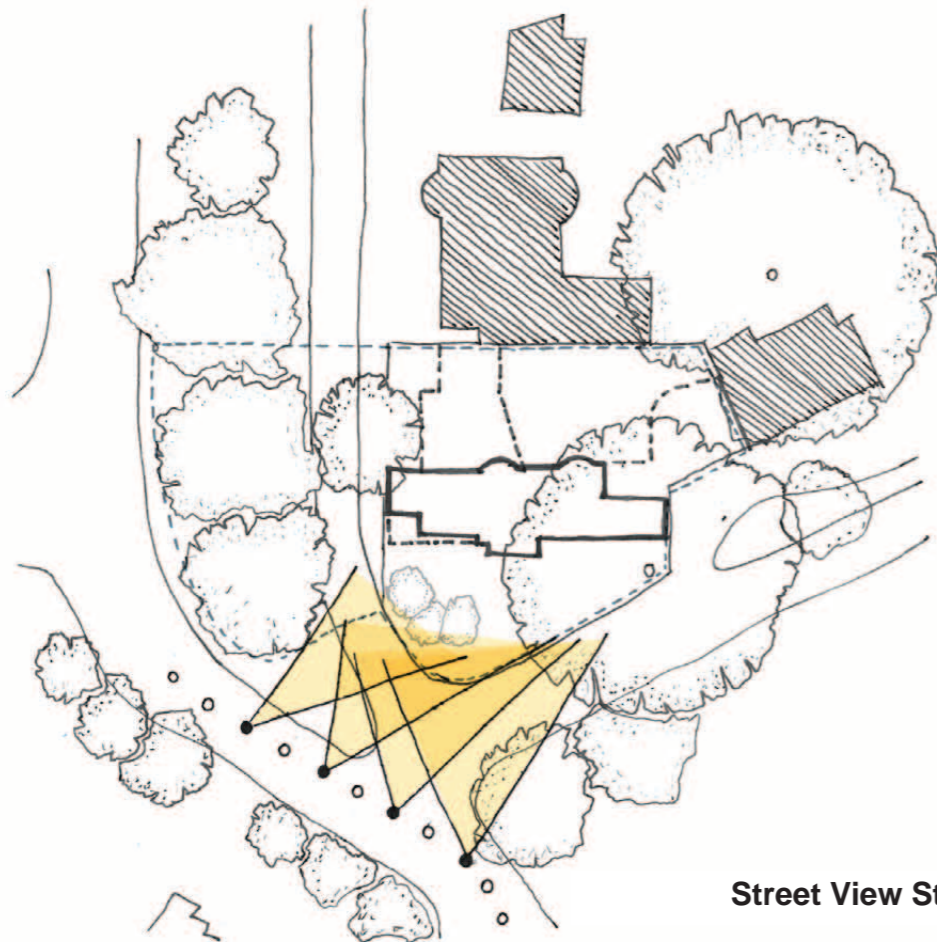
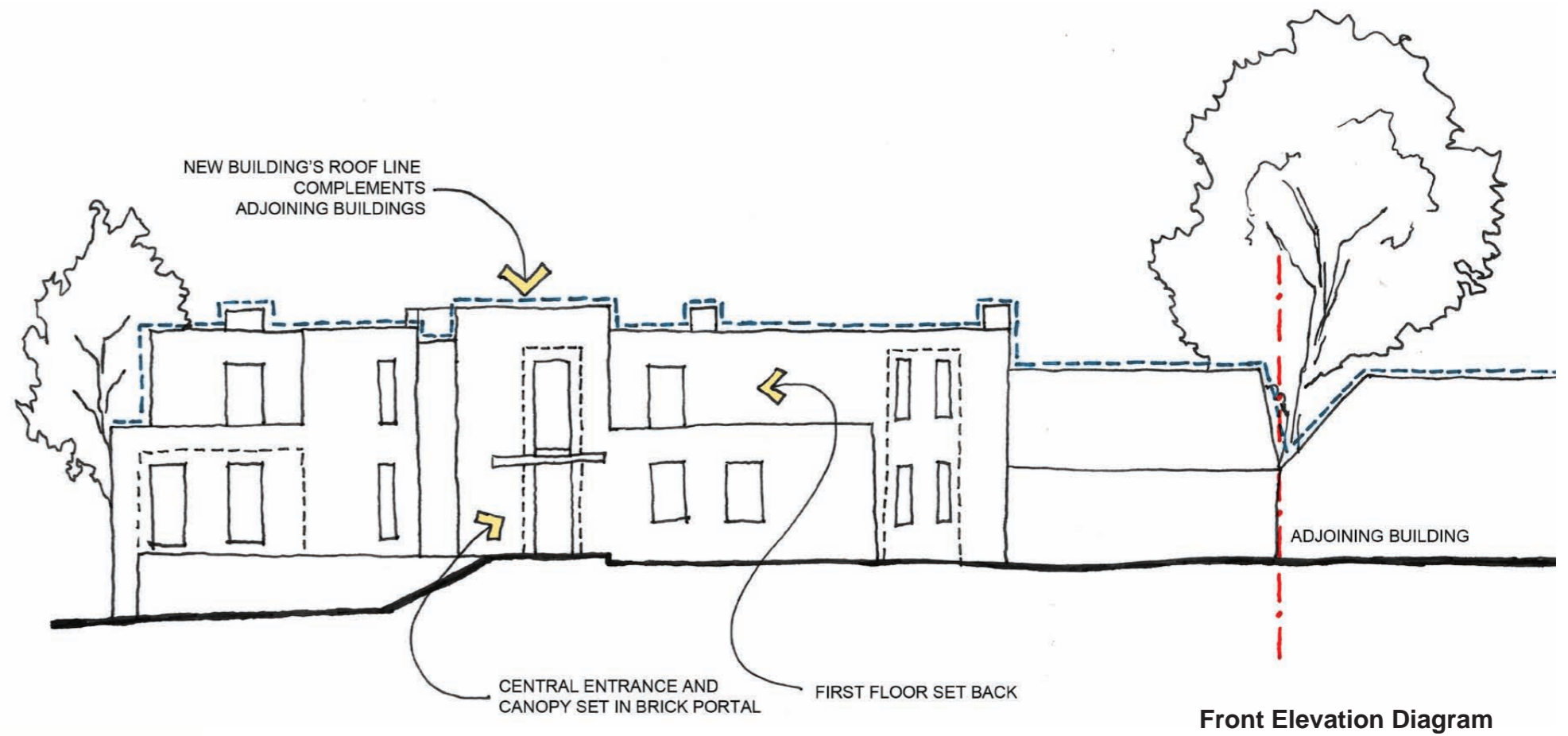
Existing Site Plan



Proposed Site Plan

5.3 The public façades to the north and the east are composed to both reflect a range of internal activities and, from the interior, create particular framed views towards the middle distant landscape.

5.4 The modest massing of the proposed two-storey scheme takes a lead from the existing three-storey 1950's house, as the footprint is established on the same front-façade line. The proposal presents a central entry portal similar to the existing house and as in-keeping with a typical organising element in traditional houses in the conservation area, where entrances are typically celebrated. The proposal steps down from the central entry portal to both sides, to a more modest garage block on the west end and a single storey at the abutment to 113 Froggnal on the south boundary.



5.5 The proposal includes a garage adjacent to the neighbours garage block on the west side of the property and a discreet parking area on the east side, neither of which would be too apparent within the site. This would be a significant improvement to the existing parking and driveway arrangements which are visually quite prominent and detract from the open nature of the site. A bicycle storage is located within the garage.

5.6 The south side of the site will contain a private landscape garden enclosed by existing boundary walls and new/existing buildings. The exposed garden on the north side is intended to be defined by a hedge and metal railings on a low brick wall. The western part of the garden is to remain untouched and fenced off during construction.

5.7 The continued amenity of the neighbour in 113 Frognaal has been particularly significant in the development of the design. The applicant has had initial discussions and they have been taken into account in the design of the new house. The proposed building lines, orientation, fenestration and massing of the building are partly as a result of these considerations.

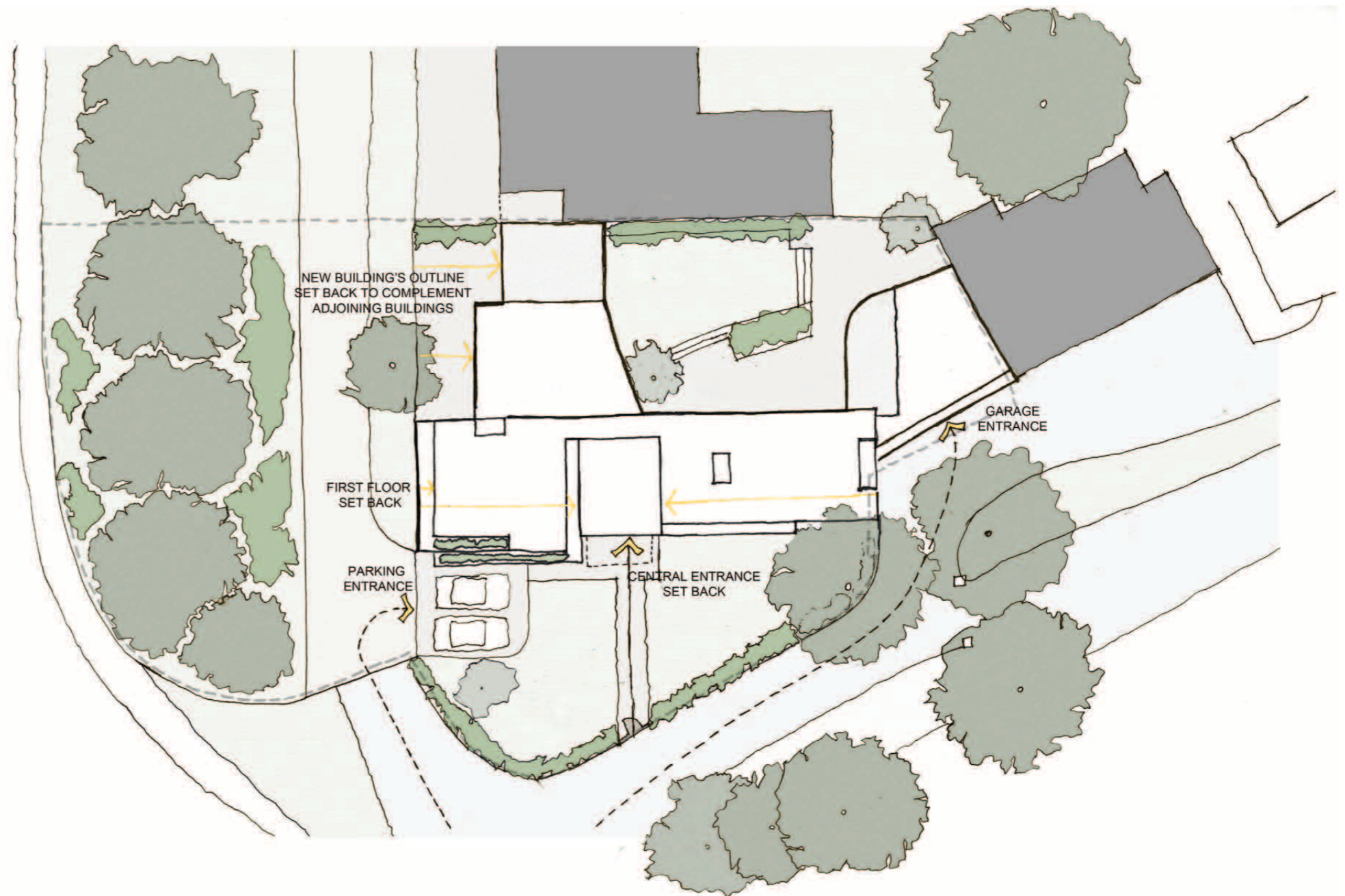
5.8 A mature Lime tree on the east side of the site (reference T8 on the drawings) is intended to be removed. This tree has been surveyed by Patrick Stileman Ltd and found that it has significant structural defects and that its retention is only possible with a heavy crown reduction. Patrick Stileman Ltd's report is included in this submission, where the removal of this tree is noted to be justifiable to facilitate this proposed new house. A mature oak replacement of 7-8m height will be provided.

5.9 The proposed design was presented to the neighbours on Saturday 24 September 2016.

6.0 Building position of new house

6.1 The north façade is in a similar line of the existing, this is due to the proximity of roots from the mature Lime tree (T7 on plans) which prevent the foundations being brought forward any more than the existing.

6.2 The East wall of the study on the ground floor is in the same building line at the front of the neighbour's house adjacent (113 Frognaal). The East wall of the Reception Room is in a similar building line as the existing, the brick garden wall which is an extension of this wall, will be rebuilt in the same location as this is the same as the front garden wall to the house adjacent (115 Frognaal).



6.3 The south elevation of the first floor (enclosing Bedroom 2) is set back 5m from the boundary to limit the sense of enclosure and to maintain a sizeable gap between the neighbour's house. The north façade of the neighbour's house is also set back at first floor by a similar amount.

6.4 The façade of the new garage is set-out to the same building line as the neighbour's garage block (which belongs to 113 Frognal).

6.5 The ground floor level of the new house is the same as the existing, except the floor levels in the Living Room and Study are lower to suit the topography of the site.

6.6 The highest point of the new house is 1.5 lower than the ridge of the existing house.

7.0 Sustainability appraisal

7.1 The house has been designed with a high level of insulation and high quality glazing and achieves a Dwelling Fabric Energy Efficiency (DFEE) of 56.1 kWh/m² against the Target Fabric Energy Efficiency (TFEE) of 62.6 kWh/m², this is an improvement of 10.4%

7.2 The house has a Dwelling Carbon Dioxide Emission Rate (DER) of 10.65 kg/m² against the Target Carbon Dioxide Emission Rate (TER) of 13.94 kg/m², this is an improvement of 23.6%

7.3 These improvements have been achieved by the addition of 6kWp of photovoltaic located on the roof.

8.0 Access Statement

8.1 Pedestrian access

The house is within walking distance from key services and amenities.

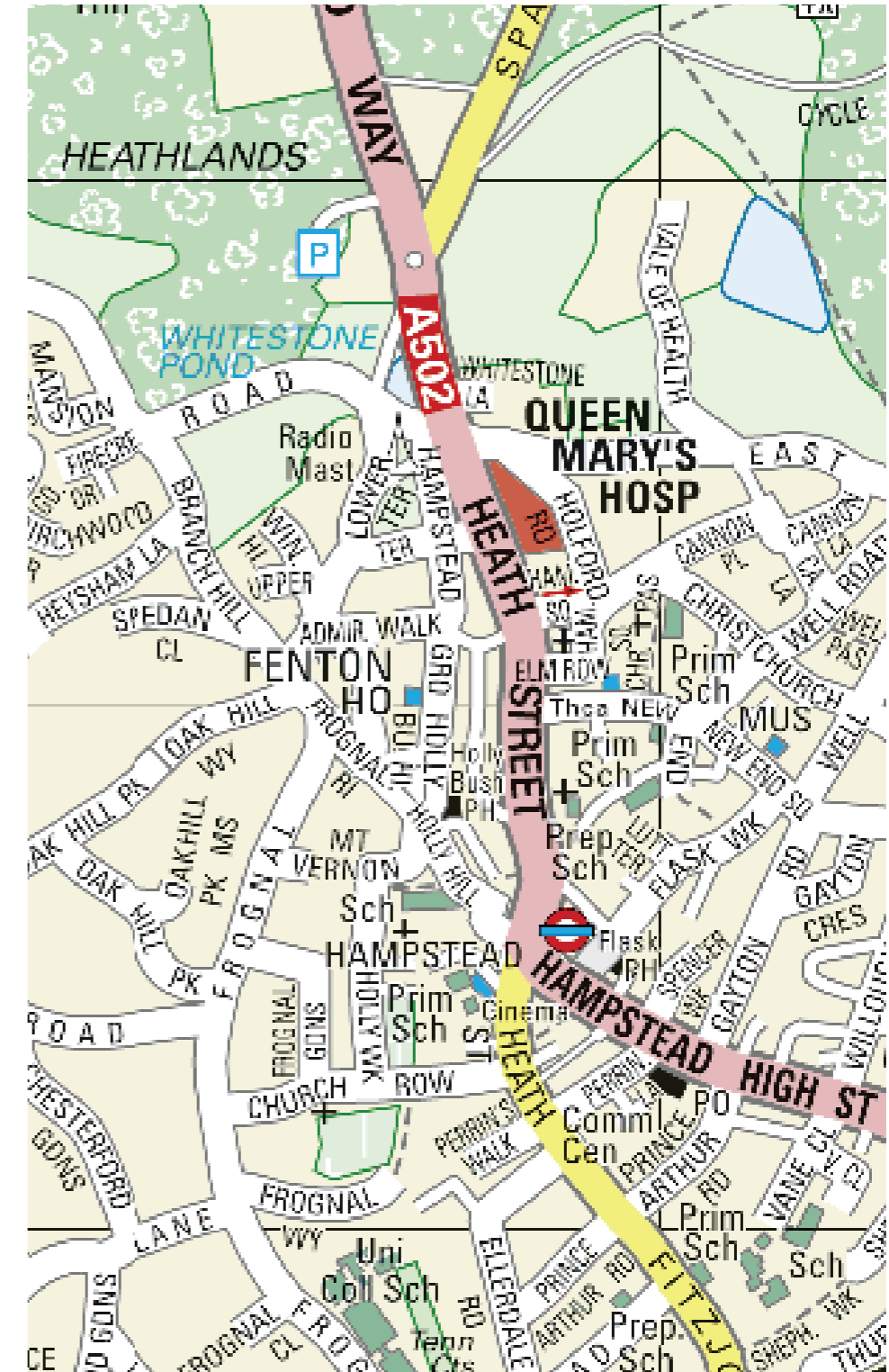
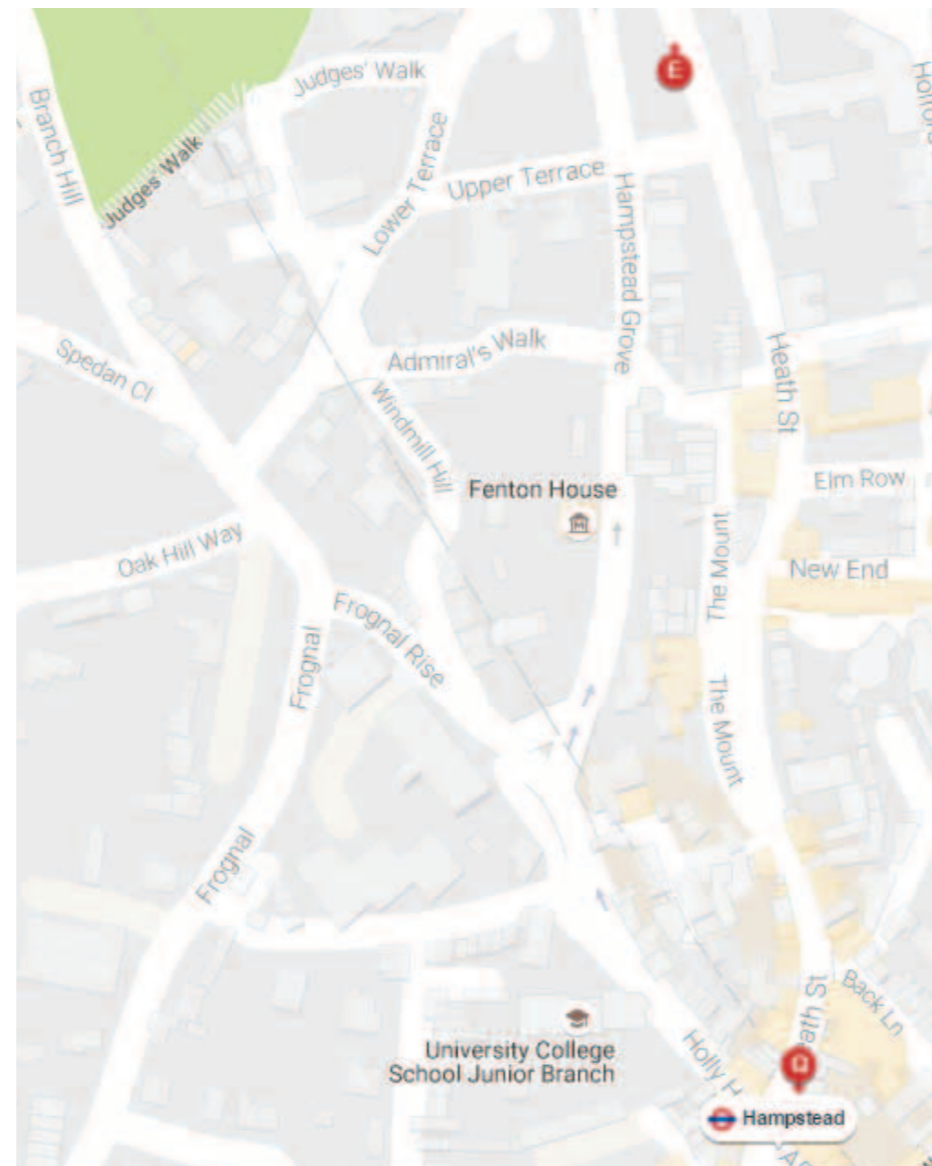
The proposal will not be altering the current traffic density or flow significantly. Parking provision has been included within the proposal.

8.2 Public transport

The property has a PTAL rating of 3.

Hampstead tube station (Northern line) is 417.39m away, buses on Jack Straws Castle, route 210&268 are 558.43 and 485.95m away respectively. Buses on Hampstead station, route 46 are 535.29m away.

8.3 Level thresholds at entrances to house.



| | LIFE HOME STANDARD | COMMENT | |
|-----|---|-------------------------------|---|
| 1. | Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300 mm width | Scheme fully compliant | A disabled parking space is located at the front of the house. |
| 2. | The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping | Scheme fully compliant | Gradient less than 1:20 sloping from parking location. |
| 3. | The approach to all entrances should be level or gently sloping | Scheme fully compliant | Driveway has a gentle slope to the main entrance. |
| 4. | All entrances should be illuminated, have level access over the threshold and have a covered main entrance | Scheme fully compliant | The main entrance will be sufficiently illuminated and consideration will be given to its side location. There is a glass canopy to provide weather protection over the entrance. |
| 5. | Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible | Scheme fully compliant | NA |
| 6. | The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900 mm, where the clear opening width should be 900 mm rather than 800 mm. There should be 300 mm to the side of the leading edge of the doors on the entrance level | Scheme fully compliant | |
| 7. | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere | Scheme fully compliant | |
| 8. | The living room should be at entrance level | Scheme fully compliant | |
| 9. | In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space | Scheme fully compliant | The reception room is capable of being used as a bed space, as this is level with the main part of the house |
| 10. | There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future | Scheme fully compliant | The guest WC complies with Part M requirements and has space for future shower |
| 11. | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Scheme fully compliant | All stud walls to be lined with plywood to accommodate fixings |
| 12. | The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom | Scheme fully compliant | Future allowance for a stairlift provided |
| 13. | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom | Scheme fully compliant | Bedroom has such a route |
| 14. | The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin | Scheme fully compliant | |
| 15. | Living room window glazing should begin at 800 mm or lower, and windows should be easy to open/operate | Scheme fully compliant | |
| 16. | Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 mm and 1200 mm from the floor) | Scheme fully compliant | |