

# FLOWER MICHELIN

FROGNAL COURT, WARWICK  
HOUSE AND MIDLAND COURT  
158 FINCHLEY ROAD  
LONDON NW3 5HL

DESIGN & ACCESS STATEMENT

APRIL 2019



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**Contents**

1.0 Introduction

2.0 The Proposals

3.0 Existing Site

4.0 Proposal

5.0 Existing Site Photographs

6.0 Street Views of Proposal

**1.0 Introduction**

This design and access statement has been prepared to support a Planning Application to the site known as Frognal Court Estate. It may not be used or relied upon by any third parties without the specific written authorisation of Flower Michelin LLP. This report is to be read in conjunction with associated existing and proposed drawings and other supporting documents included in the Planning Application submission.

**Supporting Documents:**

Existing Drawings:

225_81_00	Site Location Plan
225_81_01	Existing Site Plan
225_81_14	Existing Roof Plan (Fourth Floor)
225_81_20	Existing Sections
225_81_30	Existing Front Elevation
225_81_31	Existing Rear Elevation
225_81_32	Existing Side Elevation

Proposed Plans, Sections and Elevations:

225_41_14	Proposed Part Third and Fourth Floor Plan
225_41_15	Proposed Roof Plan
225_41_20	Proposed Section A-A
225_41_22	Proposed Section B-B
225_41_30	Proposed Front Elevation 30
225_41_31	Proposed Rear Elevation 31
225_41_32	Proposed Side Elevation 32

## 2.0 The Proposals

The proposals consist of the erection of a new 4th floor flat roof extension to 1-12 Frognal Court and Warwick House, and a new 3rd floor flat roof extension to Midland Court.

The new extensions will deliver 8 new residential units, consisting of 7No 2-bedroom and 1No 3-bedroom flats. These will be accessed via the stair core of the existing building. Extensions to the existing rear external staircases are proposed, allowing a secondary means of escape.

All existing plant will be relocated onto the new flat roof, accessed from pull down ladders at 1-12 Frognal Court and Midland Court. A new mansafe walkway system will be installed along the roof extension, providing safe access to the plant.



Location plan of the Frognal Court Estate. Red denotes the area for development.



Aerial view of the Frognal Court Estate. Red denotes the area for development.

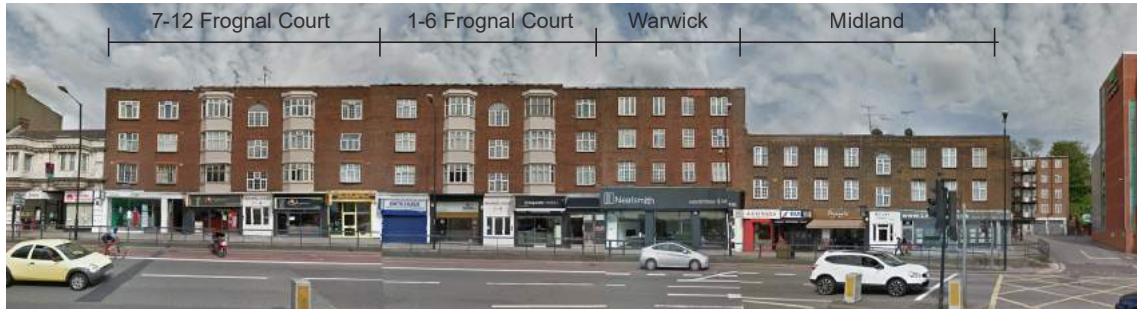
### 3.0 Site Location

The site consists of two rows of terraced blocks of flats and shops on, and is situated on the east side of Finchley Road just to the north of the junction with the O2 Centre service road in the stretch just north of the junction with Blackburn Road. The blocks are constructed from red brick. The land to the rear rises upwards, and the western boundary of the Fitzjohn's Netherhall Conservation Area runs along this land behind the blocks.

The site is not located within a conservation area and is not a listed building. The blocks date from the early part of the 20th Century and are formed of red brick walls and flat roofs. They have a mix of original metal windows and later unsympathetic replacement windows.

The proposed scheme is a roof extension to the front blocks of the Frognal Court Estate only; these are 1-12 Frognal Court, Warwick House and Midland Court. The front block forms one terrace facing the road. 1-12 Frognal Court and Warwick House are 4-storeys high, with Midland Court 3-storeys high. The block consist of shops along the Ground floor with self-contained flats above. This is evident in the adjacent aerial view.

Planning permission for the extension of the rear blocks of the Frognal Court Estate (14-45 Frognal Court) at roof level was granted in 2014 (application ref: 2014/0342/P). These works have been implemented and are nearing completion, delivering 8No new 2-bedroom flats with mansard roof extensions. As proposed with this application, access is provided through the extension of both the existing stairwells and the external fire escapes.



Existing front elevation

### 3.1 Front Elevations

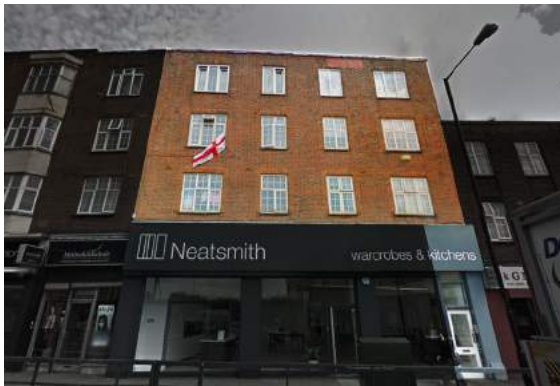
The main entrances are located at the front of the building, facing Finchley Road.



1-6 Frognal Court



7-12 Frognal Court

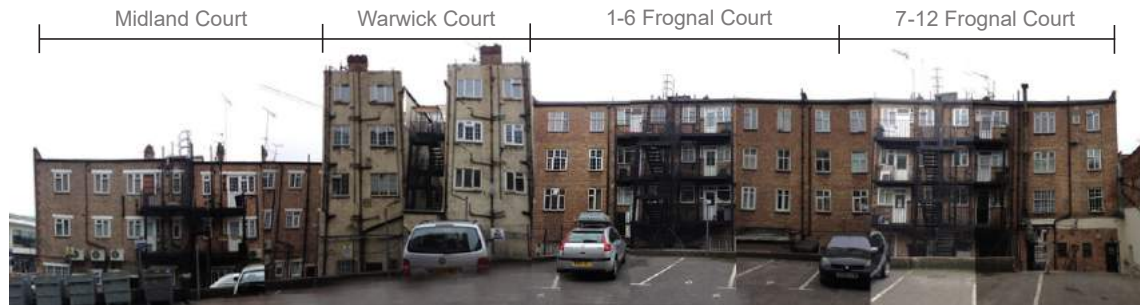


Warwick House



Midland Court





Existing Rear Elevation

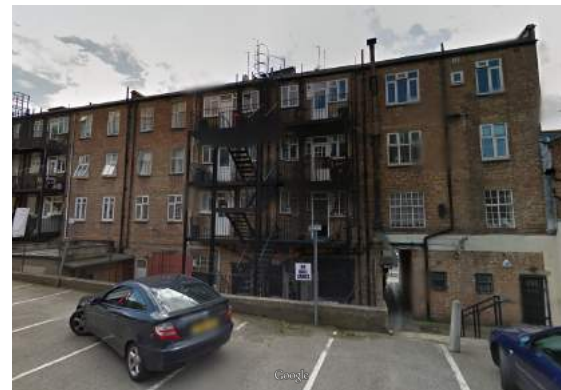
### 3.2 Rear Elevations

The rear of the site overlooks a car parking area. The rear facades are very utilitarian in appearance with large external fire escape staircases serving all the flats. The parking area is stepped back from the rear of elevation, and built up onto a higher level.

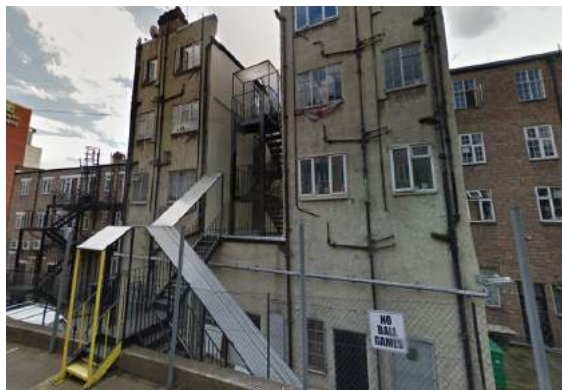
At the lower level directly behind the front block external staircases are situated, serving the existing floors to 1-4 Midland Court and flat roof extensions at 4th floor level to 1-12 Frognal Court and Warwick House.



1-6 Frognal Court



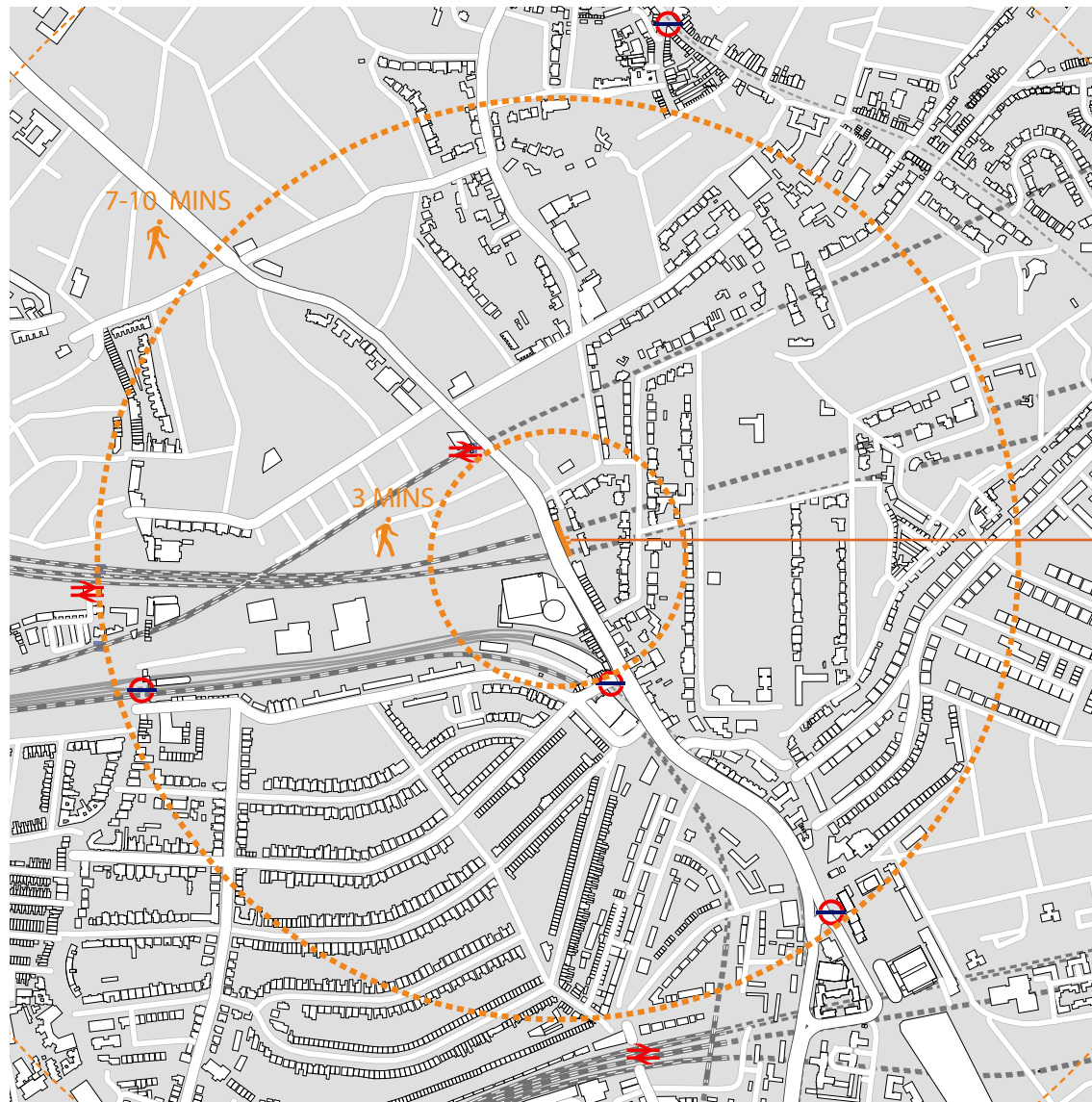
7-12 Frognal Court



Warwick House



Midland Court



Location plan showing transport links, together with walking distances

### 3.3 Transport Links

The site is very well connected to public transport links, with a PTAL rating of 6a. There are a host of stations within a 7-10 minute walk from the site. Finchley Road and Frognal Rail station, and Finchley Road underground station are within 3 minutes walking distance. West Hamstead Thameslink, West Hampstead, and Swiss Cottage are within a 7-10 minutes walking distance, with South Hampstead and Hampstead stations just a few more minutes away.



4.0 Proposal

Planning permission is sought for the erection of a flat roof extension at 3rd floor level to 1-4 Midland Court and flat roof extensions at 4th floor level to 1-12 Frognal Court and Warwick House to provide 8No self-contained flats. This will deliver 8 new residential units, consisting of 7No 2-bedroom and 1No 3-bedroom flats, with associated area schedule shown adjacent.

Midland Court:

The 3rd floor roof extension to 1-4 Midland Court will be set back from the existing parapet to both the West (Front) and South (Side) elevations.

Warwick House:

The 4th floor roof extension to Warwick House will sit within the footprint of the existing building, extended full width across the block, and retaining the light well at the rear of the building. The extension will be set back from the parapets to the West (Front), East (Rear) and South (Side) elevations.

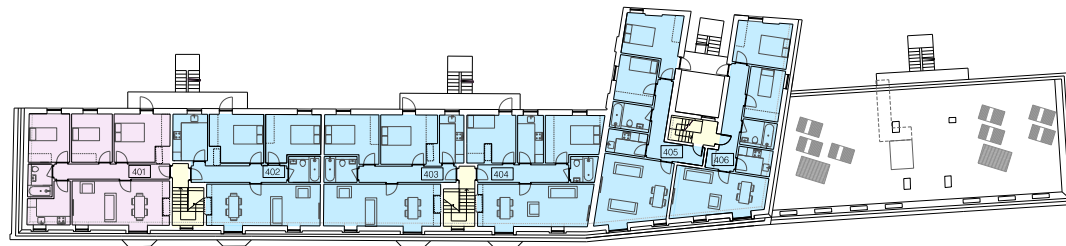
1-12 Frognal Court:

The 4th floor roof extension to 1-12 Frognal Court will be set back from the existing parapet to the West (Front) and North (Side) elevations to match the extensions to Midland Court and Warwick House. The West (Front) elevation is to be a continuation of the extension to Warwick House, with the levels to these blocks matching.

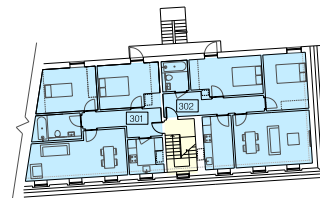
The flat roofs of all proposed extensions will be laid to falls towards the East (Rear) elevation. The new units will be accessed through the extension of the existing building stairwells, with the existing fire escapes to the rear also to be extended, to provide secondary means of escape.

All existing plant and services will be extended and relocated to the new flat roof as required. New man safe systems will be installed to provide safe access for servicing.

Safe storage for a minimum of 16 bicycles will be provided to the car park.



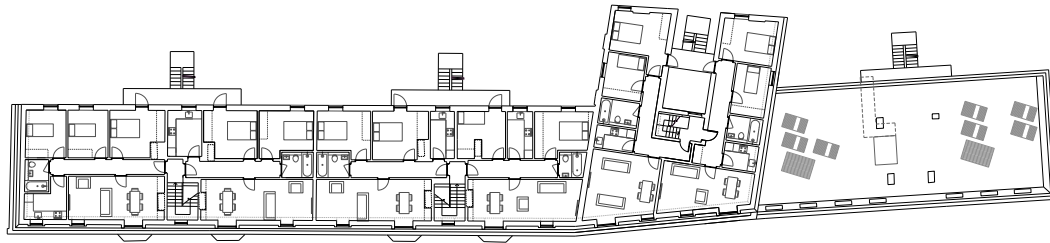
Proposed fourth floor plan



Proposed part-third floor plan

FINCHLEY FRONT	Unit No.	GIA (SQ. M)	NDSS (SQ. M)
3 BED (4 PERSON)	401	77	74
2 BED (4 PERSON)	402	72	70
2 BED (4 PERSON)	403	71	70
2 BED (3 PERSON)	404	67	61
2 BED (3 PERSON)	405	66	61
2 BED (3 PERSON)	406	62	61
2 BED (3 PERSON)	301	68	61
2 BED (4 PERSON)	302	70	70
TOTAL UNITS			8

Proposed area schedule



Proposed 4th floor plan

**Proposed Elevation**

A zinc-clad sloped mansard extension, with aluminium-framed window openings within zinc-clad dormers, is proposed. This reflects Camden Council’s pre-application report comments.

The size, format and positioning of the windows and dormers are determined by the rhythm of the existing window openings below. This ensures the openings of the proposed roof extension marries that of the existing building.

**Frogнал Court and Warwick Court** feature full height glazing with Juliet balconies on the Finchley Road, maximising light into the flats. These are located above the existing bays/ larger windows below.

**Midland Court** has no Juliet balconies in order to maintain the relationship to the existing windows below, which are of a consistent width.



Proposed front elevation



**Proposed Facade Material - Zinc Cladding**

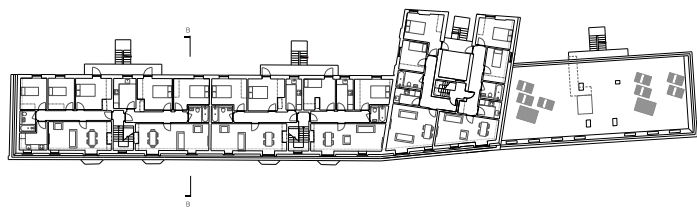
A proposed rooftop extension on the Finchley Road has the ability to compliment the surrounding built environment.

As discussed with Camden Council, zinc cladding is proposed for the new extension to the Front Blocks of the Frognal Court Estate.

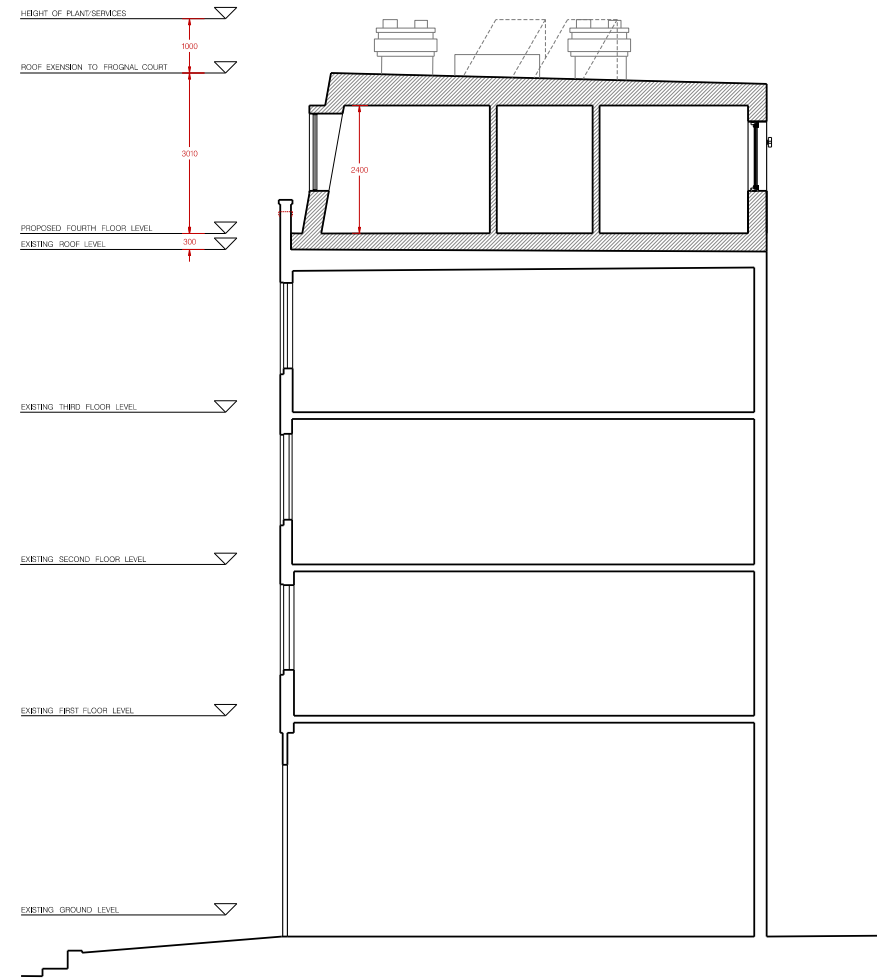
Example of zinc cladding adjacent shows the varying colour tones and seams available. Samples can be provided as part of this planning application.



Examples of zinc-cladding.



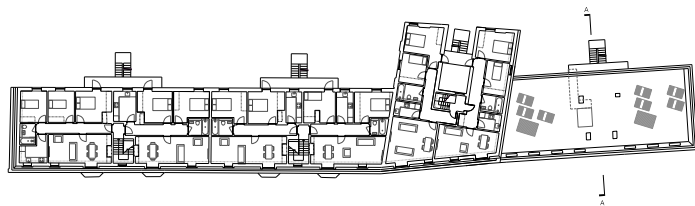
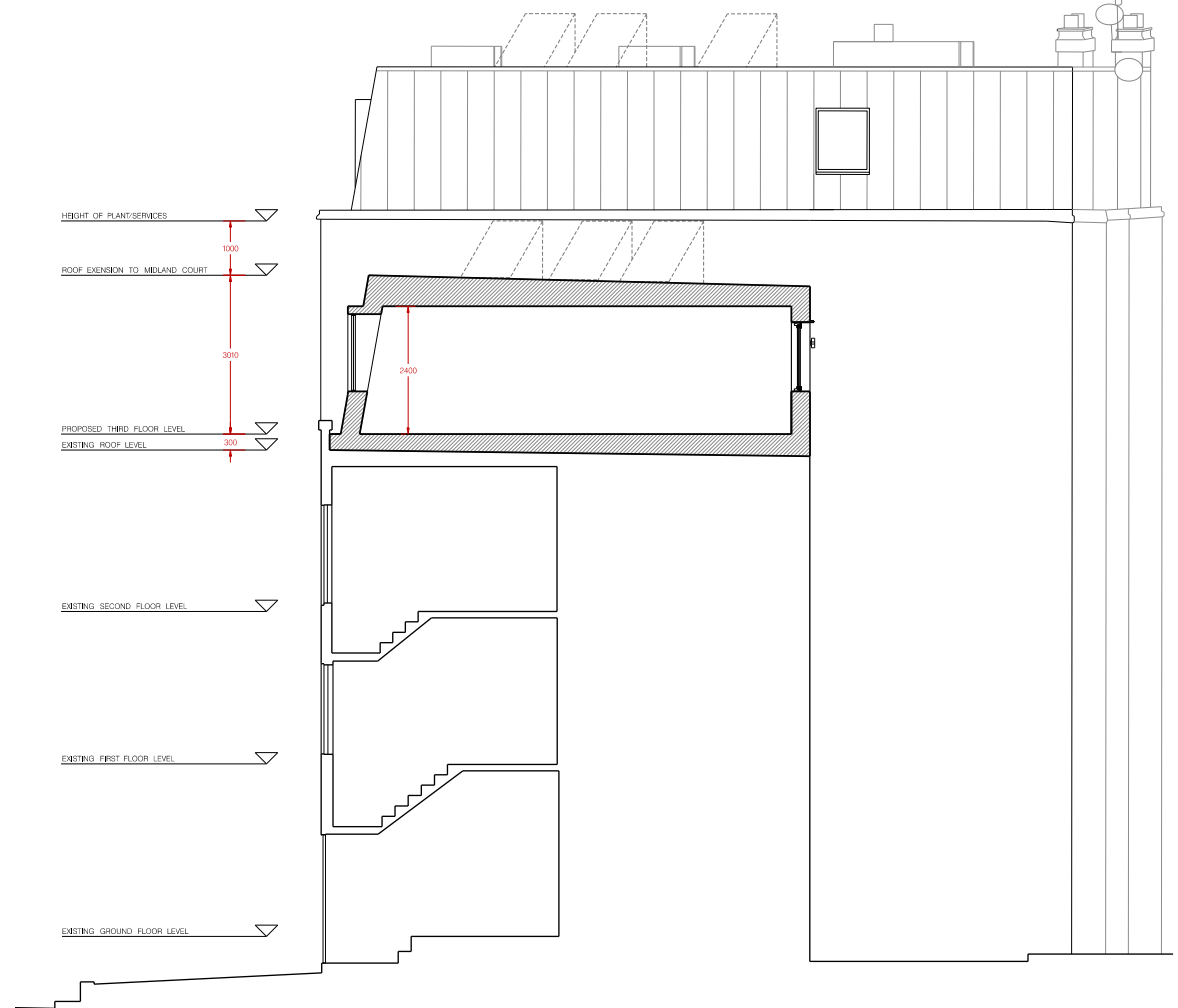
Proposed fourth floor plan showing section cut through Frogнал Court, with indicative visualisation above



Proposed section cut through Frogнал Court



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Proposed fourth floor plan showing section cut through Midland Court, with indicative visualisation above

Proposed section cut through Midland Court, with Warwick House behind



4.1 Sustainability and Energy

A sustainability and energy report has been commissioned and submitted in conjunction with this planning application. This report sets out the key features and strategies adopted by the development team to enhance the energy performance of the proposed development. The report demonstrates how the scheme complies with all relevant policies with regards to Energy set by London Borough of Camden Local Plan.

The new roof extensions will substantially improve the thermal quality and minimise heat loss of the existing top floor flats by enhancing the existing poorly insulated roof finish.

**Proposed sustainable measures to service the building includes:**

- Photovoltaic panels, as shown on the proposed roof plan adjacent
- Individual gas-fired boilers of high efficiency to each flat



Proposed roof plan - provisional locations for plant



PV Panels



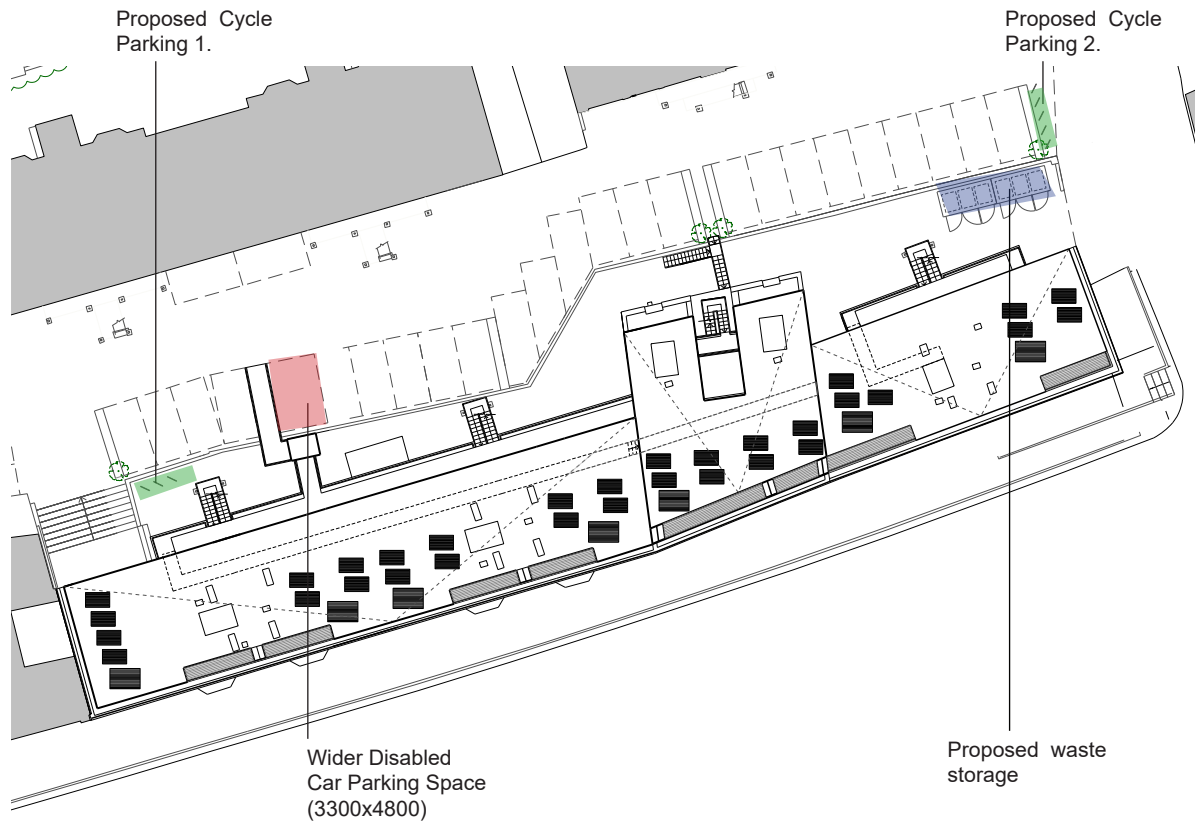
Retaining Existing Stairs

#### 4.2 Secondary Means of Escape stairs

Extensions to the existing three external staircases servicing Midland Court, 1-12 Frognal Court and Warwick House are proposed. The extension of these external staircases will provide dedicated secondary means of escape from the proposed new units.



Proposed rear elevation, with the proposed extended external staircases shown in red



### 4.3 Parking and Bin & Bicycle Storage

The existing site has a private 'pay and display' parking area in the courtyard available to the residents at 1-4 Midland court, 1-12 Frognal court and Warwick House, with an additional disabled parking area.

Camden follows the car free housing scheme, and seeks to promote walking, cycling and public transport routes - thus no new vehicle parking for the proposed flats are provided. Storage facilities for 16 bicycles is proposed to encourage cycling. These will be located at lower Ground floor level at the rear of Frognal Court, and at parking level at Midland Court.

Bin storage is proposed at lower ground level by the south entrance.



5.1 Existing Views - Finchley Road (South)



South View 01



South View 02



South View 03





5.2 Existing Views - Blackburn Road



Blackburn Road View 01



Blackburn Road View 02



Blackburn Road View 03





5.3 Existing Views - Finchley Road (North)



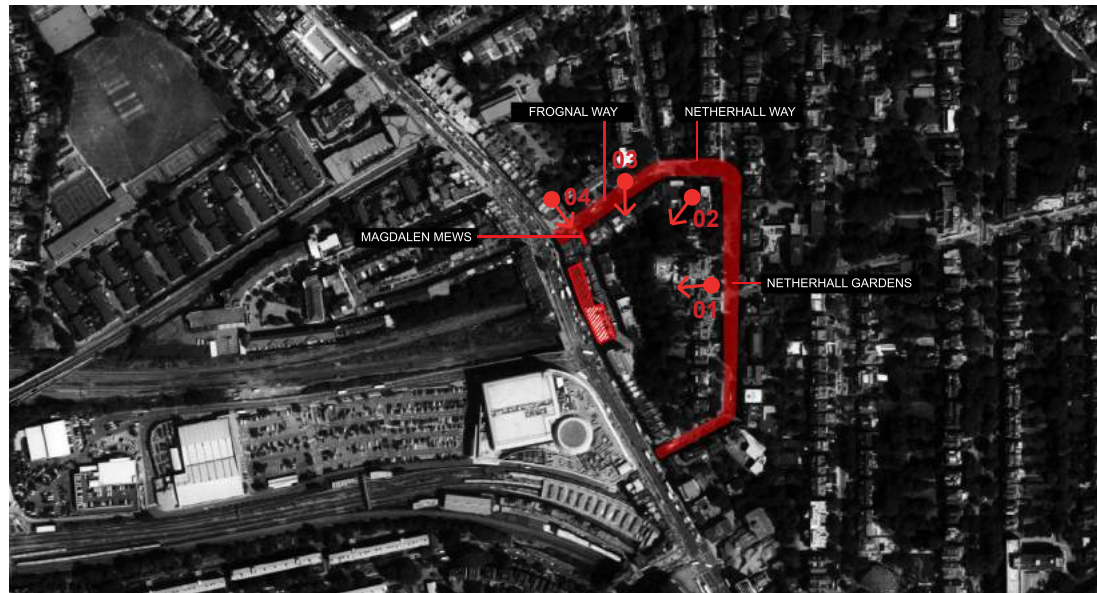
North View 01



North View 02



North View 03



#### 5.4 Existing Views - Netherhall and Magdalen

The rear of the site is not visible from street level from the surrounding streets, with exception to the side at Magdalen Mews



01 Netherhall Gardens



02 Netherhall Way



03 Frognal Way



04 Magdalen Mews

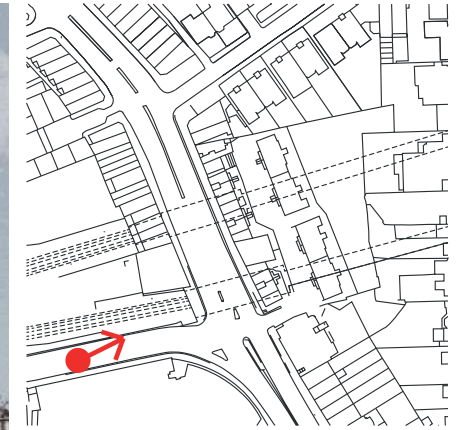
## 6.0 Indicative Street Views of Proposal

The following views show the proposal in context of the surrounding area.



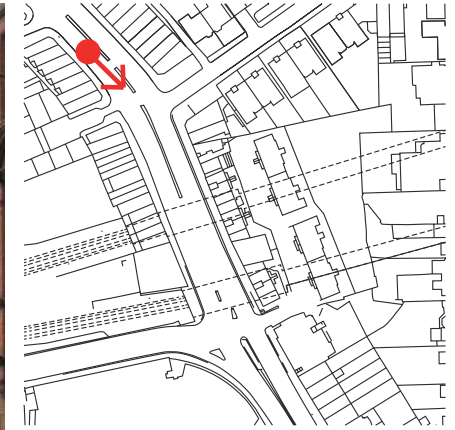
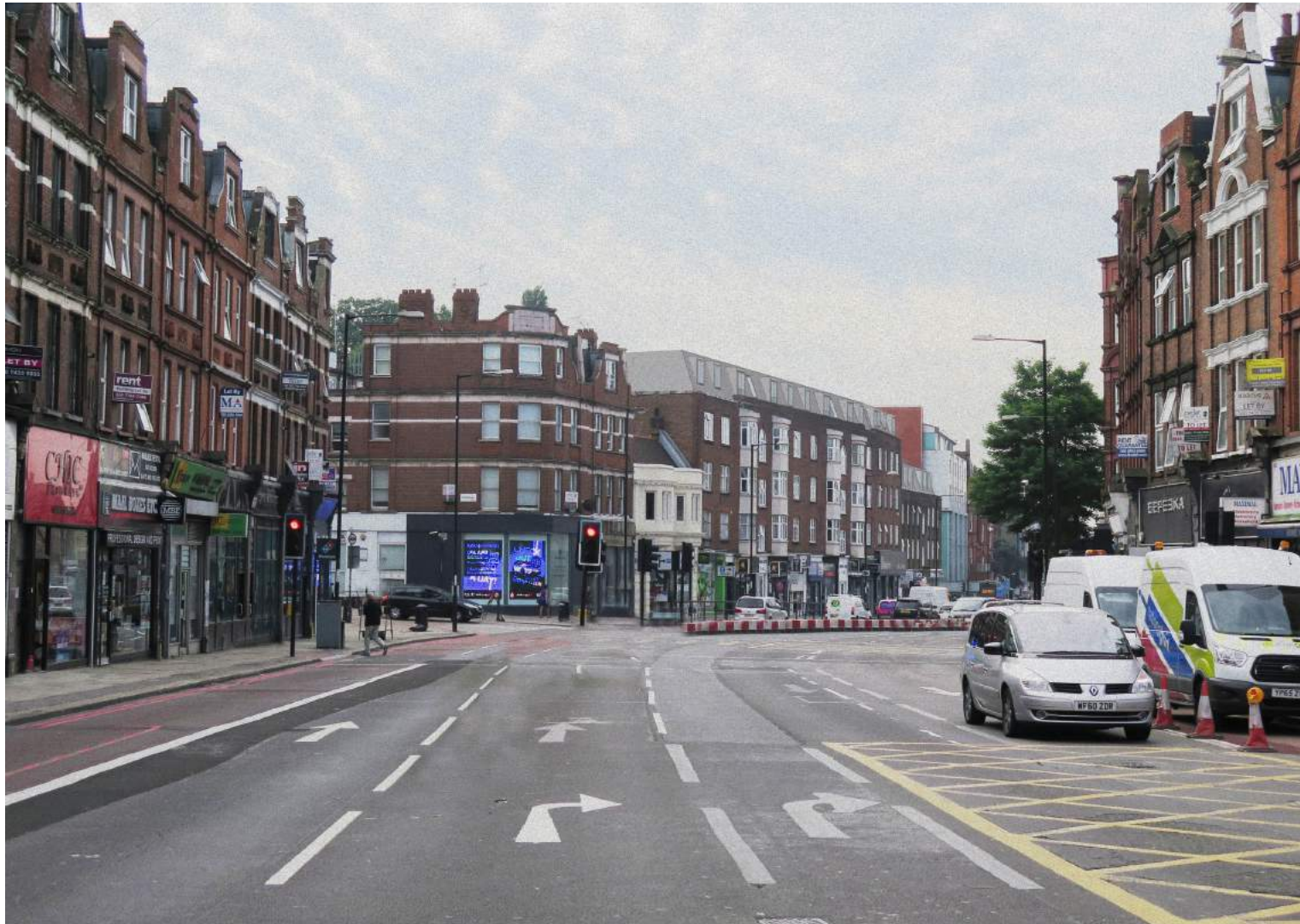


6.1 Proposed Indicative Views - Finchley Road (South)



6.2 Proposed Indicative Views - Blackburn Road





6.2 Proposed Indicative Views - Finchley Road (North)