

3.8 Form and Appearance

Stepped Form

The stepping form of the building creates a series of terraces and balconies which emulate the upper ground floor balcony of No 18b and the balconies of other Victorian houses along Frogna Gardens.

Following pre-application advice green and planted roofs have been incorporated onto areas of flat roof. The two narrow balconies formed by the sweeping set backs in the principal elevation have been reduced in scale and are lushly planted to take advantage of the sunny south aspect.

Bay Windows

The stepped form creates a series of bay window projections which reflect further architectural forms found in the neighbouring Victorian villas.

A Garden Facade

A sequence of planted spaces are weaved vertically through the stepping levels of the south facade, rooting the building in its verdant stepped landscape context. The planting enhances the soft frontage of the street and replaces the existing foliage that sweeps around this corner.

Access onto the front and rear flat roofs is limited by areas of extensive wildflower green roof and boarder planting in fixed planters.



Ground Floor Bay

The lower ground floor of the proposal extends forward to provide a flexible workspace and bin store and to screen the gardens of 18a and 18b from the adjacent driveway to No18.

Following pre-application advice this projection steps back from the street edge to retain the existing planted boundary condition by replacing the existing hedge with evergreen shrubs and a specimen tree. See section 3.11 of this report for further landscaping details.

A number of setbacks from the south boundary were tested through 3D modelling and renders to establish an appropriate length to both accommodate an internal room and provide a generous planting zone adjacent to the street.

Cornices

A series of cornices and projections accentuate the steps in the facade and create a dialogue between the horizontal projections of No18b and the eclectic language of architectural forms found in the neighbouring Victorian Villas.

The roof gently curves upwards to chimney form a chimney in the south-east and north-west corners. These two vertical projections add to the series of chimneys, turrets and parapets that populate the surrounding roofscape. A parapet hides roof plant and an array of solar panels from the street.



Proposed Streetscape

Gable Wall

The house sits in a unique position on the corner of Frogmal Gardens and can be viewed from 3 aspects. Following pre-application advice ABA have further sculpted the east elevation to articulate the view of this gable wall from the street.

A chimney expresses the corner of the building, echoing the turrets No.s 16, 12 & 10 Frogmal Gardens. A low scooped wall continues the language of the south facade and prevents access onto the flat roof from the lane. A material change and slight step back occurs to the centre of this gable elevation to help articulate the massing. Buff brick is introduced to complement the teal ceramic. This two-tone materiality reflects that of many of the surrounding Victorian villas. Windows are staggered across the elevation in a more relaxed and playful composition, appropriate to the informality of this elevation in comparison to the principal frontage.

The combination of these gestures breaks down the overall massing of the gable wall without conflicting with the strong geometry of the front and rear elevations.



Proposed View Looking from Rear Garden



Garden View

3.9 Streetscape Views

Proposed View Looking East along
Froggnal Gardens



**Proposed View Looking West along
Frognal Gardens**



3.10 Materials

Careful consideration has been given to the material selection for the building and a number of materials have been tested through 3D models, renders and photomontages.

The proposal does not seek to mimic the brick buildings nearby but rather complements and contrasts their earth tones. A teal coloured faïence tile has been chosen as the dominant material for the new house. This materiality takes reference from - and reinterprets- the local Victorian tradition of hung tiles. Many of the surrounding buildings in close proximity and within the wider conservation area integrate hung tiles into their façades. Terracotta tiles are a traditional cladding material, full of character, enriched by patterns and glazes.

The material is also a good sustainable choice due to its abundant raw material, low embodied energy, exceptional durability and low maintenance. Terracotta tiles are a high quality material that will last.

The tiles are gently concave to emphasize the curves of the building and reflect light in different directions. A diminishing pattern at each level adds a subtle additional level of detail, delineating the floors and accentuating the cornices.

The faïence will be offset by a buff brick on the east gable and garden wall. The brick has been chosen to complement the teal tiles and surrounding red and orange brickwork of neighbouring buildings.

The window frames are powder coated aluminium and champagne in colour. The frames will be slim line, maximising the amount of light into the interior. Where there is need for privacy from and for neighbours, for instance on the ground floor, in bathrooms facing the east elevation and in the first floor master bedroom, etched glass will be used.

