



DESIGN & ACCESS STATEMENT

New House at Rear of 16 Frognal Gardens NW3 6UX

Version : 19th September 2019

INTRODUCTION:

Square Feet Architects were asked by the applicant to take over the design for a new-build single-family dwelling.

These designs replace those previously submitted in application ref 2018/2440/P.

THE APPLICANTS BRIEF:

To design a stand alone single family house upon a site currently occupied by a block of 3 lock-up garages (Garage Block 2) and adjacent areas, and being at the rear of the site address 16 Frognal Gardens, NW3.

THE SITE, 16 FROGNAL GARDENS:

The application site is within the rear grounds of the larger site address 16 Frognal Gardens, the very rear of which is bounded by Holly Walk. The application site being at the rear of 16 Frognal Gardens, therefore abuts and is accessed from, Holly Walk rather than Frognal Gardens.

The larger site is occupied by a large brick, red-tiled and pitched-roof Victorian house. The original building, constructed in the late 1800's, has been extended and altered in intervening period including conversion to flats. The original back garden sloped up from Frognal Gardens towards Holly Walk, but in the 1960's was terraced and ground made up for the building of the current garages. The rear boundary fence was removed at that time to give access to the forecourt from Holly Walk. A side path connects back to Frognal Gardens.



Aerial View

The application site is located within the Hampstead Conservation Area. It is identified within the Hampstead Conservation Area Statement (HCSA), Sub-Area Five: Frognal, which backs directly onto Sub-Area Four: which includes the Graveyard Extension alongside Holly Walk and on up past Prospect Place, towards Holly Place and beyond.

There are listed buildings on Prospect Place and Benham's Place up towards Holly Place which lie to the east side of Holly Walk within the visual vicinity of the application site.

The site is also located opposite a Site of Nature Conservation of Borough Importance: CaB108 Hampstead Parish Churchyard running along the east side of Holly Walk.

THE APPLICATION SITE:

The application site - refer to the Location Plan 'red line' - encompasses an area at the rear of 16 Frognal Gardens that is more than just the Garage Block 2 and its immediate adjacent areas. This enlargement beyond the immediate footprint of the proposed new house evolved during the Planning Process, Pre-App and Follow-up. Hampstead Conservation Area Statement (HCSA) implies a broader view to be taken of The Site and its impact upon Holly Walk. The application therefore includes associated work as an integral part of the proposed new house development - all to be seen as a whole.

THE PLANNING PROCESS PRE-APP, FOLLOW-UP:

An initial sketch scheme was submitted 16 December 2016 seeking pre-application advice. Pre-Application Advice was issued 08/03/2017 ref. 2016/6943/PRE

The proposed application site at that stage encompassed Garage Block 2 and immediate adjacent areas only. The proposed new house was entered via a small frontcourt off Holly Walk and with an overall height of 2 1/2 storeys over most of the plot and 3 storeys where part sunk 1/2 storey into the made-up ground.

A second Pre-Application advice was sought with modifications to the original design. Pre-Application advice was issued on 16/10/2017 ref. 217/4522/PRE.

DESIGN:

There have been various iterations to the design proposed by the previous architects. The revised proposal is essentially a two-storey single family dwelling. The upper floor, with level-access from the street, providing the main living accommodation and a lower ground level, which has three bedrooms and associated bathrooms.



Proposed view up Holly Walk

The house presents itself to the street as an extension of the lower part of the street, as a series of timber fence like panels, brick piers and hedges, improving the 'greening' of the street and the environment.

The house is entered via a garden gate-like door, into a private entranceway and above a sunken courtyard garden.

The scale of the property is appropriate to the site, in line with the existing garages and other garden buildings that feature to the rear of the grander properties of Frogna Gardens.

The interior of the house is intended to be light and bright, bringing natural light from all sides and above, whilst always maintaining neighbours' privacy and without imposing upon their outlook, daylight or sunlight.

The house meets all Camden policies for space standards for all rooms, including storage provision.

The exterior of the house features timber cladding; both black/charred and natural. Also, brick being sympathetic to and in keeping with, the 'host house' on Frogna Gardens, whilst being undeniably contemporary.



Materials palette

LANDSCAPING:

The landscaping materials have been as carefully selected as those of the building.

The garage forecourt would be resurfaced with a porous paving. The remaining garages are to be re-clad to match the house, to improve their appearance and enhance the Conservation Area.

New hedges and shrubs are proposed, plus a new holly tree – this we feel would be an appropriate feature to Holly Walk.

REFUSE / RECYCLING:

The bin and recycling arrangements of all the residences within 16 Frognal Gardens would be rationalized and improved, functionally and aesthetically also as part of the proposals.

CYCLES:

On the plans we have shown two secure locations for cycle storage on the ground floor/street entrance level. There is possibility for more in the lower ground courtyard built-in store.

SUSTAINABILITY:

The house has been conceived to have excellent environmental credentials, being highly thermally insulated and airtight and be powered as far as possible, by renewable energy – we have indicated solar panels and are also considering air-source heat pumps.



Proposed view down Holly Walk

ACCESS:

It is proposed that access is designed in accordance with the Building Regulations Part M4(1) and the Equalities Act 2010.

The layouts allow for generous external circulation and internal circulation (including a wc at the entrance level.)

CONCLUSION:

Though not contained within the Camden Local Plan document policies, The Hampstead Conservation Area Statement, Sub Area Four makes quite clear that the garage court behind 16 Frognal Gardens would benefit from enhancement.

We genuinely believe that the design, committed to the site as a whole, is a positive enhancement in itself, an enhancement of the Conservation Area within which it sits and thereby for Hampstead as a whole.

It is our opinion that the new house will be a fine, contemporary dwelling and in its enhanced setting, a comfortable and peaceful home. It is intended that this house becomes one of the many modern masterpieces within Hampstead!