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Limited

collaborative planning and design

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Design and Access Statement For Proposals At: -

106 Frognal
London
NW3 6XU

Proposed amendments to current consents 2015/4359/P & 2015/4475/L, for replacement rear extension, internal alterations and partially lowering of rear ground area.

For: -

Mr and Mrs C Nicholls[Applicant]

Site characteristics and Context: -

The proposal site is a grade II listed residence [C3 use] in the Hampstead Conservation Area, to which the premises makes a positive contribution to the street scene and Public Realm together with 104, of which it forms a pair, and 108 to the north.

It is part of a pair of semi-detached cottages, dating from the 1760's that was refaced in the 19th Century in the Georgian style and its exterior walls have been painted.

British History Online provides the following commentary: -

On the west side of Frognal only the estate associated with Frognal House was ancient copyhold, the rest being either ancient demesne to the south or waste, part of the heath, to the north. In 1741 the architect Henry Flitcroft (1697-1769) acquired from Thomas Watson-Wentworth, earl of Malton, a house dating from 1700 or earlier on what was then heath, a coach house and stable and another cottage, and himself obtained further grants of adjoining waste, including the lime walk illustrated by William Collins. (fn. 20) He probably built Frognal (later Montagu) Grove on the site (nos. 105 and 107); no. 109 was formed from the stabling. (fn. 21) Flitcroft is also credited with building the house to the north, variously called Bleak Hall, Judges Bench House, and Branch Hill Lodge. (fn. 22) On pieces of waste next to Northwood

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well, buildings had been erected by a lessee, Henry Popple, between 1731 and 1739. They included a house by 1745, when the property passed to Thomas, later Sir Thomas, Clarke (d. 1764), Master of the Rolls. (fn. 23) In 1762, therefore, there were 16 copyhold houses in Frognal. A pair of cottages (nos. 104 and 106) was evidently built soon afterwards. (fn. 24)

Of No. 108 it also comments: -

Other 16th- or 17th-century buildings included three cottages, on the east side of the road, which were converted to a coach house and workhouse by 1729. (fn. 12) Nearby, at the southern junction with Mount Vernon, Grove Cottage (no. 110) has been dated to the 17th century, with the adjoining no. 108 slightly later. (fn. 13) An early inn, called successively the Three Pigeons, Pilgrim, and Duke of Cumberland's Head, stood in front of, but was not identifiable with, nos. 108 and no.)

It is two storeys plus mansard roof level and basement storeys with a 20th Century tiled roof with dormers and end stacks.

The front boundary to Frognal has railings and a gate and the other boundaries have walls-these all form part of the listing description. A small light-well with railings exists at the front of the property and an existing inappropriate conservatory at the rear.

The rear garden retaining wall forming the eastern boundary to No. 108 has been replaced very recently due to storm damage as stated by the applicant.

The adjoining property 104 Frognal which together with 106 Frognal form the pair of cottages also benefits from a recent rear extension of contemporary design projecting from the rear wall of the main structure.

Listing Schedule: -

Please refer to the attached listing schedules for No's 104 & 106 and 108 within the bundle.

Relevant Policies: -

The London Plan 2016
Camden Local Plan 2017
A1 Managing the impact of development
D1 Design
D2 Heritage
Hampstead Neighbourhood Plan - Referendum Version
Other Planning Policies / Guidance
Camden Planning Guidance
CPG1 Design (2015 updated 2018)
CPG6 Amenity (September 2011 updated 2018)
Hampstead Conservation Area Statement 2002

The National Planning Policy Framework
12 Conserving and enhancing the historic environment.

60. Planning decisions should not 'stifle innovation, originality or initiative', and planners are required to be objective in their deliberations.

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets

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are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favorably.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Amount: -

The existing site is 177.24m² including garden space.

The existing rear extension projects 2.4m and is 9.5m² in area and the proposed replacement extension matches the 4.2m projecting extension on the adjoining property 104 Frognaal. It is 16.4m² in area, resulting in a modest and compact net increase at the rear of the property of only 6.9m². The proportions of the space match those within the main house.

Importantly, the proposed replacement is 2.8m high as opposed to the existing structure which is 3.400m high, thereby exposing more of the rear elevation of the listed building to view.

Consultation

These revised proposals have been prepared following the submission of, and response from the Local Planning Authority under recent pre-application enquiry 2018/1334/PRE.

These proposals for a lower profile contrasting replacement in a deferential contemporary manner, following the guidance received above are the subject of this application and have been discussed in detail with the Planning Case Officer. The Officer report is attached to the application bundle

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Design methodology: -

These amended proposals for the erection of an appropriate replacement lightweight unobtrusive extension have been carefully considered and designed to provide a quality addition to the dwelling. A deferential contrast is where the new becomes a modest backdrop against the old. Even if it is large, it seeks not to be assertive. It might be achieved by simplicity of design so not to compete with the host building or use of glass or other visually lightweight materials, for example. This is opposed to an assertive contrast, which means affirmation of the new as a more or less equal partner to the old. New and old combined should be of greater lasting value than either on its own.

In this case, a complementary addition which takes design cues from the profile, massing, bay rhythm, scale and proportion of the existing building, but without the replication of details is considered inappropriate. Substantial extensions can often be added to some buildings without detracting from the character of the original. A complimentary addition would result in imbalanced design or straggling composition, whereas a well-designed modern addition that will not read as part of the original building will affect its appearance less radically.

Careful choice of the following materials seek to preserve and enhance the special interest and character of the host building, displaying good design practice and attempts to maintain the setting and context of the building together with its relationship with the adjacent and aforementioned historic buildings.

- Removal of an inappropriate glazed extension that is cold in winter due to poor thermal efficiency.
- Deployment of central rooflight within the proposed replacement to re-emphasise the existing structure, to enhance daylight within the space and to maintain consistency with 104 Froggnal.
- Deployment of contrasting lightweight materials to maintain the proportions of the rear elevation and re-emphasise and reinforce the quality and architectural hierarchy of the host building.
- The extent of the replacement extension reflects the previously and substantially extended neighbouring adjoining property forming the pair of cottages and reflects the advice received at pre-application stage outlined above.
- Minimal intervention to the character and appearance of the rear of the listed host building.
- No significant removal of historic fabric.
- No works that disturb the polite frontage, protected enclosures to the street-scene and public realm, the water table or give rise to structural risk to this or adjacent buildings are proposed.
- Reversible solutions including rearrangement of internal partitions.
- Removal of inappropriate repairs, previous intervention.
- No structural impact on neighbouring buildings.
- The proposed utilisation of the space under the entrance steps has been established previously at appeal.
- Proposed replacement extension is to be proportionate and not to exceed 3.0m in height from ground floor level of the dwelling. The proposals sit comfortably within and below the existing brick boundary walls – no part of the proposed addition would be evident above existing structures.
- These proposals are low profile, lightweight and subordinate to the main house to ensure that the extension will be unobtrusive whilst retaining a feel of an open and transparent yet private space for occupiers.

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- Privacy or amenity for neighbours is not considered to be compromised as the owners/occupiers have, in any event, a right to enjoy their personal space. These proposals are considered neutral in terms of impact on neighbours.
- Existing vegetation and trees remain unaffected by the proposals – maintaining the convivial ‘green’ atmosphere of the rear outside space whilst also permitting the enjoyment of it from within the building all year round. Due to the contained nature of the application site, any impact on the quality of the visual as well as the ecological environment on site and the wider area is considered neutral.
- The proposals respect the original style of boundary and these are retained. It is important to understand that removal of excavated material used in the past to raise the level of the rear garden will protect the existing brick flanking boundary walls by removal of any surcharging loads as they are effectively acting currently as retaining walls for the upper garden levels.

These are clearly indicated in a fully detailed manner on the proposal drawings. It is considered that the proposals preserve the character of the rear of the host building by replacing an existing extension and will enhance the host building and wider Conservation Area

It is important to note that since approval of applications for planning permission and listed building consent at 106 Frogmal granted in September 2015 (2015/4359/P & 2015/4475/L), but not implemented, adjoining neighbours at 104 Frogmal have obtained consent and implemented 2017/0801/P and 2017/0835/L for similar contemporary proposals.

Benefits

Listed buildings are often the product of more than one period and reflect the cumulative changes of different ownership and uses and these in themselves can add to the special interest of a listed building, reflecting social and individual values and needs. In some cases, it may be relatively easy to add a further addition provided it is sensitive to the scale and detail of the existing fabric. Others may already have been extended to such a degree that a further extension would harm their character. In some cases it might be desirable to remove recent additions of low quality and replace them with a better-designed extension.

The proposed visual enhancement of the listed building is considered substantial and will allow residents and visitors alike to understand and appreciate the architectural qualities of the host building and provide a historical reference point which will contribute to the distinctiveness of existing historic building and others in the immediate vicinity and the locality as a whole.

The existing glazed element, which is effectively an oversized bay window, offers no real contribution to the use of the rear space nor provides the necessary integration of the garden as an asset to the internal use of the building and therefore the overall enjoyment of the property as a whole.

Landscape issues

Existing trees and shrubs, which contribute to the setting and convivial nature of the overall design, are to remain unaffected by the work.

Access and parking

The site remains unchanged in this respect and unaffected by the proposals.

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Further notes following Local Authority consultation / consideration: -

Further notes following User / Neighbour / Consultee feedback: -

Action: -
June 2018

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