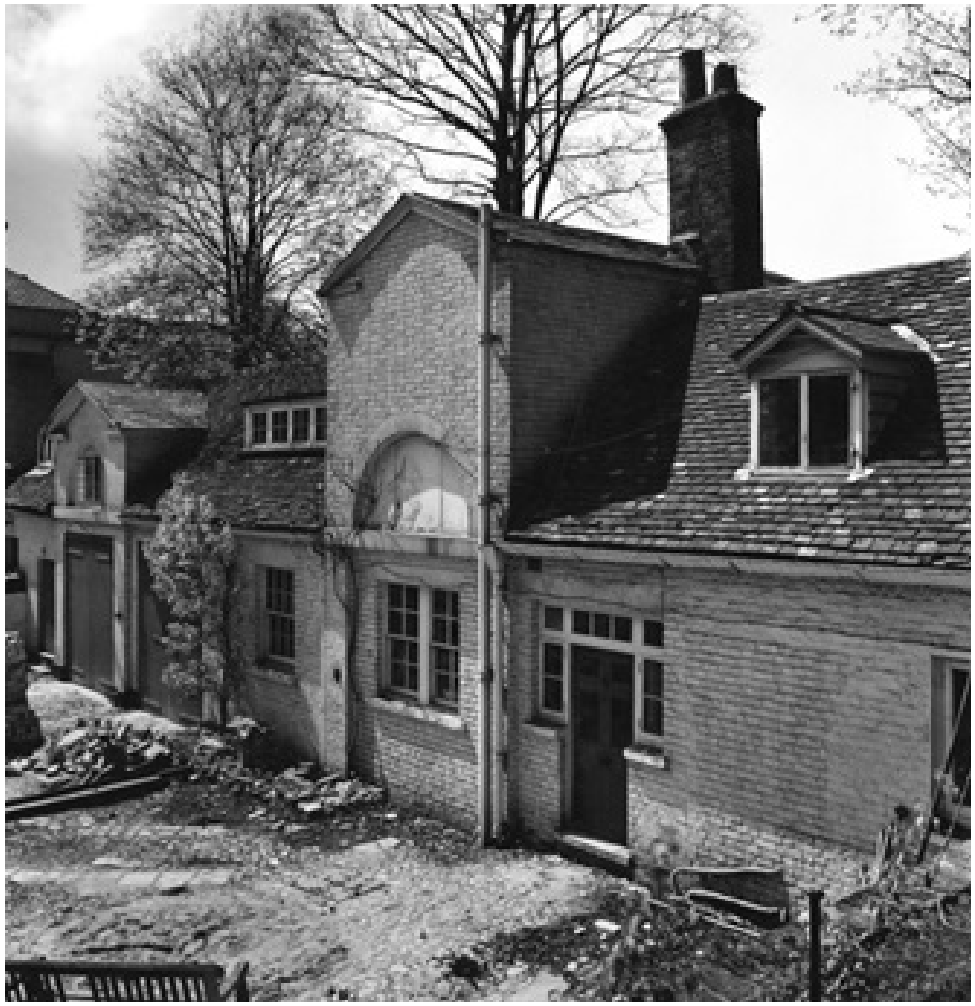
111 FROGNAL
DESIGN, ACCESS AND HERITAGE STATEMENT



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1.0 INTRODUCTION

1.1 Description of Works:

Restoration works to front and rear facade, internal alterations, glazed rear extension and garden basement.

1.2 Introduction

We (Merlin Eayrs and Zoe Chan Eayrs) are the Designers and the owners of the subject site. We have created this document to support our application to renovate and extend the outmoded home at 111 Frognal.

Our proposal responds directly to an in-depth understanding of the site's history and value and includes the sensitive restoration of the historic fabric, whilst also respectfully adapting and extending it into a modern home to suit the needs of our young, growing family.

This application follows on from Pre-application advice (2017/6572/PRE) received from Laura Hazelton and Nick Baxter on 4/10/19, 16/1/2018, the pre-app email letter received on 20/9/18, and feedback from Nick Baxter on 20/11/19 all of which are attached in Section 11.3 of this statement. The scheme has been substantially revised (see Section 11.3) with the council's feedback in mind, and addresses all the written concerns outlined to date. A comprehensive heritage analysis has been added to outline the exact impact and justification of every proposed alteration.

The scheme is supported by our planning consultants MIchael Burroughs Associates.

1.3 Key revisions from pre-app feedback dated October 2019.

The key strengths and heritage issues highlighted in the recent pre-app feedback (October 2019) have been the direct driver behind the current revised design. A summary breakdown of retained elements and revisions is as follows:

1. The Basement to the north was considered acceptable, this is retained with additional information provided on materiality as requested.

2. The greenhouse removal was welcomed, this is retained in the current scheme.

3. The scale, design and position of the glazed rear extension was of concern. The revised design is reduced in size by a third, with a smaller massing, footprint and more discreet and heritage-led design.

4. Removal of fabric was of concern on LG and UG levels, needing revision or justification. The removal of fabric is substantially reduced, to now include most of the west wall to the north and no new doorway to the kitchen on UG floor. All other alterations are fully justified in the Heritage section and with regards to the stair to the south we demonstrate no loss of original fabric (the floor was rebuilt in the 1990s)

5. New larger dormers on the front elevation deemed unacceptable. The revised scheme replaces the existing dormers with a scholarly reconstruction of the historic condition as recommended.

6. Stable doors are deemed to be overly glazed. We now propose to reinstate fully timber panelled stable doors to match the historic style and materiality of the 18th century stable block. To maintain amenity within, we propose fixed glazing behind the stable doors to allow daylight into the room when the stable doors are open.

7. Heritage improvement suggested at the rear to gain heritage credit. As suggested the revised scheme removes the existing boxback extension between the two gabled transepts, and expresses the ridge of the roof, re-instating a sloping roof to the rear with a dormer window to replace the full width flat roof extension.

Heritage Conclusion:
As suggested, heritage credits in the form of reinstatement of lost features (dormers, sashes and stable doors at the front and the south gabled transept and sloping roof at the rear) are increased following on from pre-app advice, in order to mitigate any harm caused by the basement extension and a reduced-sized glazed rear extension.

1.4 Key revisions from Nick Baxter's email feedback dated November 2019.

The revised scheme was sent to Nick Baxter and Laura Hazelton and further feedback was received on 20 November 2019. Further to this feedback we made further improvements to the scheme based on comments received. These include:

1. Reinstatement of a single gabled dormer in the north section of the front sloping roof in exactly the same shape and size as the historic form, returning appearance closer to its original 19th century form.

2. Amendment of interior partition walls to accomodate for the single gabled dormer to the north.

3. Refinement of all replacement external windows and doors in the historic house to sit within existing masonry opening sizes.

4. Alteration of south stair form to improve layout.

The email outlining the response to NIck Baxter's feedback is included in full in Section 11.3 Pre-App Correspondence.

2.0 SITE

The 0.14 hectare sloping site starts at Frognal on the South East boundary and runs uphill to the rear of the gardens at Oak Hill Way on the North West Boundary. The site is outlined in red on the aerial image on the right. 111 Frognal forms one of the ten plots that historically made up Frognal Grove outlined in red dash. It sits on one of the largest of the ten plots and yet has the smallest house on it.

The site is located in Frognal, one of the oldest and highest parts of Hampstead and lies within the Hampstead conservation area sub area 5 (Frognal).

Aerial Satellite View of Frognal Grove (2018)

3.0 HISTORICAL CONTEXT

3.1 Frognal and Hampstead in the 18th century

In the early 18th century Frognal in Hampstead was rural. Hampstead attracted visitors and wealthy residents with its Salubrious environment, Heath, fresh air and spring water. The subject site and its surroundings consisted of a Manor House with some small farms with stabling and cottages surrounding it.

3.2 Henry Flitcroft and the original Frognal Grove

In 1741 the prominent English Palladian architect Henry Flitcroft purchased several parcels of land consisting of the subject site and land around it to create a country home and stables for his own use. He built a Georgian style country house which he named Frognal Grove and completed it in 1750.

The top illustration is a view of the front of the principal house at Frognal Grove from the lime avenue approach. It shows the rural setting and the massing of the house which was three storeys with attics with a south-east wing of two storey and attics. To the east of the main house (on the right of the image)he built a detached stable block which is hidden behind a courtyard and lime trees, indicated in a red dashed line.

The bottom illustration shows the rear of the principal house from the grounds which are a storey higher than at the front due to the sloping topography of the site. Again the stable block which would be on the left of the image, marked in a red outline, and is hidden behind trees, but would have formed the edge to the grounds.

Henry Flitcroft (1697-1769)

Flitcroft was an influential English Palladian Architect in the 18th century. His contemporaries included Lord Burlington, James Gibb, Colen Campbell and William Kent. At the height of his career he worked as the architect on Wentworth Woodhouse and Woburn Abbey for the Duke of Bedford. He designed Frognal Grove for his own use and lived there for almost thirty years until his death.

Front View of Frognal Grove from lime avenue (1790)

Rear View of Frognal Grove from the grounds (1840)

Henry Flitcroft

HISTORICAL CONTEXT

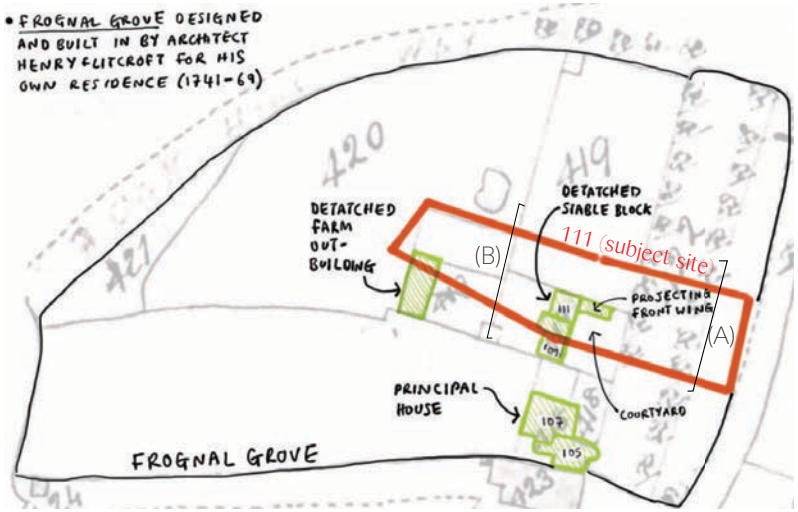
3.3 Flitcroft's stable block and the subject site (18th century)

The elevations on the right show what the stable block looked like in the 18th century as designed by Flitcroft. The stable block was detached from the principal house and symmetrical in elevation. It had a projecting front wing extending into the courtyard. The north part of the stable block including the central transept, north bay and projecting front wing belonged to the current subject site (111). The south bay belonged to what is now 109 Frognal. (This can also be seen on the 1762 OS Map below.)

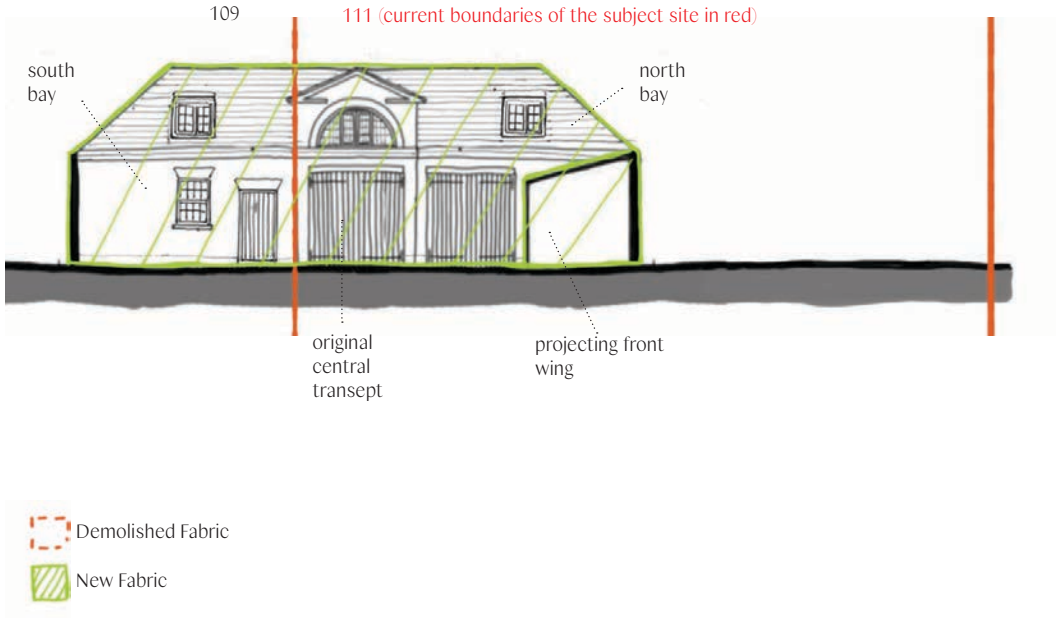
The Rear elevation shows that the garden level at the back was almost a storey higher than at the front (due to the sloping site) and there were no windows at the back of the stable block. The central transept at the rear contained an arched wood doorway. It is assumed that this would have provided access to the attics of the stable used to store hay.

In the grounds behind the stable block there was an additional outbuilding/ summer house (see 1762 OS Map), however as there is no recorded elevation of this building it is uncertain what this looked like.

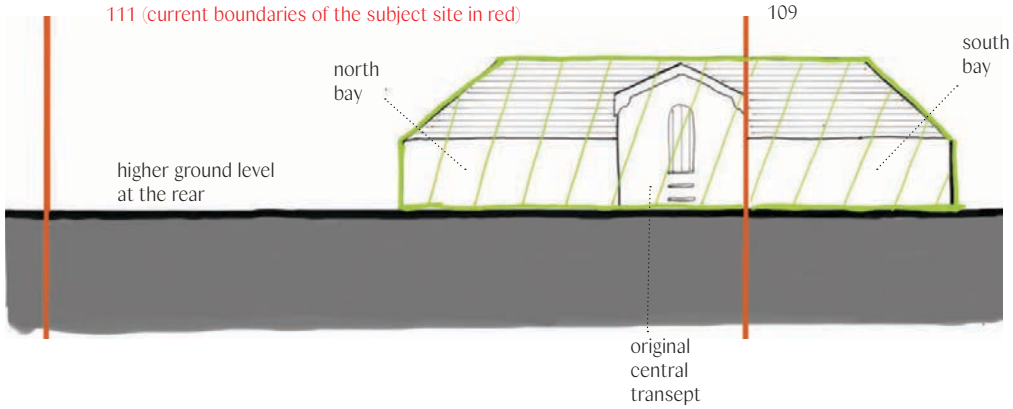
1762 OS Map



Front Elevation of Flitcroft's Stable Block (A)



Rear Elevation of Flitcroft's Stable Block (B)



HISTORICAL CONTEXT

3.4 Changes to the Principal House (105-109) at Frognal Grove from 1769 to 1950

The images on the right show all the alterations to the principal house from Flitcroft until its listing in 1950. Alterations carried out to the stable block (subject site) are explained on the next page.

Between Flitcroft and 1950, Frognal Grove passed hands to many prominent individuals from lawyers to businessmen and architects. The principal house (105-109) remained largely unchanged until it was owned by English Architect George Edmund Street in the latter half of the 19th century. He carried out several alterations including the addition of a storey to the South-east wing (105) and the addition of a veranda and porch to the rear of the principal house (107). In 1890 the principal house was extended again with a north wing (109 Frognal) which connected the main house to the stable block (subject site). The house then remained largely the same and complete until 1950 at which point it was given a Grade 2* listing.

The front view at the top of the page shows the north extension (109) on the right of the image and the one storey extension to the SE wing on the left of the image. The stable block is out of view but would be to the right of 109. The rear view at the bottom of the page shows the grounds a storey higher than at the front, with the new north extension (109) on the left of the image and the extended SE wing on the right of the image.The corner of the stable block is also visible on the far left with the grounds running right up the the rear wall of the stable, forming a garden wall to the grounds.

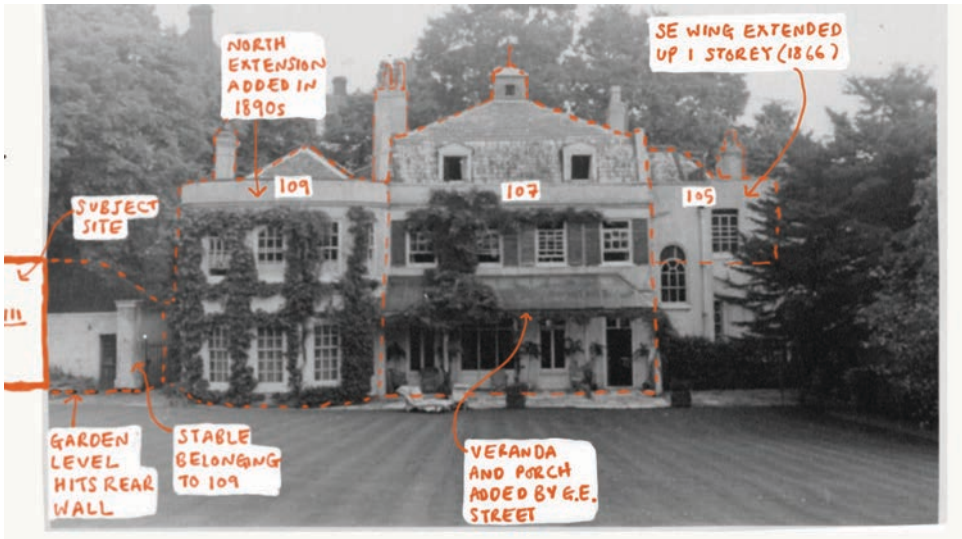
George Edmund Street (1824-1881)

G E Street was an influential English Architect in the 19th century. Street was a leading practitioner of the Victorian Gothic revival. Though mainly an ecclesiastical architect, he is perhaps best known as the designer of the Royal Courts of Justice, on the Strand in London. The extensions he carried out to Frognal Grove were in keeping with its original Georgian style.

Front view of the principal house in the 1950s (subject site out of view)

George Edmund Street

Rear view of the principal house in 1949 (subject site on far left)



HISTORICAL CONTEXT

3.5 Changes to the subject site (111) between 1769 and 1950

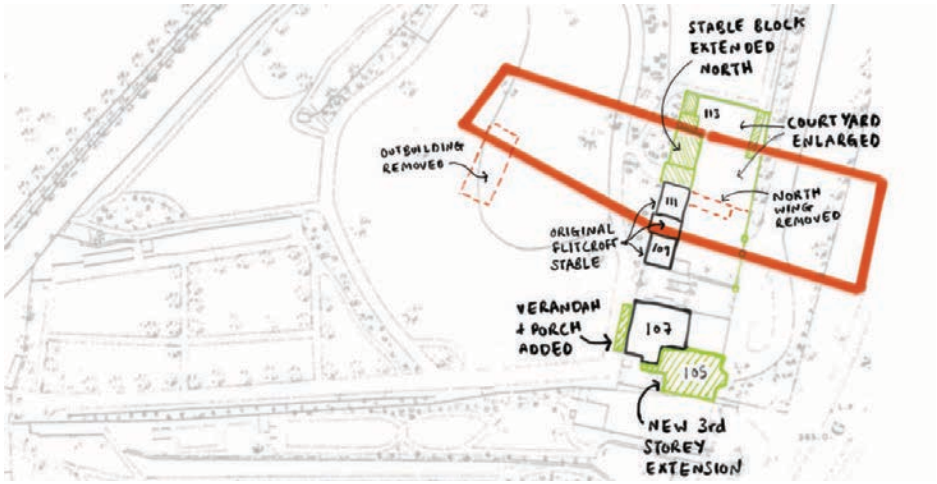
The elevations on the right and the 1866 OS map below show the alterations made to the stable block under the ownership of G E Street in the 19th century. The additional area added by Street was to create a cottage for the gardener. Apart from the use of the stables as garages in 1920s, there were no further changes to the subject site until Frognal Grove was listed in 1950.

The drawings show the addition of a new (higher) north transept and an additional north bay to the north of Flitcroft's original stable block shown in a green hatch. The Front Elevation shows that the extension almost doubles the width of the original stable. Removed fabric is shown in a red dashed line and includes the removal of the projecting front wing.

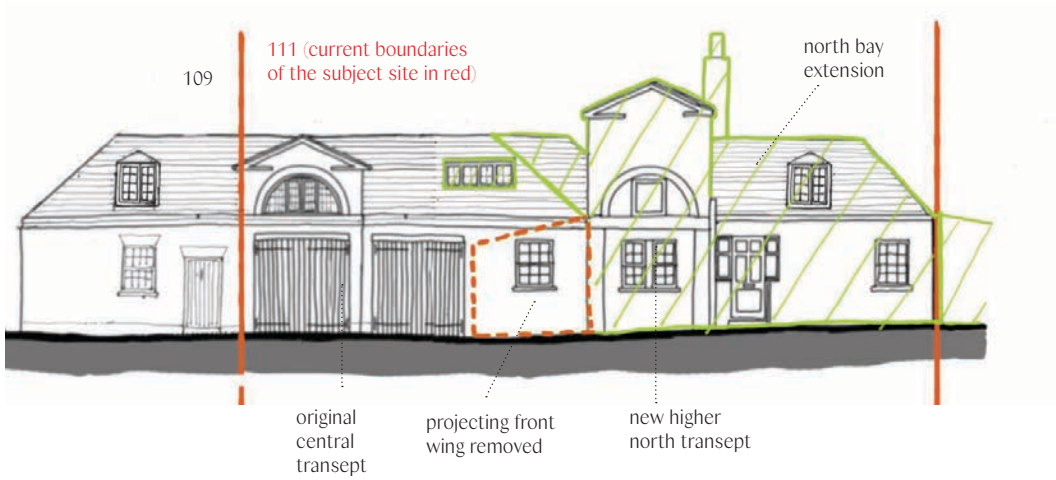
The Rear Elevation shows the windows added in the new transept and north bay, creating an outlook to the garden. The ground level was still a storey higher at the rear and the stable still formed an edge garden wall to the grounds.

The style of the extensions to the principal house and the addition of the gardener's cottage to the stables from Flitcroft to 1950 were all in keeping with the original Georgian style as originally designed and built by Flitcroft.

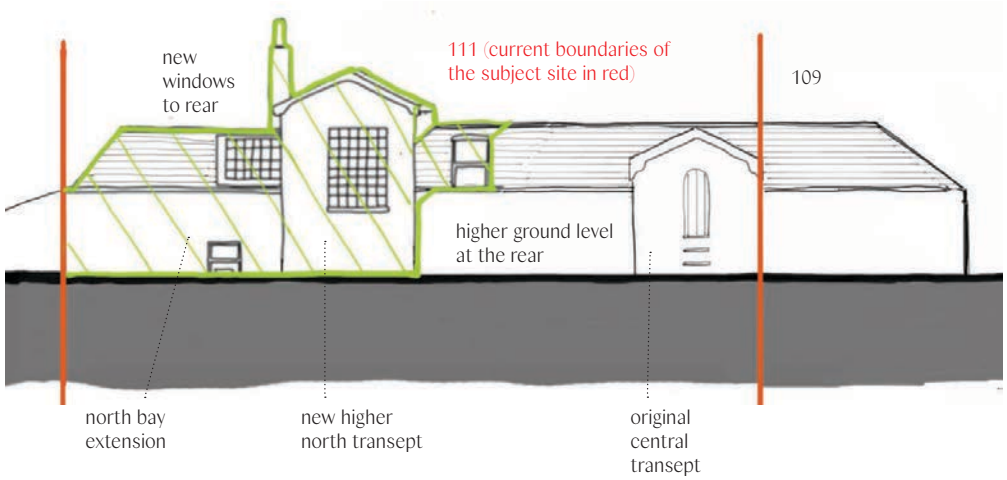
1866 OS Map



Front Elevation of Stable Block in 1866 showing GE Street alterations



Rear Elevation of Stable Block in 1866 showing GE Street alterations



Demolished Fabric

New Fabric

HISTORICAL CONTEXT

3.6 Anthony and Sheila Caro, Lyddon and The Smithsons

Subdivision of Frognal Grove

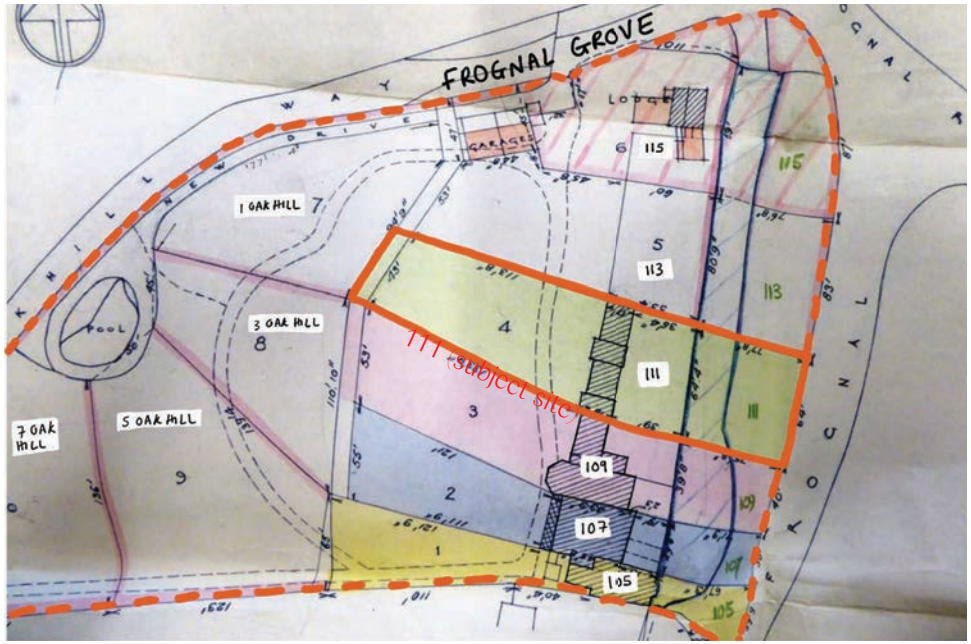
The 1950 OS map on the right shows how Frognal Grove (outlined in red dash) was purchased by developers and split into ten sites. Four sites were created from the principal house and stables (105,107,109,111 Frognal), and six from the grounds (113,115 Frognal and 1,3,5,7 Oak Hill Way). Our site is 111 Frognal and is outlined in red.

Anthony and Sheila Caro

Famous Artist and Sculptor Sheila and Anthony Caro purchased the subject site in the 1950s and initially converted the stable into a home using their architect Lyddon. They later engaged their friends and architects the Smithsons to alter and extend the house in three phases in 1960,1965 and 1991. The photograph of the front view on the right shows the house when it was first being converted from a stable to a home, and the photos on the far right show Anthony Caro making sculptures in the front courtyard in 1955 and 1960.

Despite the works carried out by the Caro's there is no current trace of their identity as artists within the house. This is partly because they had a large studio in Camden from which they worked and partly because the small art studio which did exist at the house they converted into a bedroom and shower room for their full time carer in their old age.

1950 OS map showing the subdivision on Frognal Grove



The front view of the subject site being converted into a house in 1950

Anthony Caro working in front of the house in 1955 and 1960

HISTORICAL CONTEXT

3.7 1960s alterations to 111 Frognal, designed for the Caros

The 1960s works carried out by the Caros were extremely damaging to the listed asset. The front and rear elevations on the right show the amount of original fabric removed dashed in red and new fabric added in green hatch. Some of the works were attributed to the Smithsons, some Lyddon and some without Architect.

The result of the works left the historic Front Elevation (see drawing on the right) damaged with modern glazing and without stable doors.

The Rear Elevation (bottom right) has lost all sense of its Georgian origins through mismatched modern windows and a new extension (which sits at odds with the historic transept), a new flat roof and a built up rear wall. This resulted in the back looking completely divorced from its front face. The removal of original walls also resulted in the loss of the the historic building line. (See section 3.0 The Existing House for more). There is no distinction between the old fabric and the new.

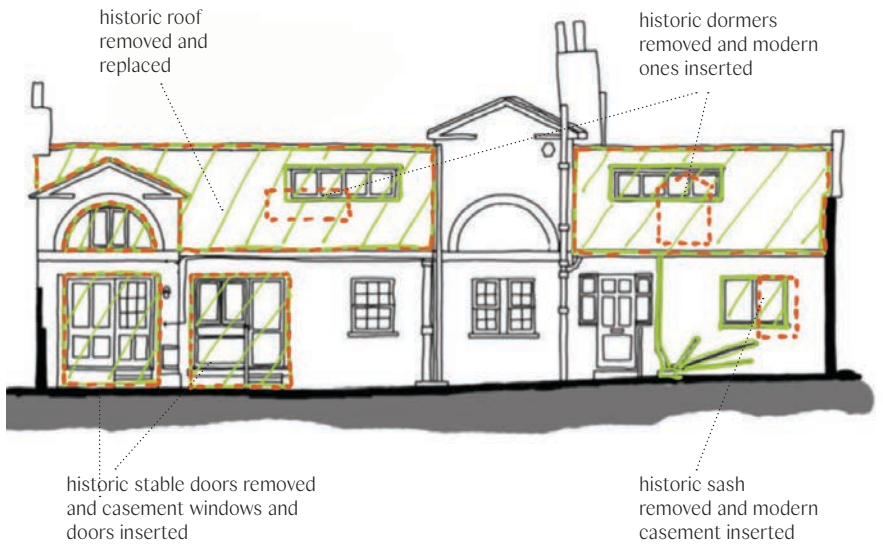
The Rear Elevation also shows the excavated 'lightwell' garden directly behind the rear wall, dug out for the new glazed windows and doors on the ground floor which would have originally been below the garden level. This created an outloook that previously didn't exist, as these openings would have been beneath the ground. It also changes the relationship of the back of the house with the grounds, instead of the garden running right up to the back of the wall at attic level, the lower lightwell area creates a void between the garden and the house, and creates an awkward access to the main garden via the lower ground floor and steps up to the main garden level.

Further Alterations

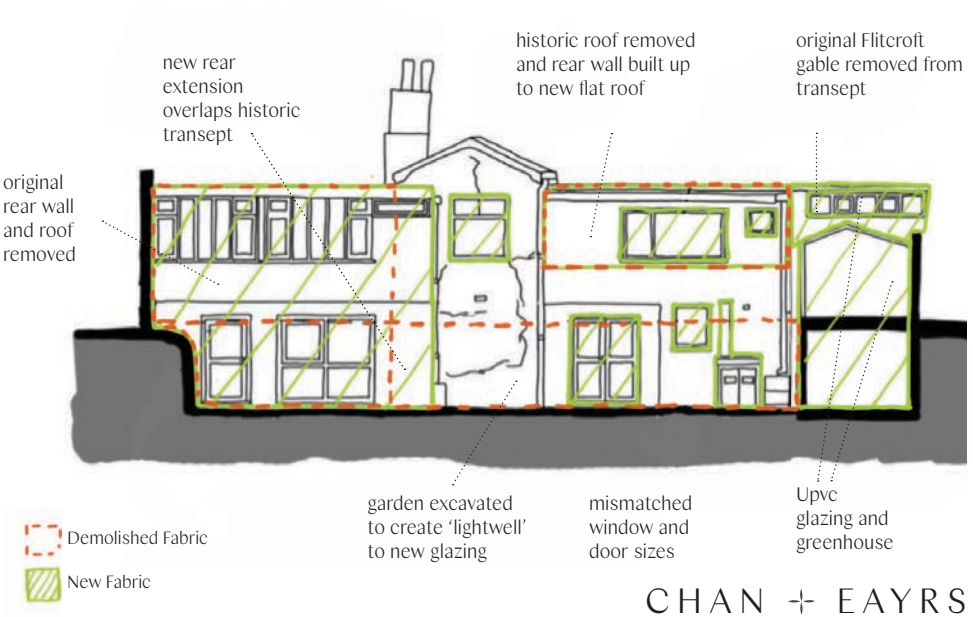
Post-Smithsons the Caros carried out further works which have damaged the house. These include Upvc glazing, a Upvc greenhouse to the rear, external boiler housing, rooftop water tanks and modern glazing most south stable doors on the front elevation, modern window in the rear elevation main transept.

The house at 111 Frognal was lived in by Anthony and Sheila Caro until their deaths in recent years. We purchased it directly from their family.

Front Elevation of 111 Frognal, showing the Caro's alterations



Rear Elevation of 111 Frognal, showing the Caro's alterations



HISTORICAL CONTEXT

3.8 Significance of The Smithsons alterations on the historic house

1. The house is primarily a historic house which has undergone many alterations since it was first built, only a fraction of which were made by the Smithsons.
The original stable block built in the 18th century by Henry Flitcroft was doubled in size when GE Street added the whole of the north side of the building in the 19th century, Lyddon converted the building in the 1950s from stabling / garages, by altering the internal layout and adding doors and modern glazing. The Smithsons altered Lyddons converted stable with further internal changes ,the north extension and some new windows and doors. Subsequently the Caros altered the interior and exterior further adding a greenhouse, changing the interior further and replacing further windows. Thus only a small proportion of the fabric is attributed to the Smithsons. (See morphology plans for exact fabric amounts)

2. The house was listed in the 1950s, and the alterations made to the house in the twentieth century including all those made by The Smithsons has resulted in many lost features for which the stable was originally listed. This includes the loss of the rear sloping roof, loss of original window form and character, loss of the stable doors, and loss of original fabric to the rear of the house, throughout the roof and internally.

3. The alterations made by the Smithsons did not demonstrate any theory for which they are most recognised for. Alterations to 111 Frognal do not align with the Smithson's 'as found' theory. Firstly they concealed the 'as found' brick materiality of the original building by covering it in render and paint. Secondly they concealed the raw materiality from which the alterations were created by rendering and painting new masonry and painting the new wood window frames white. And thirdly, there is no distinction or interplay between the old fabric and the new and the interventions do not respect or respond to the hierarchy or form of the Georgian fabric. The result is that the works neither complement the existing historic fabric nor exemplify Smithson's theory. In contrast to a more exemplary Smithsons house such as Upper Lawn Pavilion, one can see how the design shows an intelligent distinction, respect and response to the original, old fabric of the stone wall it sits atop. It also honestly exposes the raw materiality of the original wall and the materials from which the new building is built.

4. The works executed by The Smithsons are of extremely poor build quality which negatively affects the amenity and health and safety inside the house.
The windows have no trickle vents, and are poorly built leading to damp, rot and condensation. The interior is uninsulated creating an unamenable interior which is very cold in winter and very hot in the summer. The roof is poorly insulated and badly constructed leading to leaks and mould internally. For more detail see Section 7.3 in The Existing House chapter.

We believe that this does not justify their saving at the expense of the historic fabric which they have damaged and we seek to restore in a more sensitive way.

Smithsons alterations at 111 Frognal

Smithsons alterations at Upper Lawn Pavilion

HISTORICAL CONTEXT

3.9 Breakdown analysis of Smithson features

In response to the latest pre-app feedback which requests a more detailed analysis of the Smithsons alterations, we have used this section to breakdown the alterations attributed to The Smithsons and describe the associated loss of original fabric, and impact and significance of each of their alterations:

1. Rear North Extension
Loss of original 19th century fabric and loss of rear sloping roof to gardeners accomodation built by GE Street. The overly wide proportions mean that the Smithsons volume awkardly overlaps the adjacent historic transept, No distinction between old and new fabric. Poor build quality, rotting frames and unvented, with little insulation. The language and massing competes with the rest of the historic building. The internal partititions associated with the rear extension are of no notable design distinction.

2. Boxback extension
Loss of original 18th century fabric. Loss of rear sloping roof form, loss of eaves and ridge line. No distinction between old and new fabric. Poor build quality, rotting frames and unvented, with little insulation.

3. North Staircase
Loss of of original 19th century staircase. The Smithsons stair is narrow and unamenable, with a door threshold directly over the top of the staircase, which is a health and safety issue and has already lead to injury. The stair has no distinctive deisgn features which could be attricbuted to the Smithsons.

4. North window on front elevation
Loss of original 19th century sash window, modern glazing does not match other historic sash windows on the front elevation. Poor build quality, rotting frames and unvented.

6. Front dormer windows
Loss of 19th century dormer windows, replacement modern glazing does not match other historic sash windows on the front elevation. Poor build quality, rotting frames and unvented.

7. Flat roof to the rear of the South transept
Loss of original 18th century gable ended roof form, loss of original 18th century fabric. Poor build quality and leaking roof.


Rear north extension


Boxback extension and flat roof of south transept


Poor quality construction of windows


Dangerous north staircase

HERITAGE ANALYSIS

4.1 Heritage Approach

Following on from the previous section, this next chapter will more specifically outline our Heritage approach, and provide a detailed historic analysis and justification of all alterations forming our proposal.

The elements of our Heritage Approach are:

1. Bring the house back into use and improve amenity so it is better suited for modern, family living, ensuring its continued use and occupation.
2. Minimise the loss of original fabric.
3. Retain a low-lying, one room deep character and massing of the original stable block.
4. Remove damaging 20th century fabric and alterations which compete with the original historic fabric.
5. Where possible re-instate lost historic features such as sash windows, stable doors, gable ends and eave lines and sloping roofs.
6. Minimise the harm and impact of proposed extensions, through reduced size and massing, retaining a secondary and subservient relationship with the host house.

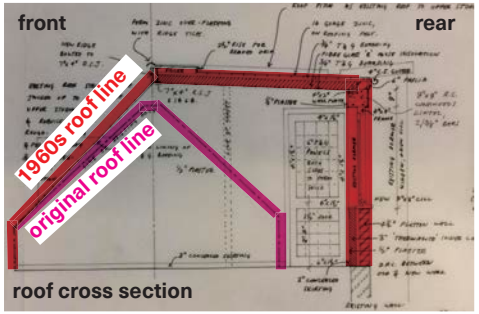
4.2 Breakdown Heritage Analysis of proposals

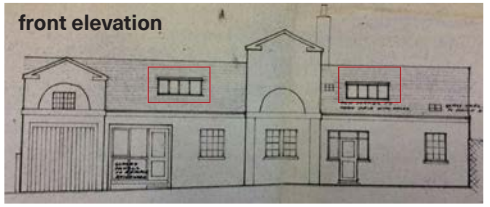
The following elements of our scheme will be explained and justified in the following section:

4.2.1. Front elevation Dormers

The existing dormers have been altered from their original form. The south dormer was originally a wide flat roof dormer divided into four casement windows. The north dormer was originally a pitched gable dormer.

In the 1960s the entire roof was rebuilt along with both dormers; so the existing sloped roof and dormers are not original fabric. The south flat roof dormer was rebuilt in a similar proportion with modern glazing inserted, and the north pitch gabled dormer was removed and replaced with a flat roof dormer to match the south.





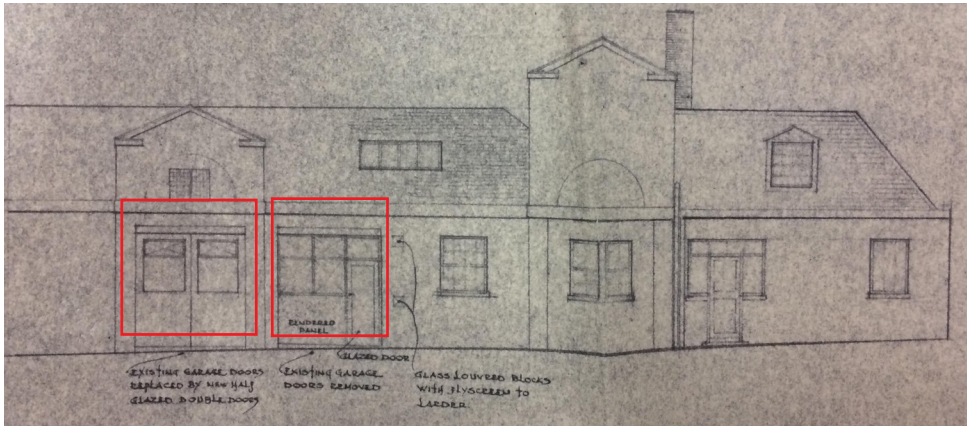
Smithsons drawings from RIBA archives and drawings collection. Left shows new roof fabric proposed, right shows new dormers to replace originals

The proposed scheme will remove the modern style dormers and replace them with a historic reconstruction of the original dormers (flat roof dormer to the south and gable pitched dormer to the north).

HERITAGE ANALYSIS

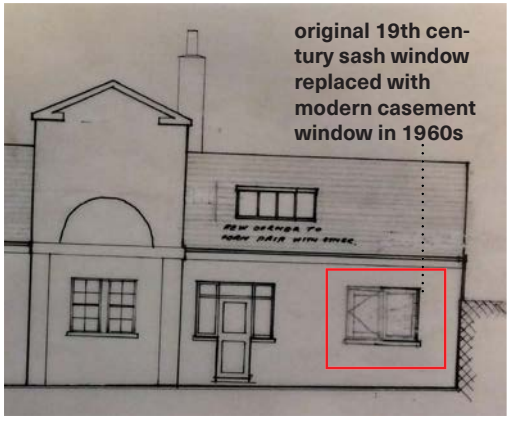
4.2.2 Front elevation stable doors

The existing casement windows and glazed doors found in the two original stable openings are unoriginal. Both sets of timber stable doors were replaced with modern glazing in the 1950s by Lyddon. Both sets have subsequently been altered throughout the Caro's ownership and no longer resemble stable doors. The existing doors are fully glazed.



Lyddons proposed front elevation drawings (1955-56), London Metropolitan Archives.

The proposed scheme will remove the modern casement windows and doors and replace them with fully panelled timber stable doors within the existing openings with fixed glazing behind, to improve the legibility of the buildings original use, whilst still providing light to enter the building so as not to lose amenity and daylight when the stable doors are open.



4.2.3 Front elevation sash window

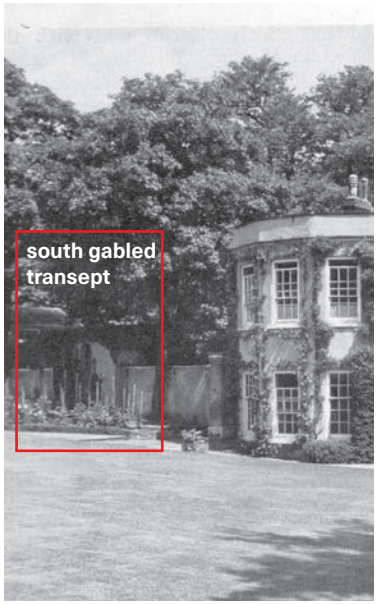
Post Lyddon, the Smithsons replaced the original north sash window (19th century, G.E Street) with a modern casement window.

The proposed scheme will reinstate a historic reconstruction of the original 19th century sash

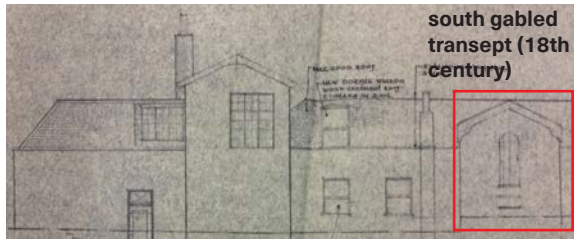
Smithsons drawings from RIBA archives and drawings collection. Left shows part of proposed front elevation with replaced north sash.

4.2.4 Rear South transept gable reinstatement

The rear south transept adjoining 109 lost its original 18th century gabled end in the 1960s.



Photograph from the Country Life article dated 24 June 1949, shows the south transept still in tact prior to Frognal Grove being subdivided.



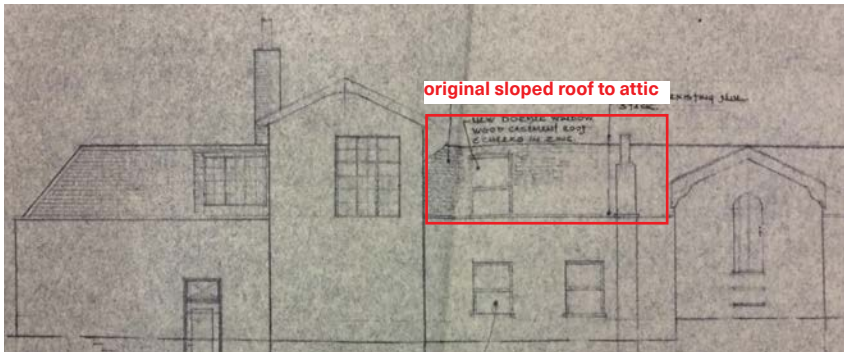
Lyddons rear elevation drawings (1955-56), London Metropolitan Archives, shows the gabled transept at the south end still in tact

Smithsons rear elevation from RIBA archives and drawings collection dated to 1960s, shows the removal of the original 18th century transept for a flat roof

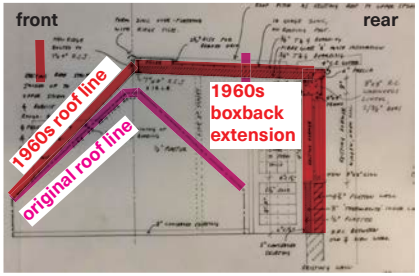
The proposed scheme will remove the 20th century flat portion of roof and reinstate a gabled end to the south transept to return the listed asset closer to its original appearance and composition.

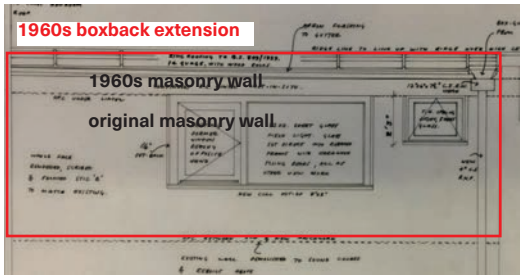
4.2.5 Rear elevation boxback extension removal

The original 18th century Flitcroft sloping roof to the attic space of the stable block was lost in the 1960s and replaced with a flat roof box backed extension. The roof line and height was also increased to allow for adequate head height on the new upper ground floor following conversion in the 20th century.



Lyddons rear elevation drawings (1955-56), London Metropolitan Archives, shows the sloped attic roof still in tact (prior to the conversion of the attic spaces.





Smithsons drawings from RIBA archives and drawings collection dated to 1960s, shows the removal of the original 18th century sloping roof and the new roof line which is higher and squared off to the rear with a box back extension creating more head room on the converted upper ground floor level.

The proposed scheme reinstates a roof ridge line and eaves line at the rear by replacing the box back extension with a sloping roof and dormer window. This returns the building closer to its original appearance, whilst still accomodating adequate head height internally so as not to reduce the amenity and usability of the interior space.

4.2.6 Rear Greenhouse removal

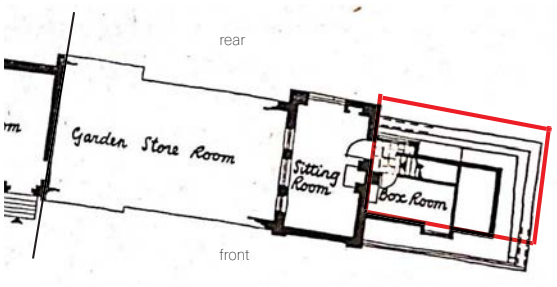
The unoriginal 1990s uPVC greenhouse at the south end of the rear elevation will be removed.

The proposed greenhouse removal will thus expose the original 18th century Flitcroft south transept rear wall and arched door returning the rear elevation closer to its original appearance.

Photograph of existing uPVC greenhouse to be removed

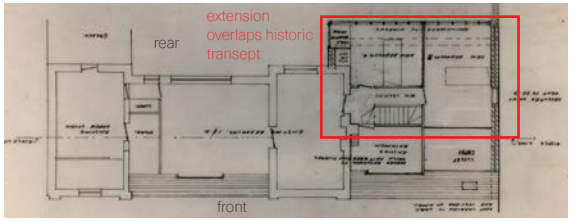
4.2.7 Rear North Extension alteration and Proposed Rear Glazed Extension

The original north end of the rear elevation had sloping roofs and was designed and built by G.E Street in the 19th century. The roofs enclosed attic spaces used as a box room for the gardeners accomodation.

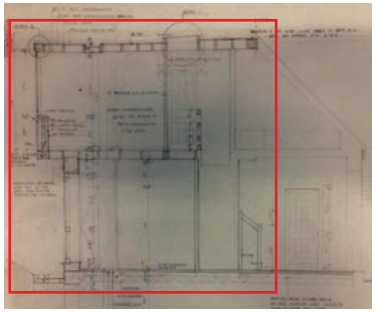


Architects Journal December 1954, showing drawing of the original loft space prior to conversion in the 1950s. The box rooms at the north end originally had sloping roofs to the front and rear.

In the 1960s the attics were converted into a habitable storey and the north rear section of roof was squared off and extended. The additional massing projects further into the garden and overlaps the edge of the adjacent historic gabled transept by a metre.



Smithsons plan drawing from RIBA archives and drawings collection dated to 1960s, shows the rear extension to the north, resulting in the loss of sloping roofs, and obscuring of the historic transept.



Smithsons section drawing from RIBA archives and drawings collection dated to 1960s, shows the amount of new fabric proposed in the new extension.

The Smithsons designed the 1960s north extension and were notable brutalist Architects. However the language of the extension does not exemplify the theories for which they are most noted for. The original materials and new materials were concealed with paint and render, not left raw or in their 'as found' state and the alterations do not respect the fabric of the historic asset, unlike other notable examples of their work such as the Upper Lawn Pavilion.

A photograph of the existing north end of the rear elevation shows little original historic fabric, and the insensitive massing of the 1960s extension which overlaps the historic transept.

On the lower ground floor the proposals seek to reinstate the original garden level, which will bury the lower part of the rear elevation beneath garden level.

On the upper ground floor the proposals seek to remove the nib of wall overlapping the historic transept and remove the masonry wall back down to the eaves level.

On the upper ground level a new, glazed extension is also proposed to extend further out to the rear, creating necessary space needed for our family home. We proposed the extension in this position for the following reasons:

1. the north end of the building was never part of the original Flitcroft enfilade stable block, but the gardeners accomodation built by GE Street in the 19th century and thus the only part of the building which is appropriate to have a plan form more than one room deep.

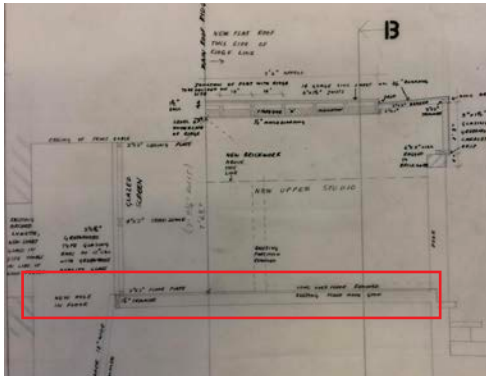
2. The north part of the building has had the most original fabric removed and already projects further out into the garden through the existing 1960s extension. A downstand between the new extension and the existing extension will mark the historic threshold between old and new.

3.In terms of improved amenity, the extension (forming a new living space) will have direct access to the garden level and have optimised south facing orientation, improving daylight and natural solar gains.

4.2.8 Proposed South staircase and associated fabric loss

The south transept is part of the original Flitcroft stable block. It consisted of stabling at the ground level and attic storage in the loft spaces.

The floor between the stabling and loft spaces was altered in the 1960s, with the trimming of the original joists at the front end to make way for an access hatch in the floor. The rear part of the floor was 'made good', and presumably stregthened to accomodate a new upper studio space



Smithsons section drawing from RIBA archives and drawings collection dated to 1960s, shows the alteration of the flooring between UG and LG on the south transept

The floor was then replaced entirely in the 20th century, as the Caros reached old age and converted the upper studio into a second en-suite shower/laundry room, filling in the access hatch with a glazed floor panel and replacing the floor joists throughout to accomodate for increased loads and new pipes.

The proposal seeks to open up part of the un-original floor fabric to make way for a new stair to provide for improved access to the upper levels. This allows for the retention of the long enfilade plan form and improves amenity, access and usability of the listed house. No original historic fabric is removed.

4.2.9 LG internal fabric loss

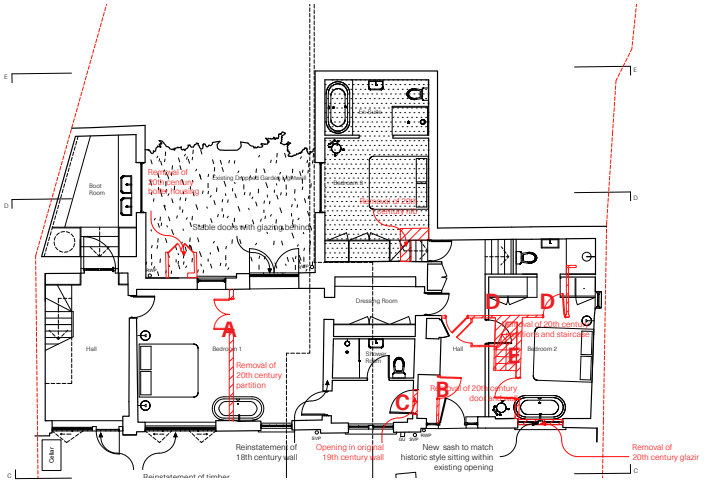
A is unoriginal fabric, built in the late 20th century. **The proposal seeks to remove this partition, returning the plan closer to its original form.**

B is unoriginal fabric, built in the late 20th century located within the 19th century part of the GE Street gardeners accomodation. **The proposal seeks to remove this partition, returning the plan closer to its original form.**

C is original 19th century fabric in the GE Street portion of the gardeners accomodation. **The minimum possible fabric will be removed in this location to allow for access into bedroom 1, nibs and a downstand will be retained to ensure maximum conservation of the original fabric.**

D are all unoriginal walls dating to the 20th century. **These walls will be removed to enhance the usability and amentiy of the interior space.**

E is an unoriginal staircase dating from the 1960s, which replaced another unoriginal staircase built by Lyddon in the 1950s. The existing stair is dangerous and a problem in terms of health and safety. **The modern stair will be removed and replaced with a new staircase to improve access to the upper floors and remove the dangerous top condition. The new staircase is positioned in the 20th century footprint of the house and thus no historic original floor fabric will be removed in its insertion.**

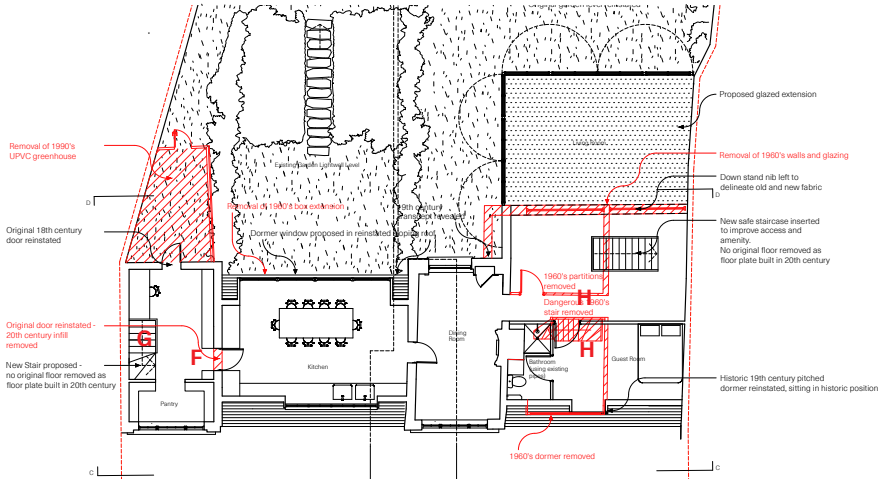


4.2.10 UG internal fabric loss

F is unoriginal fabric built in the 20th century and blocking up of an original 18th century doorway into the attic spaces. **The proposal seeks to remove the modern fabric and re-open the original doorway returning the plan closer to its original form.**

G is unoriginal floor fabric inserted in the 20th century when the Caros converted the first floor into a bathroom. The insertion of a new staircase in this floor does not remove any original historic fabric.

H is unoriginal modern fabric inserted in the 1960s as part of the north rear extension and conversion of the upper floors into a new storey. **The proposal seeks to remove these partitions to improve layout and usability of the internal spaces.**



4.2.11 Proposed Garden Basement

The proposed garden basement is located beneath the level of the existing garden to the rear of the north transept, it is needed to provide additional space for bedrooms and bathrooms to improve the usability and amenity of our family home. We located it in its proposed position for the following reasons:

1. It lies beneath the level of the original garden and thus has minimal impact on the surrounding setting of the listed building and wider conservation area

2. As grass will be reinstated above the garden basement, the garden basement will allow for additional garden area to return to its original ground level where it has previously been excavated (in the 20th century) returning the garden closer to its original form.

4.3 Heritage Conclusion

The proposal seeks to alter the historic asset in a sensitive and considered way. Minimum original fabric is removed and a multitude of heritage gains in the form of reinstating lost features seek to mitigate a modestly sized proposed rear extension and garden basement.

By reinstating lost 18th and 19th century features, the building is returned to a form closer to its original character and appearance, and the front and rear elevations have a more coherent relationship with one another.

The sensitive and considered massing, design and positioning of the extended areas ensure minimum impact on the listed asset, its setting and the wider conservation area.

5.0 PLANNING HISTORY (All submitted by the previous owners Anthony and Sheila Caro)

2009/1252/P	Construction of a glass conservatory and retaining wall to rear elevation of existing dwelling	WITHDRAWN
2009/0062/P	Construction of a glass conservatory and retaining wall to rear elevation of existing dwelling	WITHDRAWN
2005/0330/L	Retention of higher replacement gates at front boundary and new trellis on existing front boundary brick wall, plus retention of replacement metal gates at rear entrance facing Oak Hill Way.	GRANTED
2004/2563/P	Retention of higher replacement gates at front boundary and new trellis on existing front boundary brick wall, plus retention of replacement metal gates at rear entrance facing Oak Hill Way.	GRANTED
3364(1960)	The erection of a two storey addition to the rear of 111 Frognal, Hampstead.	CONDITIONAL/ GRANTED

5.0 LISTING DETAILS

Name: FROGNAL GROVE INCLUDING FORMER STABLE RANGE, 105-111, FROGNAL

List Entry Number: 1113081

Location: FROGNAL GROVE INCLUDING FORMER STABLE RANGE, 105-111, FROGNAL
County: Greater London Authority
District: Camden (London Borough)
National Grid Reference: TQ 26125 85917

Grade: II*
Date first listed: 11-Aug-1950

Details:
CAMDEN
TQ2685NW FROGNAL 798-1/26/531 (West side) 11/08/50 Nos.105-111 (Odd) Frognal Grove including former stable range
GV II*

Large house with stable block, now 4 semi-detached houses. c1745-50. By Henry Flitcroft for himself; much altered with later additions. No.105 was the south-east range; No.107 the principal block; No.109 largely later C19 work with 1926 extension; No.111 converted stables. Painted brick with slated and tiled roofs. EXTERIOR: No.105: originally 2-storey south-east range, 3rd storey added mid C19 by GE Street who also added a porch and verandah to the west front. No.107: the principal block. Slated hipped mansard roof with dormers and wooden rectangular cupola having segmental openings, hipped roof and weathervane. 3 storeys and attic. 4 windows. Brick and timber round-arched pergola, erected pre-1894, leads to architraved doorway with panelled doors and cast-iron entrance gables. Stone at 1st floor level. Gauged brick flat arches to recessed sashes; upper floors with louvred shutters. Stone cornice and stone coped brick parapet. No.109: 3 storeys 3 windows in similar style to No.107. Extended late C19 and remodelled 1926 for Mr and Mrs Ernest Joseph. Rear comprises a wide 5-light canted bowed bay. No.111: northern former stable range, later C19, possibly with some C18 work, altered C20. Tiled hipped roof with dormers and gabled Diocletian window. Single storey with attics. Former entrances with open pediments and arched niches or fanlights over doorways. INTERIORS: not inspected. HISTORICAL NOTE: Henry Flitcroft bought the copyhold of Frognal Grove in 1741 from Thomas Watson-Wentworth, Earl of Malton. This house replaced a structure of c1700. Henry Flitcroft junior inherited the house but leased it out, the most famous tenant being Edward Montagu, Master in Chancery who lived there between 1772 and c1794. The house subsequently passed into the hands of the Street family, into which Flitcroft's great-granddaughter had married. The architect GE Street inherited the property in 1871-2 and was responsible for works here. Also known as Montagu Lodge, Frognal Grove was subdivided in the 1950s. (Country Life: Nares G: Frognal Grove, Hampstead - 24 June

1949: 1502-1506; Victoria County History: Middlesex, Vol. IX, Hampstead and Paddington Parishes: Oxford: -1989: 17).

Listing NGR: TQ2613085905

7.0 THE EXISTING HOUSE

7.1 Frognal Grove in 2019

The OS map on the right shows how much Frognal Grove has developed since it was listed in 1950. The red dotted line shows the boundary of the historic Frognal Grove and the green dash outlines new fabric which has been added since 1950.

Each of the ten plots that formed Frognal Grove, now have large family houses on them. (111 has the smallest)

Four homes were created from the principal house and stable block, which have been subdivided, converted, altered and extended. 109 which formed part of the historic principal house has been extended up one storey and to the rear. The subject site (111) which was part of the original stable block was converted and altered in the 1960s.

From the grounds six large houses have been built, some of which have been replaced recently with larger ones, and some of which have been extended.

Key examples include:

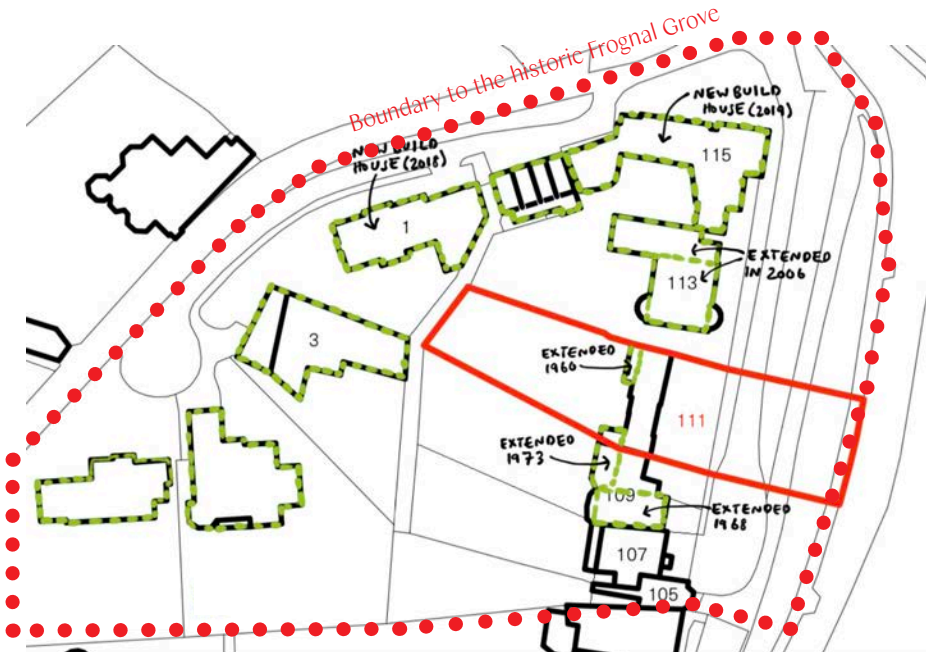
113: new house built on the site in 1960s, then extended with a basement, rear, side and mansard extension in 2006.

115: Original House built on the site in 1960s, recently replaced with a larger house of over 700sqm in 2018-19.

1 Oak Hill Way: Original House built on the site in 1960s, recently replaced with a larger house of over 700sqm in 2018.

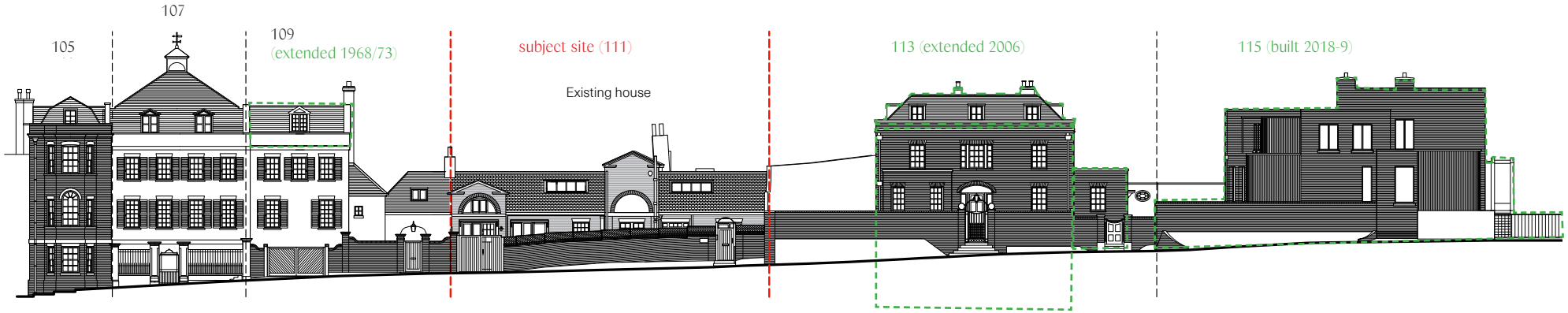
The street elevations on the next page, show the new fabric added since 1950 on front and rear elevations of the subject site and adjacent houses (115, 113, 109, 107, 105 Frognal).

Block Plan of Frognal Grove 2019

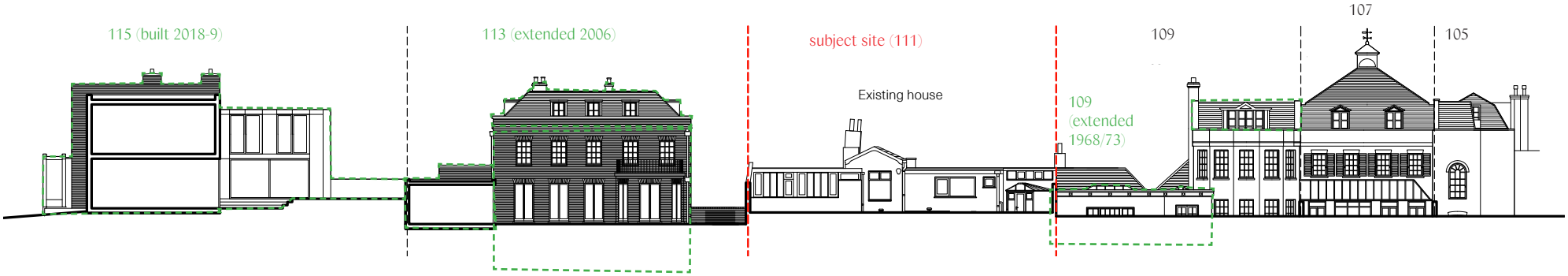


New Fabric added since listing in 1950

Existing Street (front) view elevation showing new fabric since listing in green dash



Existing Garden (rear) view elevation showing new fabric since listing in green dash



New Fabric added since Frognal Grove was listed in 1950

THE EXISTING HOUSE

7.2 The Existing House and site

The photos below show the historic lime avenue leading up to the subject site, the front cobbled courtyard in front of the house and the front view of the house.

111 Frognal forms part of the converted 18th-19th century stable block and gardeners accomodation to Frognal Grove, over lower ground and upper ground levels. It is semi-detached, attached at the south-end with the neighbouring house 109 which consists of the remaining section of the stable block (on the left of the Front view image).

The house is of traditional brick construction, painted white in the 20th century, with clay roof tiles. The plan is 20m wide and typically one room deep, with an enfilade form, apart from the north-end where there is a modern rear extension.

Historic classical detailing is still legible on the front facade, but it has been almost entirely lost on the rear. It sits on a 0.14 hectare site, with a cobbled courtyard to the front, and large garden to the rear.

View of the lime avenue approach to 111 Frognal

Front courtyard of subject site

Front View of 111 Frognal

THE EXISTING HOUSE

7.3 Poor Building Fabric, Decay and infestations

The photos on the right show some of the issues with the building fabric at 111 Frognal (condensation, damp, mold and fungus, bug infestations and health and safety repercussions). The house is very dilapidated and was extremely dirty when we bought it in 2016.

The building fabric is of poor construction quality. The walls and roof have no insulation, ventilation or damp proof course. The roof leaks and is in need of repair. The floor has no damp proof membrane. The windows are single glazed and rotten due to their square profiles, leading to water sitting on the wood.

It is cold and damp inside, causing fungus, mold and spores on the ceilings, walls and floors. Condensation on the rotten window frames and the lack of ventilation compound this problem and affect amenity and health and safety inside. It has exacerbated Zoe's eczema and also causes our daughters eczema to flare up. The spores are a general hazard to anyone in the house.

Decaying fabric and damp have also contributed to several pest infestations we have had in the house including bed bugs, cockroaches, wasps and lice.

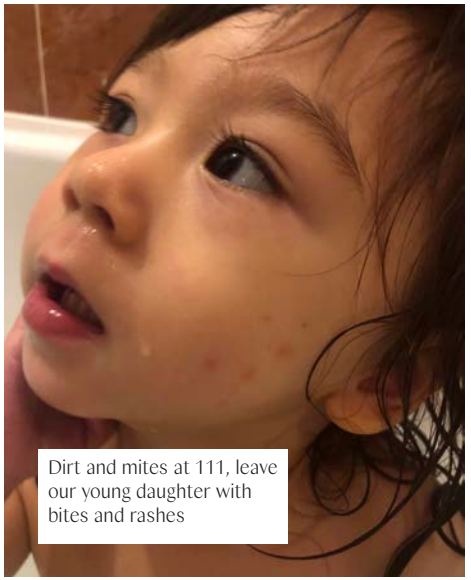
We have carried out extensive cleaning and minor repairs, and removed all the infested materials and fabric but the house needs to be properly renovated (forming part of our proposed scheme) to create a more amenable and safe environment inside.

Photographs of damp, mould, condensation and infestations

Condensation on windows due to poor ventilation and window quality

Fungus and mould growing on the ceiiing due to leaking roof

The house has cockroaches infestations



Dirt and mites at 111, leave our young daughter with bites and rashes

THE EXISTING HOUSE

7.4 Existing Front Elevation

The image on the right shows the Existing Front facade, which consists of two pedimented transepts one higher than the other with sloping roofs on the bays either side. There is classical detailing throughout. The building fabric is a mix of 18th century stabling to the south, 19th century gardeners accomodation to the north and a mixture of windows and doors ranging from the 19th to late 20th century.

Despite the overall composition of the front facade being in-tact, the fabric is mixed and largely unoriginal, due to alterations associated with the conversion into a house in the 20th century.

(1) The original 18th century stable doors on the ground level have been replaced with modern glazing and casement windows (1950s-Lyddon and post 1960s- no architect)

(2) The Diocletian windows in the transepts (18th and 19th century) have been removed, partially blocked up and modern glazing inserted (1960s- Smithsons)

(3) The original 18th and 19th century sloped roofs between transepts have been rebuilt and new dormer windows have been inserted (late 20th century).

(4) The original sash window (19th century) at the north end has been replaced with a modern casement window (late 20th century).

(5) External pipework from the kitchen is visible all over the north end of the facade (late 20th century).

(6) And lastly steps and disability rails have been added to every opening

Existing Front View of 111 Frognal

THE EXISTING HOUSE

7.5 Existing Rear elevation

The image on the right shows the Existing Rear facade. The back of the house has undergone more alteration than the front with little original fabric remaining. The original Georgian character and composition is largely lost.

(1) The original Flitcroft 18th century gable end has been removed from the south and replaced with a flat roof and upvc ceiling-level glazing.

(2) The original arched doorway in the 18th century Flitcroft transept has been blocked up and is obscured with a Upvc greenhouse which sits in front of it.

(3) The sloping attic roof between the two transepts has been removed and replaced with a flat roof box extension and the original masonry wall has been built up to the flat roof level, losing the reading of the original ridge and eaves line.

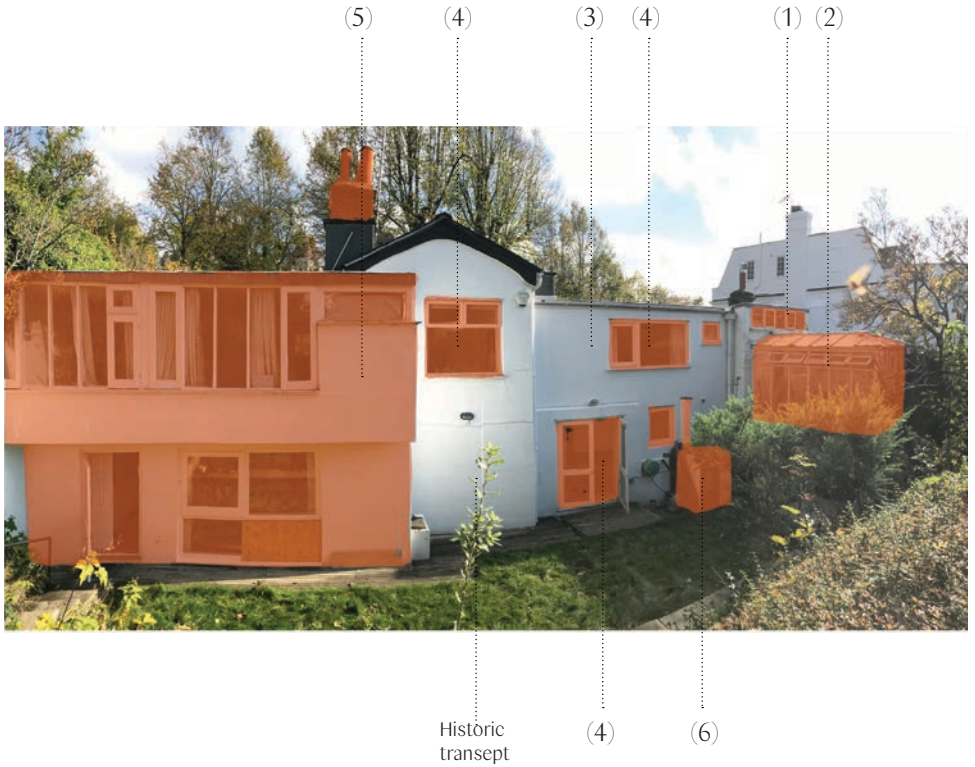
(4) New windows have been inserted in a modern style (late 20th century) throughout which are insensitive to the listed building's original Georgian character.

(5) The original 19th century north end of the rear elevation has been removed and replaced with an insensitive modern, flat roofed two storey, rear extension, which obscures the side of the adjacent historic transept.

(6) And lastly external boiler housing has been added to the rear ground level.

As a whole these changes are greatly damaging and unsympathetic to the general character of the house and create a negative impact.

Existing Rear View of 111 Frognal



THE EXISTING HOUSE

7.6 Existing Lower Ground level layout

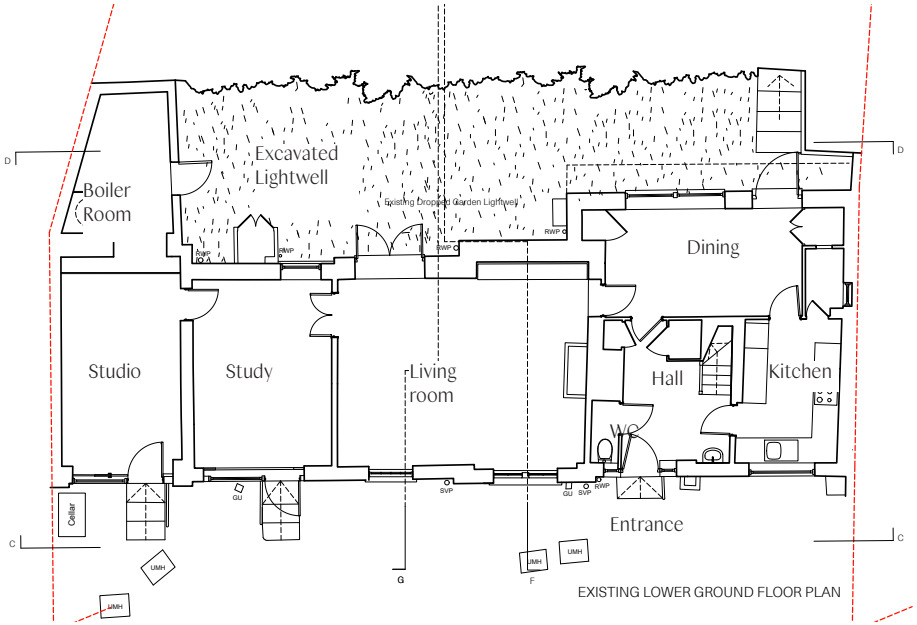
The existing LG plan on the right shows the current ground floor layout of 111 Frognal.

Almost all original walls internally have been removed or replaced post 19th century with little original internal fabric remaining. The south end of the plan which constituted the original Flitcroft stable block retains its original enfilade plan form. The north end of the plan was altered in the late 20th century by the Smithsons to accomodate for a rear extension with new partitions and a new stair inserted to create a hall, W.C, dining room and kitchen. The access and room sizes are tight and unamenable and not suited to a family home.

In the late 20th century one of the 19th century transept walls was removed which would have been in the centre of the existing living room. This was a key threshold as it marked the junction between Flitcroft's 18th centry fabric and GE Street's 19th century extension. Beyond the living room is a study, with a further play space contained within Flitcroft's original transept at the southern most end of the house. To the rear of the south transept, beneath the Upvc greenhouse, is a storage room accessed via the garden light-well level.

Directly behind the rear external wall, the ground level has been excavated out (in the late 20th century) to create a lightwell level. This has allowed for openings and windows to the rear of the house on the ground floor which would previously have been below ground. But as the historic garden level is above the ground floor of the house, there is a poor relationship and awkward access between the ground floor reception spaces (kitchen, dining and living) and the raised garden level to the rear.

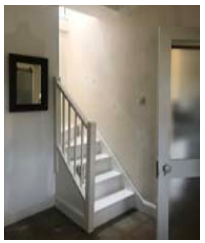
Existing Lower Ground Plan



Dining Room

Living Room

Hall



Kitchen

Rear External Wall

THE EXISTING HOUSE

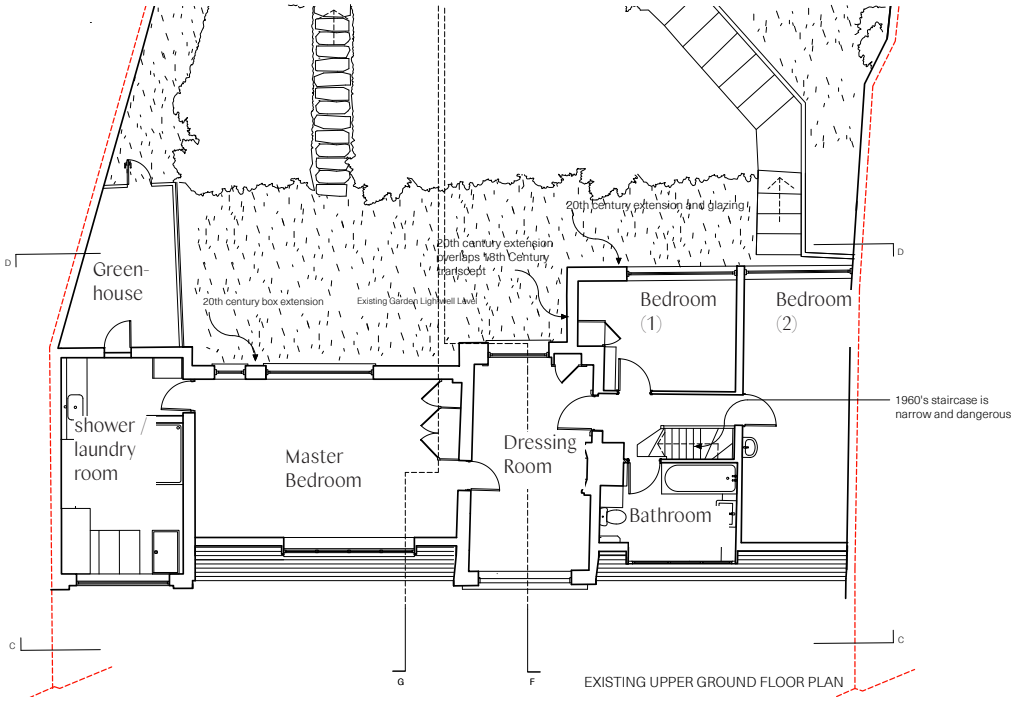
7.7 Existing Upper Ground / Garden level layout

The existing UG plan on the right shows the current layout of the Attic floor. The majority of the upper ground level is unoriginal fabric dating to the 20th century, altered or added when the attic storey was converted into a habitable level. The top floor occupies converted attic spaces and is in uninsulated, cold and unventilated. The roof is also in a bad state of repair and leaks, adding to problems with damp and condensation through inadequate ventilation and waterproofing.

The existing shower room, master bedroom and dressing room retain their original enfilade plan form. The north end of the house was altered and extended in the 1960s creating two new bedrooms and a bathroom accessed by a narrow staircase.

In terms of amenity the upper level is not suited for family living. The staircase is dangerous, and the second and third bedrooms are small and awkward in size. The master bedroom occupies almost two thirds of the top floor reflecting the sole use of the house by its previous occupiers. The master bedroom has an en-suite shower and laundry room within the south Flitcroft transept, access is awkward as it is only accessible via the master bedroom. The historic arched doorway in the south transept is not legible from the interior and has been blocked up. On the external side of the arched doorway is a dilapidated upvc greenhouse accessed from the garden.

Existing Upper Ground Plan



Staircase

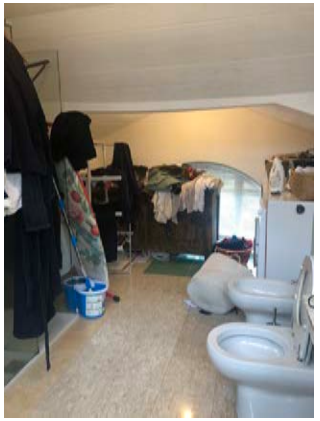
Bathroom

Bedroom 1

Bedroom 2

Master Bedroom

Shower-laundry room



8.0 DESIGN

8.1 Design Approach

The design approach has been driven directly by :

1. Understanding and working with the sensitive nature of the historic asset and setting
2. Improving amenity and usability of the house for family life through alterations and modest extensions.
3. Feedback from the council's planning and conservation departments

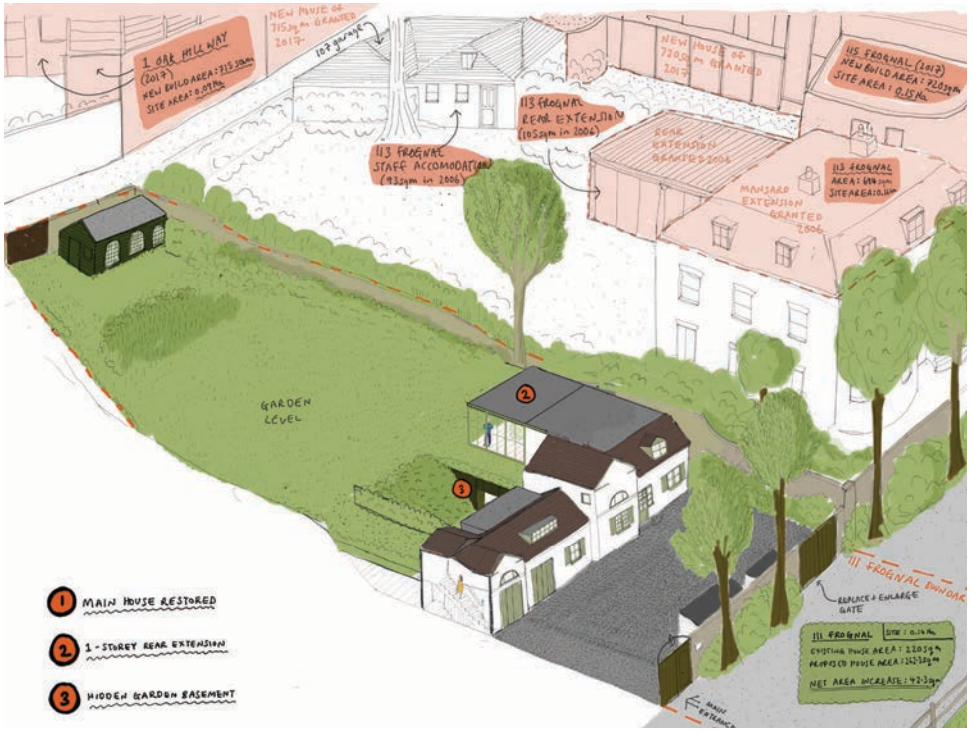
Heritage benefits are achieved by restoring the original fabric and composition of the original building by reinstating lost features such as sloping roofs, georgian windows, historic style and size dormers and doors, transepts, and original garden levels.

The amenity will be improved within by turning the plan upside down; putting the bedrooms on the lower ground floor and the living spaces on the upper levels. This will improve daylight and access to the garden from the living areas. Better insulation, repaired old fabric and windows, and removed decay and infestation will also improve the amenity and health and safety within. The dangerous and narrow staircase will also be removed.

A glazed rear extension and garden basement are proposed to create additional space for bedrooms and bathrooms and living space to adapt the house for modern family life. The size and massing of the extensions is modest to maintain a secondary relationship with the host house. The location of both extensions is considered to minimise the impact on the listed asset and its setting (see Heritage section).

The council feedback has directly informed the refinement of the scheme and the latest revisions to the proposals. The reduction in size of the rear extension, reinstatement of sloping roofs at the rear to replace the boxback extension, further restoration of lost features to the front elevation, reduced glazing in the stable doors and justification of removed fabric internally (see Heritage section) have all been implemented as recommended.

Overview of the Proposed Design at 111 Frognal



Net Area Increase: 42.3sqm

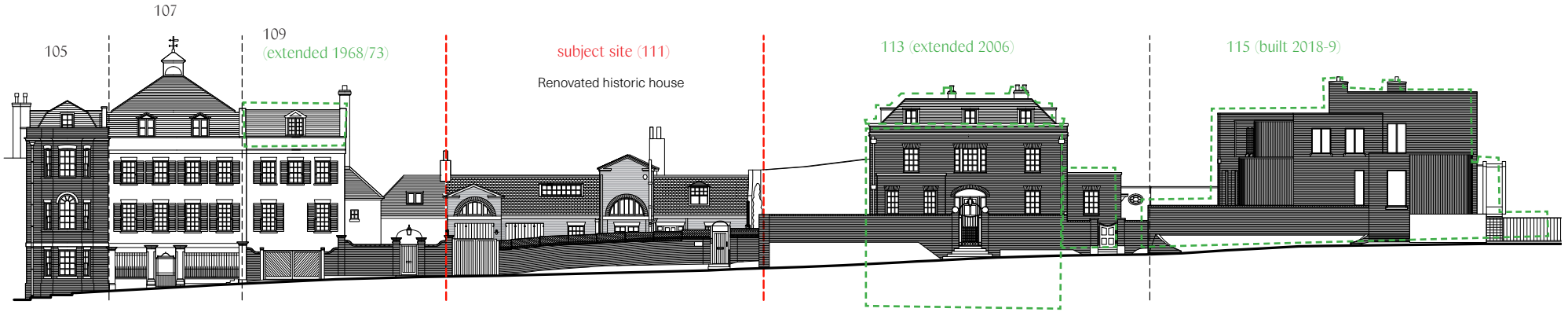
EXISTING HOUSE AREA: 220SQM
PROPOSED HOUSE AREA: 262.3SQM

Area Removed (-8.7sqm):
Rear uPVC Greenhouse: -8.7sqm

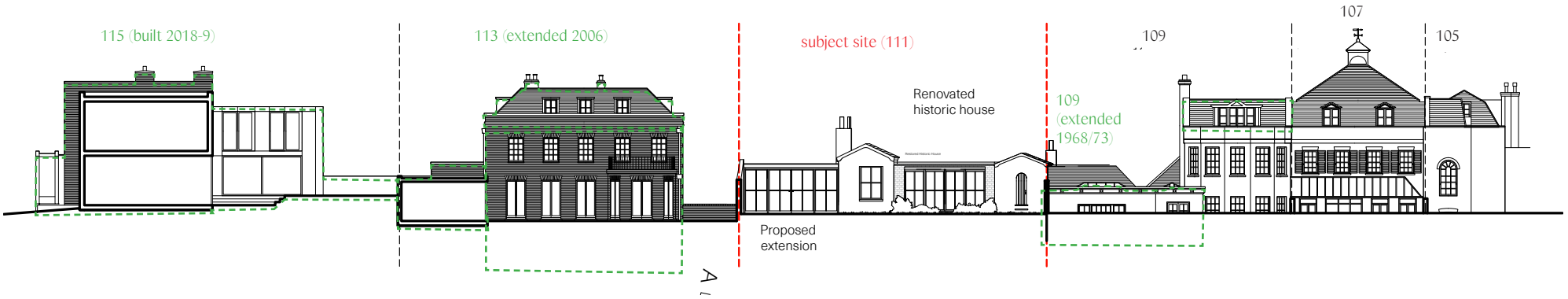
Area Proposed (+51sqm):
New Rear extension: +30sqm
New Garden Basement: +21sqm

THE PROPOSED HOUSE

Proposed Street (front) view elevation



Proposed Garden (rear) view elevation



New Fabric added since Frognal Grove was listed in 1950

DESIGN

8.2 Restoration of the Front Elevation

The proposal seeks to remove modern glazing and reinstate lost original features from the 18th and 19th century.

(1) The non-original casement window and doors in the two stable door openings are proposed to be removed and fully panelled timber stable doors reinstated to match the original material and style. These will act like shutters to frameless glazing behind it, allowing for daylight to come in when the stable doors are open. This will return appearance closer to the historic stable form.

(2) The Diocletian windows will be unblocked and modern glazing replaced with timber framed glazing in a Georgian style.

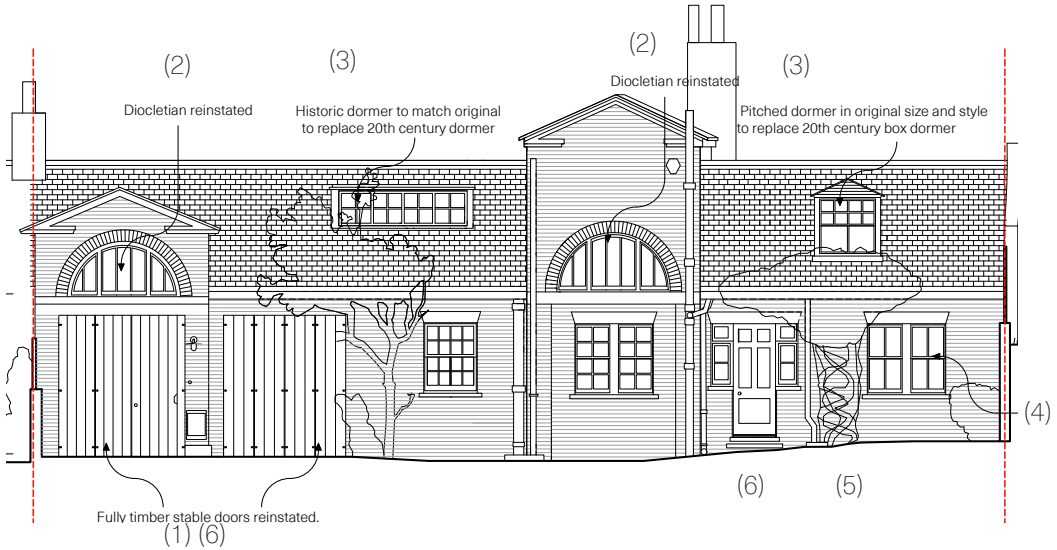
(3) The modern dormer windows will be replaced with a historic box dormer and a single gabled dormer to match the historic dormer sizes and forms.

(4) The non original 20th century modern casement window will be removed and replaced with a sash window to match the original 19th century sash which it replaced.

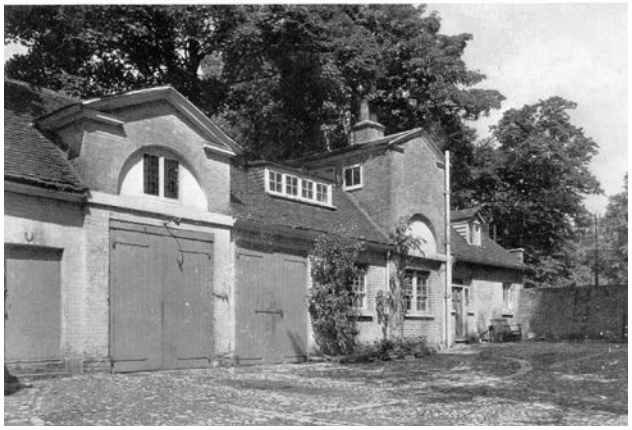
(5) The pipes to the kitchen will be rationalised and kept to the far north side of the elevation to minimise the impact on the front walls

(6) Lastly the disability rails and steps will be removed at the front.

Proposed Front Elevation



Historic photograph from 1949, showing the front of the stable block and gardeners accomodation (111) prior to conversion and listing in 1950



DESIGN

8.3 Restoration of the Rear Elevation

The proposal seeks to remove modern glazing and reinstate lost original features from the 18th and 19th century. The new rear extension will be positioned at the north end where no original rear wall or roof remains.

(1) The flat roof and Upvc glazing on the south transept are proposed to be removed and replaced with a reinstated gable end in the original style of Flitcroft's 18th century stable

(2) (3) The historic arched door in the south transept is proposed to be re-opened and the Upvc greenhouse removed

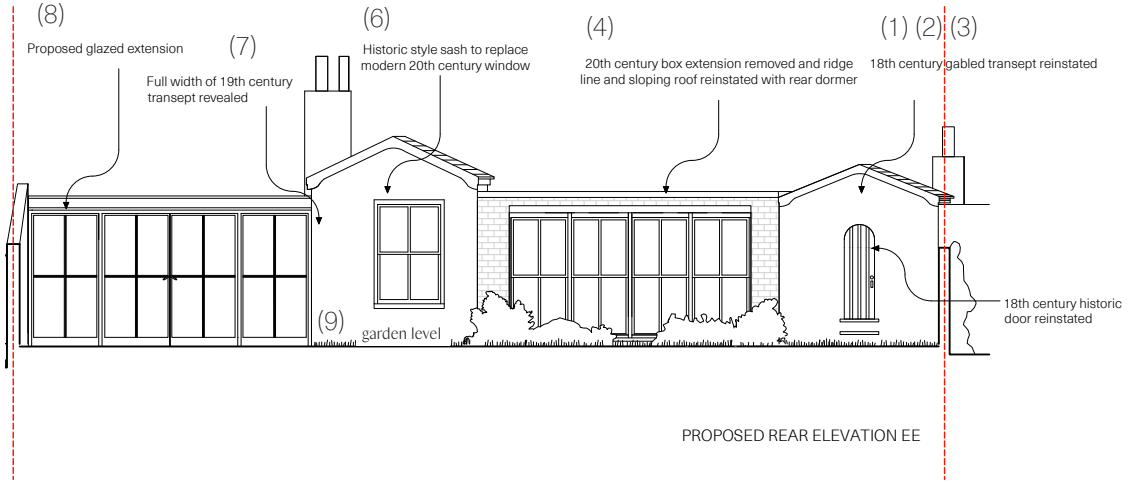
(4) The 20th century box back extension with flat roof and modern glazing will be removed and replaced with a sloping roof and dormer, reinstating the original sloping roof form and expressing the ridge line and eaves line of the roof

(6) The modern casement window in the historic north transept is proposed to be replaced with a Georgian style sash to fit within the existing masonry opening.

(7) (8) The modern flat roofed two-storey rear extension which obscures the historic north transept is proposed to be altered and trimmed back so it does not obscure the original 19th century transept. The new extension will be positioned in front of the north end of the rear elevation as it is the only part of the rear elevation which is not an enfilade plan form nor forms original historic fabric.

(9) The original garden level will be reinstated at the north and south end of the house to meet the original house at first level, as per the original form of the building.

Proposed Rear Elevation



PROPOSED REAR ELEVATION EE

DESIGN

8.4 Proposed Lower Ground level

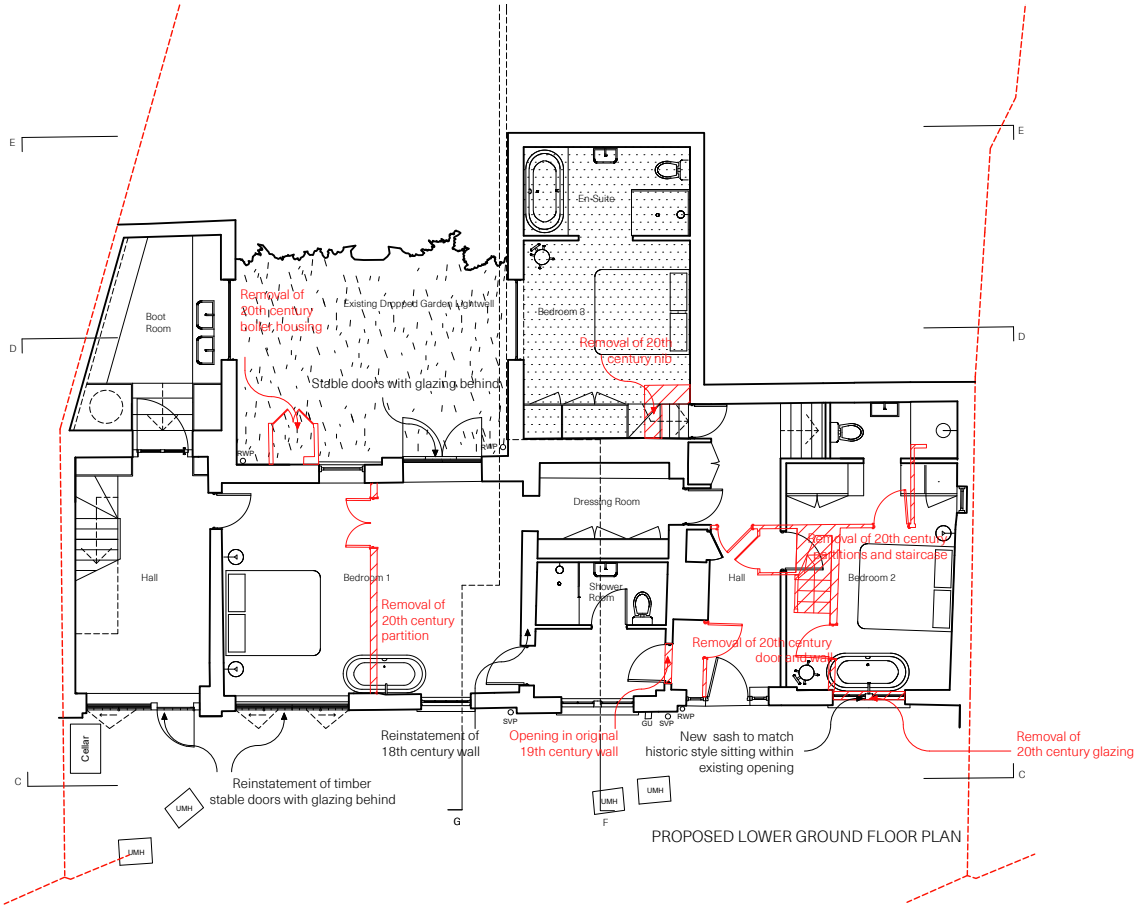
The design of the lower ground floor layout, improves the usability and amenity of the spaces whilst removing minimal amounts of original fabric and having a minimal visual impact. The garden basement is proposed at this level to create additional space and will be buried under the garden level at the rear.

The proposed lower ground floor layout contains all bedrooms and bathrooms. This improves usability and amentiy as the LG level is darker and more private due to its subterranean nature.

Access to the upper bedroom levels will be improved by proposing two new staircases, one at either end of the house, allowing for the retention of the enfilade plan form without compromising on access and usability. The staircases have been carefully positioned in areas where no historic floor fabric remains.

The existing boiler room behind the south transept will be converted into a boot room.

Proposed Lower Ground Floor Plan

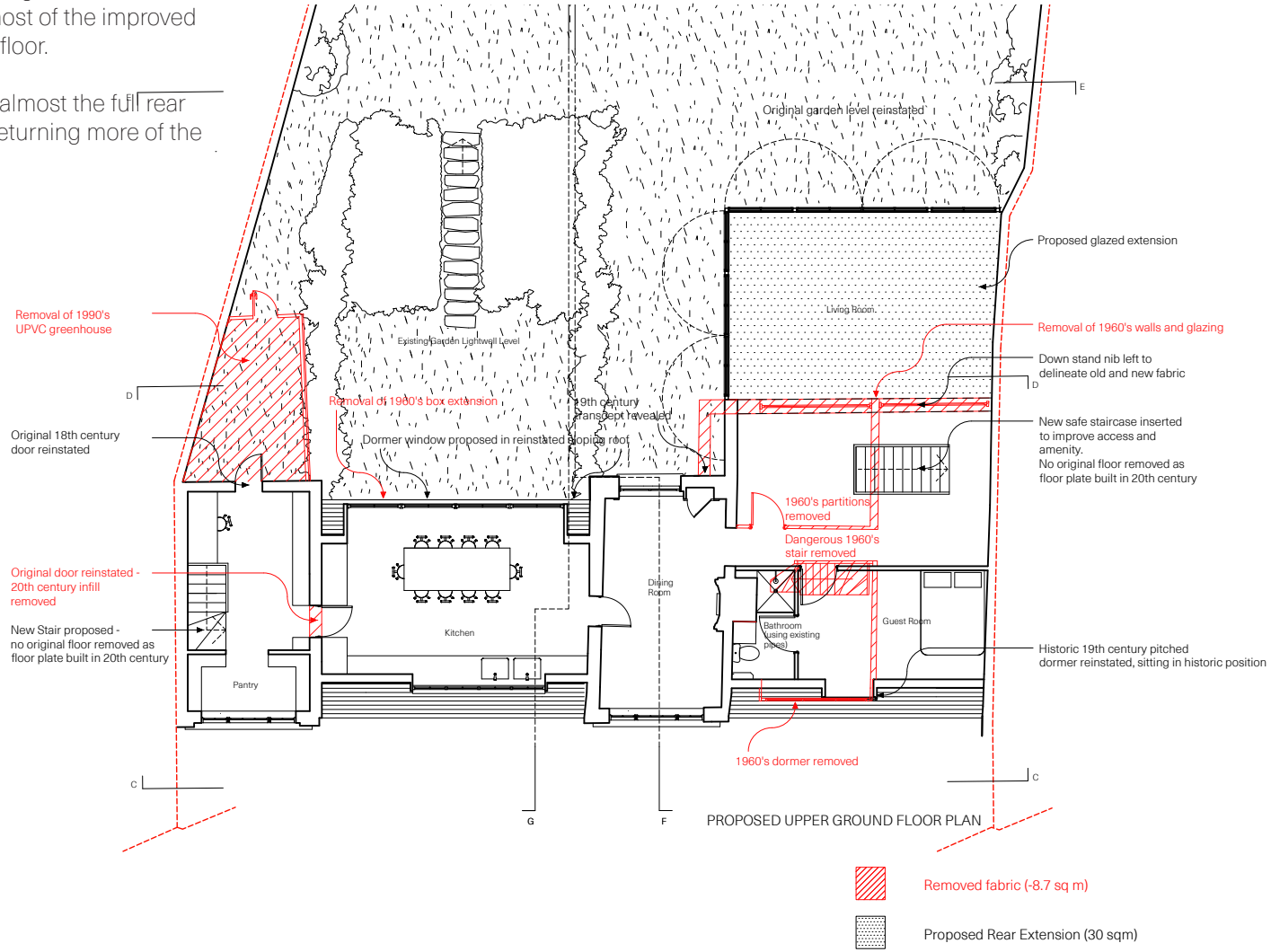


8.5 Proposed Upper ground floor

The proposed upper ground level will contain all of the living, dining and kitchen spaces. Amenity and usability will be optimised by making the most of the improved outlook, daylight and access to the garden on the upper ground floor.

The excavated lightwell area of the garden will be reduced from almost the full rear width of the house to the width between the historic transepts, returning more of the garden its its original historic level.

Proposed Upper ground / garden level plan



THE PROPOSALS

8.6 New extension / living room at garden level

The proposed rear extension will be sited at the north end of the rear elevation on the upper ground level (same as garden level). The design is led by the following heritage principles:

1. Secondary in massing and area to the main house (size and massing has been reduced further from 45sqm to 30sqm following the October 2019 pre app feedback)
2. Positioned in the only part of the rear elevation which has no original rear wall fabric remaining
3. Alters the existing extension massing to be more sensitive to the proportions of the host house (narrower so as not to overlap the adjacent transept).
4. Lightweight glazed materiality (contrasting with the masonry host house) honestly expressing it as an ancillary, and secondary space.

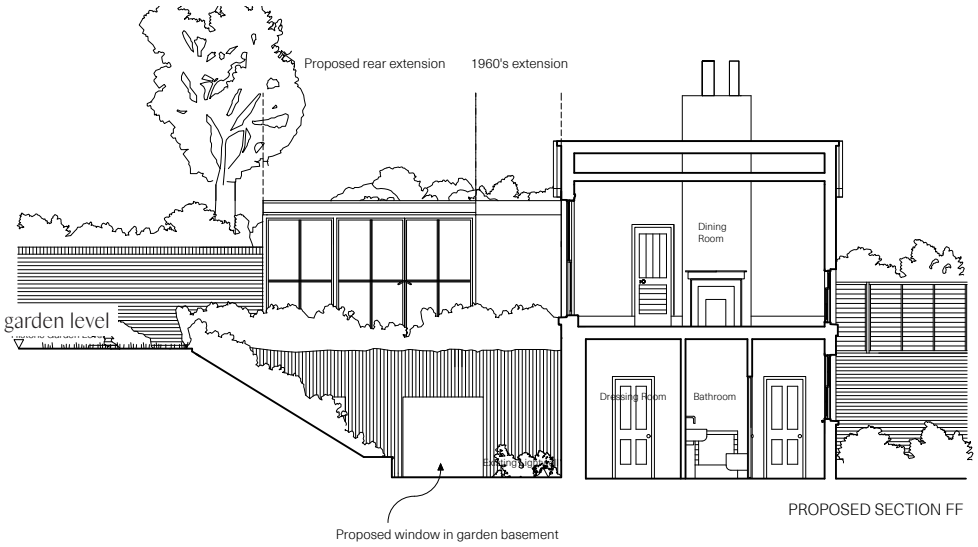
The design also improves amenity through:

- positioning the living spaces on the upper ground level has better daylight, and its south facing orientation is good for direct sunlight and passive solar gains
- The extension is at garden level creating better access to the outdoor spaces and fresh air.

Rear elevation from garden level showing the end of the rear extension

PROPOSED REAR ELEVATION EE

Cross Section FF through the main house and bank showing the elevation of the rear extension



PROPOSED SECTION FF

THE PROPOSALS

8.7 Garden Basement and Existing Boot room

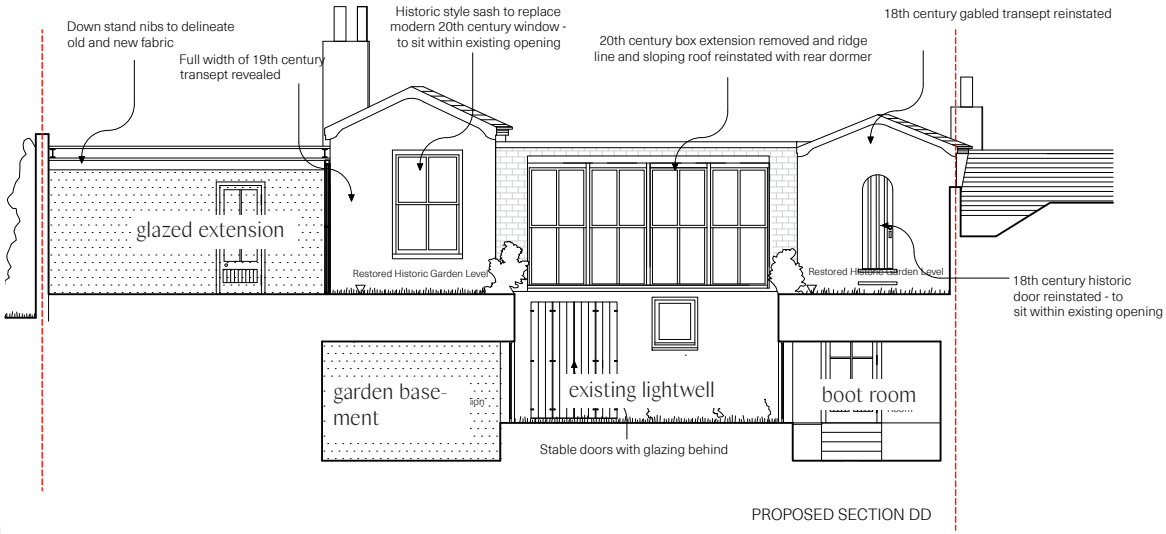
The garden basement is buried beneath the existing garden level, facing into the existing lightwell level of the existing garden. It is not visible to any surrounding buildings, nor does it affect the historic outlook from the main house, as the original house had limited views out towards the garden.

The garden basement is situated at LG level and will be used to create one additional bedroom and bathroom to accomodate for the needs of our growing family. It will be connected to the lower ground level of the house through an opening in created in the north west rear wall.

The boot room (3) will be created from the existing boiler room beneath the greenhouse at garden basement level.

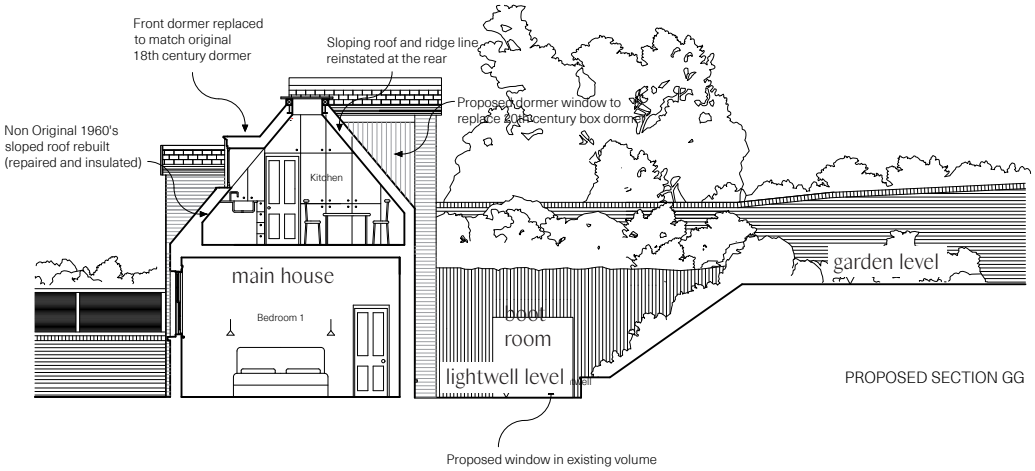
The size of the garden basement is the same size as outlined in the October 2019 pre-app feedback, forms just one bedroom and bathroom, and its discreet and hidden form beneath the existing garden aims to create a minimal impact on the subject site.

Proposed Section DD through the existing lightwell level



PROPOSED SECTION DD

Cross section GG showing Boot Room in relation to Existing house



PROPOSED SECTION GG

THE PROPOSALS

8.8 Materials

Historic House replacement windows and doors

All replacement doors and windows within the realms of the original historic house (stable doors, sash windows, dormer windows) will be in a painted wood, to match the historic style and materiality.

Historic Roof

The sloping historic roof will be restored in th same materiality as the original roof, with salvaged and reclaimed clay tiles from the existing roof and with replacement tiles to match.

Extension Flat roof

The fibreglass flat roof of the extension will match the existing flat roof of the 20th century extension.

Extension Windows

The rear extension windows are proposed in a painted Crittall materiality. The doors and glazing have glazing bars to match the historic fenestration on the host building, but the materiality is a slight contrast to honestly distinguish between old and new.

Garden Basement Walls

The garden basement walls, and the wall of the existing boot room at a subterranean level are proposed to be clad in a green glazed terracotta tile materiality. The colouring and materiality is different to the historic house to honestly distinguish the transition between old and new fabric yet aims to blend in with the green surroundings of the garden.

Garden Basement Windows

The garden basement windows will be frameless glazing in a contemporary expression, honestly distinguishing its age and contrasting with the historic main house.

Roof Materiality: clay tile

Window and Door Materiality: painted wood

Extension Window Materiality: painted Crittall

Basement External Walls: glazed clay tile

9.0 PLANNING STATEMENT

9.1 Impact on Neighbouring Amenity

The alterations to the original house and the proposed rear extension and garden basement will have little impact on neighbouring amenity.

The heritage improvements to the host house at the front will improve appearance from the shared private road to the front of the house.

The heritage improvements to the host house at the rear will improve the outlook from the houses at 1 Oak Hill Way and 3 Oak Hill Way, although our house is set back at least 40m from those houses and set down the hill, so the impact will be negligible.

The neighbours adjacent to us at 109 and 113 Frognal will also be negligibly affected as the massing increase is minimal and the house is significantly lower than both direct neighbours. The garden basement which sits beneath our garden level will not be visible at all from either neighbour.

The rear extension at the north side of the rear elevation, projects just 4.5m out from the existing rear extension and is obscured from 113 by the brick boundary wall and the Sycamore tree adjacent to it. The rear extension will also have minimal impact on the neighbour at 109, as it is set back over 10m from the boundary with their garden and again is protected by the brick garden boundary wall.

10.0 ACCESS

10.1 Inclusive Access

The scope for achieving full access to a listed building is always limited by the existing section and plan configuration. Whilst the existing levels are largely fixed, the proposed plan configuration has been modified to provide not only more comfortable but also rationalised living spaces.

Access to the upper floors are improved with two, more generous sized staircases at the north and south end of the house, and the dangerous threshold with the existing main bathroom has been designed out with the new layout.

Provisions are made for additional WCs and bathrooms within the house. This ensures that occupants have full access to an adjoining bathroom.

Access to the garden is improved from the proposed living room (in the rear extension) which sits half a storey up from lower ground level, enabling direct access to the raised garden level at the rear.

10.2 Vehicular & Transport Links

111 Frognal is within walking distance of Hampstead tube station and Hampstead High Street which is serviced by local buses. The existing house has room to park cars in the front courtyard with access through the wide gates at the south end of the front courtyard wall. As this gate is broken it will be replaced with a new gate in the same material and historic style. The historic missing post on the north side of the gate will be rebuilt. The proposal includes no alteration to the existing vehicular access or parking arrangement.

11.0 APPENDICES

11.1 Chan and Eayrs

Brief history of Chan and Eayrs

We, Zoe Chan and Merlin Eayrs, are the principal architects behind this proposal and are both highly experienced and trained Architects and designers who have worked specifically on designing bespoke houses of the highest quality over the last ten years. We are members of the Georgian group, Camden HIstory society and have a close relationship to Hampstead, as it is where Zoe was born and grew up and where we have chosen to settle with our young family.

We were trained at Cambridge University and the Architectural Association, and have gained experience with historic and listed buildings, as well as new builds. Prior to setting up our own practice, Merlin was a senior designer at DRMM for three years, and taught a studio for undergraduates with David Greene of Archigram at The Archtectural Association and Oxford Brooks. Zoe set up practice directly after graduating from the Architectural Association in 2010. Prior to that she studied Architecture at Cambridge University, where she won the RIBA East prize, gained the highest first degree honours, and won the George Ryland prize for best undergraduate student.

We have worked together since 2014. Together, we are a husband and wife duo of trained architects who create individually crafted homes from scratch. Eschewing the traditional role of an architect, we get personally involved in every aspect of each project, from finding the site right down to choosing individual furnishings. Our complete role as the creatives and craftsmen of each project means we retain complete, uncompromised creative freedom to bring our visions to life.

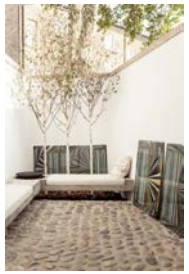
Unlike other architects we only work on one project at a time. Each of our projects starts with an intensive research process into the history and narrative of the existing building or site, and then the design process follows on from this. All the while we live in the existing space to really understand every indiosyncracy of the existing building and to experience how the light falls and how we like to live in the space. The design is thus a much more informed and timely approach than that of a traditional commercial practice, which we hope contributes to a more considered and sensitive design. We then continue the process by physically crafting the house ensuring our vision is as well built as it is designed, and also allowing for us to refine and prefect every detail whilst we are making it. This process can take up to three years of intensive work. The research process for 111 Frognal has already extended to almost a year and a half.

Chan and Eayrs in The Herringbone House / Telegraph 2015 and Elle Deco Thailand 2015


Architects in London and beyond are rising to the challenge of delivering affordable housing with a witty reimagining of urban living spaces, says Caroline McGhie

A new shape for the city

The Herringbone House responded to the materiality of the vernacular brickwork of the adjacent terraced houses and echoed form of the the gabled workshop which used to occupy the site.



The practice is based in London, where Zoe Chan Eayrs was born and where Chan and Eayrs have lived and worked for over 20 years, and where all of our projects to date are located. Our projects have been widely featured in international press. Our first project the Herringbone House was received to much acclaim and we were shortlisted for the Wallpaper house of the year. Caroline McGhee at the Telegraph called us 'artists reimagining the city'.

Our second project was the restoration of a Grade 2 listed Huguenot House in Spitalfields, and involved the careful restoration of any original fabric (much of which had been removed over the years prior to our purchase) as well as contemporary insertions inspired by the vernacular typology. This included a contemporary take on timber panelling throughout the house, dado rails and cabinets inpisred by the seamless panelled language found in neighbouring , more preserved examples. The project was very well received and featured in international press, highlights included featuring on the front cover of AD and in World of Interiors magazine.

Our latest project The Beldi has superseded all of our work to date. Meghan O'Grady at the New York Times said that we are 'Creating some of the most compelling private homes in London, answering a creeping urban homogeneity with living spaces that feel as soulful as they do sophisticated' and Carolyn Asome at The Times said 'Chan and Eayrs' spaces are paean to their skill and exquisite taste'. The Beldi has been on the front cover of Design Anthology magazine (Hong Kong), Architecural Digest (Germany), Milk Magazine (France) and Living Etc (UK) and has featured in Vogue Living, Harper's Bazaar, The Times, The New York Times (USA), Ideat (France), T magazine (China), Wallpaper magazine, and The Telegraph magazine.

Chan and Eayrs are supported by architect Philip Turner who also graduated at the Architectural Association and who has previously worked at Herzog and Demeuron. Together we form a dedicated and committed team forged by close collaboration, and with the current workload, we have great confidence in our future.

The project at 111 Frognal is particularly special because it will be our forever home. We therefore want to create something that is really personal to us here and that we can envisage living in until our old age, and that will be our best work to date too.

The Weavers House: the restoration of a Grade 2 star Huguenot House in Spitalfields

The Beldi: the restoration of a old factory space in Shoreditch

11.2 Country Life Article on Frognal Grove

—FROGNAL GROVE AND THE LIME WALK. *Circa* 1790. Aquatint engraving by "Prestell." (*Right*) 2.—THE LIME ENTRANCE AVENUE TO-DAY

FROGNAL GROVE, HAMPSTEAD

THE HOME OF MR. AND MRS. ERNEST M. JOSEPH

By GORDON NARES

The house was built c.1745 by Henry Flitcroft, altered by George Edmund Street in the 19th century and remodelled by the present owner in 1926

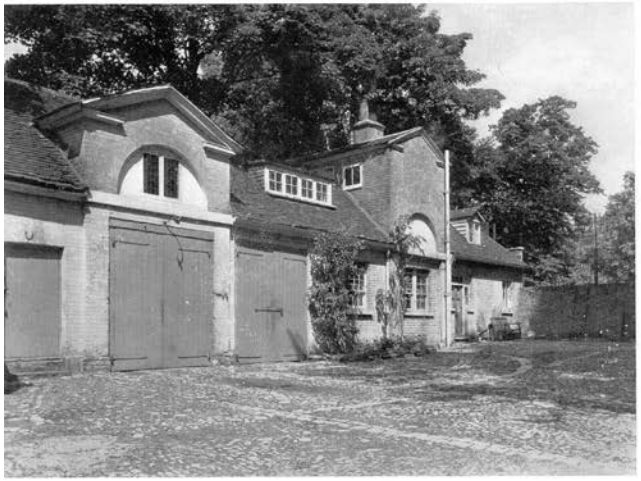
FEW examples have survived of houses built by 18th- and early 19th-century architects for their own use. The house which John James built for himself at Aversley, Hampshire, still stands, as does Nash's Isle of Wight home, East Cowes Castle, and Sir John Soane's house in Lincoln's Inn Fields; but Vanbrugh's house at Esher, the Adams' house in the Adelphi, and many others have long since disappeared. A little known survival is Frognal Grove, Hampstead, which was built by Flitcroft and where he lived for more than twenty-five years.

Henry Flitcroft was born in 1697, the son of Jeffrey Flitcroft, one of William III's gardeners at Hampton Court. As a young man he was apprenticed to Thomas Morris, carpenter, and employed at Burlington House, where he fell off a ladder and thereby attracted the attention of Lord Burlington himself. The Mæcenas is believed to have assisted the injured youth, who thus acquired the architectural knowledge which launched him on a career that culminated with the design of Woburn Abbey and Wentworth Woodhouse. Flitcroft's tomb bears an inscription, written by his son, to the effect that he was easily the greatest architect of his time, an opinion which posterity has not wholly endorsed. He was in fact one of the many able but uninspired architects with which his century abounded, like Isaac Ware, who also lived in Hampstead, at Frognal Hall.

The Manor of Hampstead was purchased in 1705 by Sir William Langthorne, a former Governor of Madras, from the 3rd Earl of Gainsborough, in whose family it had been, though not in direct male descent, since 1620. Sir William died in 1715 and the manor passed, through default of about eleven male heir remainders, to a distant cousin, Maria Maryon, from whom Flitcroft acquired the copyhold of Frognal Grove in 1741.

The property consisted of some three or four cottages, farms and stabling, previously held from the Maryons by Edmund Bolesworth, a perfumer in Temple Bar, who planted the lime walk (Figs. 1 and 2). It was later held by Flitcroft's client at Wentworth Woodhouse, the Earl of Malton, who was obviously responsible for his architect's choice of Hampstead as a place of residence. Lord Malton pulled down one of the cottages at Frognal without permission from the Lord of the Manor, and was fined forty guineas. The Maryons' receipt for this sum still exists, also Lord Malton's receipt to Flitcroft for the purchase money, £420, and a letter from John Maryon to Flitcroft concerning the copyhold admission fee, about which he says ". . you may be assured I shall insist upon nothing unreasonable. . ." There is a postscript to this letter, ". . I shall be in Town the later end of Oct. & shall be glad to meet you & pay you for the Plan, unless people are disposed to carry it into execution." This may refer to the Parish Church at Hampstead, with which Flitcroft was early concerned as surveyor to the fabric, although he was not, as is generally supposed, responsible for its rebuilding. Sir William Langthorne left a sum of money for this purpose and Flitcroft offered, provided the Trustees did not have a competition, to design the new church and to supervise its erection free of charge. A competition was held, however, and won by Sanderson (the architect of Kirtlington Park, Oxfordshire, and Stratton Park, Hampshire), work being started in 1744. Piqued by the Trustees' behaviour, Flitcroft, who had not participated in the competition, hampered operations by refusing to allow the removal of his two private pews in the north aisle, granted to Edmund Bolesworth, ". . his heirs and Assigns . . for ever, . ." in 1690, for the sum of twenty shillings and the cost of constructing the pews. The matter appears to have been settled by 1747, when the Trustees granted him the freehold of Pew No. 10, which goes with the title of Frognal Grove to this day.

Flitcroft is presumed to have started building his new house shortly after the



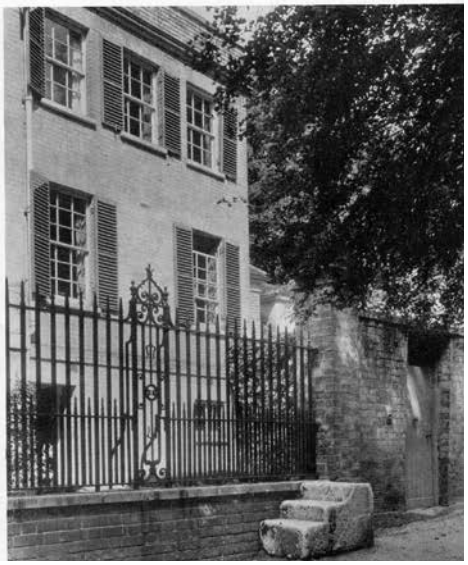
3.—THE STABLE RANGE AND COBBLED YARD

1.—THE WEST OR GARDEN FRONT. Flitcroft's Georgian block is on the right. (*Right*) 5.—AN OLD GATE PIER BEHIND THE STABLES

purchase in 1741, and it was certainly finished by 1750. It is approached from Frognal by Bolesworth's imposing lime walk, which presents very much the same scene to-day (Fig. 2) as it does in the aquatint engraving *circa* 1790, by "Prestell" (Fig. 1), possibly Maria Prestel. Frognal can be seen on the left, but as it was then almost a watercourse and often flooded, pedestrians favoured the higher and drier walk along the lime avenue, which became a right of way. The significance of the scene in the foreground of the picture is not known.

The entrance to the cobbled stable-yard (Fig. 3) is on the right as one approaches the wrought-iron screen of the diminutive entrance forecourt (Fig. 7), passing the old mounting block, carved from a single block of Portland stone. The stables are supposed to be older than the house and to incorporate the remains of the farm and cottages, mostly demolished by Flitcroft. If so, he refaced them with the typically Palladian relieving arches and moulded pediments.

Flitcroft's house consisted of the quaintly lanterned, mansard-roofed block (right of Fig. 4), with small wings set back on either side. When Mr. Joseph acquired the property in 1926 he incorporated the left-hand wing in the big bay windowed drawing-room (left o



11.2 Country Life Article on Frognal Grove

8.—THE UPWARD SWEEP OF THE LAWN FROM THE WEST FRONT

9.—"A RIDGE, PLANTED WITH SHRUBS AND BORDERS"

Fig. 4), an addition which marries well with the older house, although it might be thought to unbalance the latter's rather pyramidal composition.

When Flitcroft died in 1767, Frognal Grove devolved upon his lunatic son Henry, and later, not without litigation, upon a family called Street, into which his granddaughter had married. During the younger Henry's ownership, Frognal Grove was let, one tenant, Edward Montagu, a Master in Chancery, living there sufficiently long for the name of the house to be changed to Montagu Grove, which it remained until quite recently. Montagu was a friend of Lord Mansfield, for thirty-two years Lord Chief Justice, and the owner of neighbouring Ken Wood, rebuilt for him by the Adam Brothers. It was Montagu who carried Lord Mansfield's resignation to George III in 1788.

There still exists a note, dated July 2, 1789, from Montagu to "Mr. Street," which reads: "Sir Thomas Wilson claims the Right of the Grove before the House & has ordered Mr. Stride his Steward to exercise some Act of Ownership, insisting it is not in any of Mr. Flitcroft's Copys—To avoid Law this sho.d be settled—." Sir Thomas, who was a Member of Parliament for Sussex, married Margaret

11.—THE OVAL SUMMER-HOUSE. "A miniature essay in Gothic"

Maria Maryon, niece and heiress of John Maryon. His claim to the Grove evidently failed, but it was a long time before the Streets came into their property, because Henry Flitcroft, Junior, made a will (when still a young man and presumably then *compos mentis*) in favour of his brother-in-law, a Mr. Fletcher, who only renounced his claim to Frognal Grove in 1826.

The best known member of the Street family was George Edmund Street (1824-1881), who designed the Law Courts in the Strand, after winning a competition in which Sir Gilbert Scott and Charles Barry's son, Edward, took part. Street did some alterations to Frognal Grove, but not in the fashion that might be expected from a confirmed, if not particularly acrimonious, supporter of the Gothic side in the Battle of the Styles. He added another floor to the study wing at right angles to the entrance front (compare Figs. 1 and 6); the line where the new brickwork starts can be clearly seen above the first-floor windows. His verandah and french windows on the west front are perhaps not so successful; nor was the porch to the front door, which,

den captures one's immediate attention. When looking from the west front windows at the upward sweep of the lawn (Fig. 8), which might be the envy of many a country house, it is hard to believe that one is within a few minutes of the heart of London. The slope of the hill culminates in a ridge (Fig. 9), planted with shrubs and borders, and dominated by a fine cedar tree. This ridge forms a natural division between the lawn and the less formal garden on the other side, which slopes even more steeply downhill. At the base of the hill a swimming-pool (Fig. 10) has been contrived, kidney-shaped to conform with the contours and restrictions of the site. Overlooking the pool is a little oval summer-house (Fig. 11), a miniature essay in Gothic, complete with ogee arches, stained glass windows, cusps, and a wooden-tiled, pagoda-shaped roof, reminiscent of the age of Chinoiserie and earlier architectural fantasies on a larger scale, so popular in the latter half of the 18th century. To the south

12.—FROGNAL IN THE EARLY 19th CENTURY. *Happy as a King*, by William Collins, R.A. (1788-1847)

of the swimming-pool, on the western slopes of the hill, lies the orchard and kitchen garden, flanked by the herbaceous border (Fig. 14), whose paved and gravelled path leads gently up the hill to the ridge and then down again to the house along the boundary wall on the south side of the lawn (Fig. 13).

Quite apart from the remarkable display of flowers and shrubs, the impression of *rus in urbe* is increased by the numerous trees, copper beech, lime and elm, a reminder of the closeness to London being provided by the ubiquitous plane. But the ranks of oaks, which form the background of the painting by William Collins of Frognal (Fig. 12), are now sadly depleted. The story goes that Collins, a pupil of George Morland and an inhabitant of Hampstead, was walking down the lime avenue when he saw some children playing on the gate which once stood just to the right of what is now the entrance lodge to Frognal Grove. He was so enchanted with the group that, persuading the children to wait and pose for him, he fetched his materials and made immediate sketches for this picture, entitled *Happy as a King*, an engraving of which hangs in the house.

13.—LOOKING DOWN ON THE HOUSE FROM ACROSS THE LAWN. The modern wing is on the left

Frognal Grove is essentially the same to-day as it was when Flitcroft designed it two hundred years ago, despite the drawing-room addition and the rearrangement of the kitchen quarters. It is only the bedroom accommodation that has been radically altered to provide 20th-century requirements such as bathrooms and fitted cupboards, and this has been carefully done.

What is not immediately apparent at Frognal Grove is the differentiation of the levels. The house is built on a slope sufficiently steep to enable the ground-floor rooms on the west front (Fig. 4) to be on the floor above the front door and entrance hall on the opposite side (Fig. 6). This ground floor-*cum*-basement also contains the servants' hall, pantry, offices and the kitchen. A door on the left of the stone-flagged entrance, or lower, hall leads to the staircase (Fig. 18), an unobtrusive example of simple Georgian craftmanship with no enrichment beyond the shaped balusters and carved ends to the treads. The staircase leads to the main floor—in one of Flitcroft's more grandiose mansions it might be called *piano nobile*. At the head of the stair one is faced by the door of the study (Fig. 17), situated in the projecting wing to which Street added a storey, and, strangely enough, considering his propensities,

14.—THE HERBACEOUS BORDER

11.2 Country Life Article on Frognal Grove

15.—THE DRAWING-ROOM IN THE NEW NORTH WING

16.—A FINE MARBLE MANTELPIECE IN A BEDROOM

the traditional bay window. The outside wall on the south side of the study is not square with the rest of the house: the internal walls are parallel, the difference between exterior and interior being made up in the thickness of the big book cupboards on either side of the fireplace, the cupboard on the left being some two feet shallower than the one on the right.

On one's left at the top of the staircase is the long upper hall, facing east, its four windows looking down into the entrance forecourt. This room and the dining-room, which faces west towards the lawn, occupy practically the whole of the main floor of the Flitcroft block. A small pantry, with a lift to the kitchens below, opens off the dining-room, and also serves as a flower room, having access to the garden through its french window. The upper hall was designed as a single long room, but was early divided into two by a partition across the middle. When the accommodation on this floor was rearranged, in 1926, so as to provide a suite of reception rooms opening one from another,

18.—THE GEORGIAN STAIRCASE

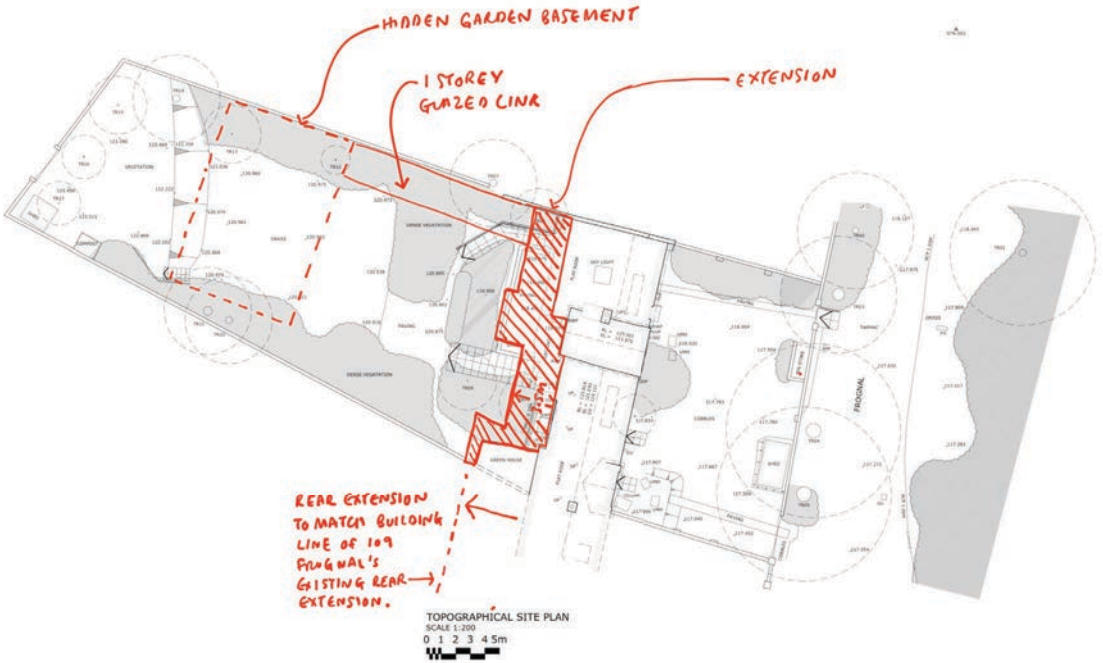
the upper hall was altered back to its original shape and a double doorway was made in the north wall to give an entry to the drawing-room in the new wing. This room, which now extends the whole width of the house from east to west, (Fig. 15) was formed out of an existing small room, nearly doubled in size by the addition of the big five-windowed bay. The decoration has been handled with extreme simplicity, relieved only by the coved cornice, and the room relies for effect on its proportions and the sweep of the garden seen through its windows.

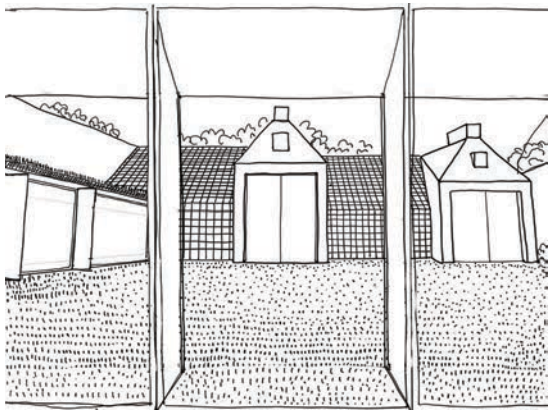
The rooms in the old part of the house retain their original decoration, with wood panelling painted a biscuit colour throughout, simply moulded cornices, and doorcases with pediments and carved friezes. The house has suffered rather in the matter of fireplaces, only two having survived, a plain wooden one, in the entrance hall and a marble one (Fig. 16), bearing a female mask of the kind often introduced in his houses by Flitcroft.

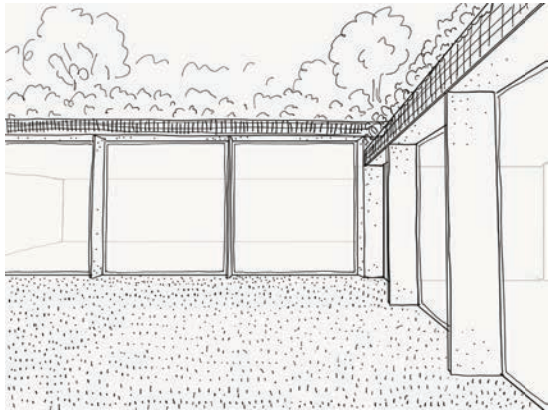
The chaste modern wing and the Vic-

SCHEME 1 (DECEMBER 2017) proposed complete remodelling of rear facade, two storey full width rear extension, and a fully galzed link and garden basement to which Pre-App 2017/6571/PRE relates

ADDITIONAL NET AREA PROPOSED IN SCHEME 1: 257sqm
ADDITIONAL NET AREA PROPOSED IN CURRENT SCHEME: 42.3sqm







11.3 Pre-App Correspondence 16/01/18 in relation to Scheme 1

Camden

Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

www.camden.gov.uk/planning

Date: 16/01/2018
Our ref: 2017/6572/PRE
Contact: Laura Hazelton
Direct line: 020 7974 1017
Email: laura.hazelton@camden.gov.uk

Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
Teddington
London
TW12 1JQ

By email

Dear Ms McBurney,

Re: 111 Frognal, London, NW3 6XR

Thank you for submitting a pre-planning application enquiry for the above property which was received on 28/11/2017 together with the required fee of £1,218.00.

1. **Drawings and documents**

   Cover letter dated 28 November 2017, Pre-application materials document, and Heritage statement by Stephen Levrant Heritage Architecture Ltd.

2. **Proposal**

   Internal alterations, erection of a rear extension and excavation of a basement under part of the rear garden.

3. **Site description**

   The site is a stable block range dating from approximately 1740, attributed to Flitcroft and listed Grade II*, adapted by noted New Brutalists the Smithsons for sculptor Caro in the 1960s.

   The façade retains its general form, although the doors and windows have been replaced (apart from one sash window) and the brickwork has been painted. Flat box dormers have been inserted in the roof to replace originals.

   The interior has been extensively modernised, including the conversion of some of the attics to rooms with a box-back mansard, but retains some historic features including the sitting room at first-floor level, and an unknown quantity of structural historic fabric.

   However, the site's original function, as a stable block, has been retained in the single-room plan.

   To the rear, a large garden slopes towards the house, terminating in flights of concrete steps, herbaceous borders and a small concrete terrace. The rear elevation has seen its pitched roof squared off with a box mansard, partially jettied, and the whole rendered, with windows and doors replaced with plain, modern forms. A gable end with timber bargeboard and two

chimney stacks remain. A small plastic greenhouse has been erected to the rear adjacent to the boundary with no.109.

The site is located on the western side of Frognal, a quiet residential road accessed from Frognal Rise. It is within the Hampstead Conservation Area and Hampstead neighbourhood forum area.

4. Relevant planning history

2004/2563/P & 2005/0330/L - Retention of higher replacement gates at front boundary and new trellis on existing front boundary brick wall, plus retention of replacement metal gates at rear entrance facing Oak Hill Way. Granted 18/03/2005.

3364 - The erection of a two storey addition to the rear of 111 Frognal, Hampstead. Granted 08/08/1960.

5. Relevant policies and guidance

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017
Policy A1 Managing the impact of development
Policy A3 Biodiversity
Policy A4 Noise and vibration
Policy A5 Basements
Policy D1 Design
Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding

Camden Planning Guidance
CPG1 (Design) 2015
CPG4 (Basements and lightwells) 2015
CPG6 (Amenity) 2011
CPG7 (Transport) 2011
CPG8 (Planning obligations) 2015

The Council is reviewing and updating its Camden Planning Guidance documents to support the adopted Local Plan, and to take into account the emerging London Plan and changes to national planning policy due in early 2018. The draft CPGs are given limited weight in planning decisions until their adoption, when they will be full material considerations; however, they do show the Council's thinking.

Hampstead Conservation area statement 2001

Hampstead Neighbourhood Plan

Please note that the neighbourhood is undergoing examination and currently has limited weight. Assuming the Examiner's Report recommends the Plan can proceed to referendum, it would then be given substantial weight. Any application submitted should make reference to the Neighbourhood Plan policies.

6. Assessment

The principle planning considerations are considered to be the following:

- Design – impact of the development on the special character of the host building, the setting of the adjacent listed buildings and the character and appearance of the wider conservation area;
- Basement excavation;
- Archaeology (the site falls within an archaeological priority area) so this needs to be addressed due to the basement works proposed
- Trees and landscaping;
- Sustainability and water and
- Amenity – impact of the development on neighbouring residents in terms of outlook, daylight/sunlight, and privacy.

7. Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Camden's Development Policies Document is supported by CPG1 (Design) and the Hampstead Conservation Area Statement.

Description of works

The proposals include remodelling the interior, altering partitions, and reinstating a previous mezzanine arrangement at one end. The Smithsons' stairs will be demolished and repositioned. The ground floor GIA will be substantially enlarged (almost doubled), as will the upstairs.

Two two-storey (full-height) rear closet extensions of modern design are envisaged, one at the southern end, one halfway along the building, emerging from an existing gable. The remainder of the rear elevation will be enclosed by a two-storey sloping glass wall.

The back of the upper floor, currently taking the form of a rendered box mansard, will be demolished with the spaces opening into this curtain wall, making it transparent from behind.

To the rear, a glazed link passage will run from the north of the house to a large basement, almost 1.5 times the footprint of the existing house. The rear garden, which currently slopes down towards the house, will be excavated to create the garden/basement room with green roof above. The garden basement room would appear to be set into the garden slope so that

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the only visible manifestation would be the fully glazed, full width glazing facing the rear elevation of the host building. The glazed link passage would be similar in appearance, with a fully glazed wall fronting the courtyard area and a green roof above.

Smithsons

Around 60 years ago, the house was extensively altered by ground-breaking theorists the Smithsons, and the current roof form and significant parts of the interior including the staircase are attributed to them. They famously wrote more than they built, so their surviving works are of some rarity, the more so following the recent loss of Robin Hood Gardens. Considerably more justification will need to be provided as to why the total loss of this example of their work is acceptable. This justification will need to be more substantial than allegations of poor workmanship and materials. Modernist structures were often poorly constructed, using ill-understood techniques, unsuitable forms and untried materials, against a background of hostility to conservation and experimental theories about the disposability of buildings. While this can lead to difficulties in their conservation, it does not automatically signal their worthlessness.

Rear extensions

Camden's design guidance CPG1 provides advice regarding the erection of rear extensions in chapter 4 and states that, to be properly subordinate, rear extensions should stand at least one storey below eaves.

Paragraph 4.10 states that rear extensions should be designed to:

- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks.

In the case of the host grade II* listed building, the proposal to erect two, two-storey rear extensions is considered overly dominant, insubordinate and harmful to its plan form and proportions, contrary to the guidance outlined above.

Rear glazed wall

This is essentially a full-width, two-storey rear extension. Full-width rear extensions are generally discouraged, in unlisted buildings, as they are considered overly dominant. Likewise, the height of the development would be unacceptable for the reasons outlined above. The proposal to encase the rear of the host listed building in such a way would be considered unacceptable in principle.

Glazed link

Although described as a 'link' to the basement, this is effectively an additional rear extension/outbuilding structure and would be assessed as such, in line with Camden planning guidance CPG1 (design). In combination with the full height, full width rear extension and large basement, it would further add to the sense of overdevelopment of the site and would be considered unacceptable.

Plan form

As noted above, the building was originally a stable, probably with a carriage store to the south, loose boxes in the centre, and fodder storage and grooms' accommodation in the attics and gables. The three large openings in the façade seem to support this, along with the front-to-back wall to the south. This leads to its having a simple, shallow, double-aspect, single-cell plan. Both upstairs and down, the plan alterations will be harmful to the legibility of this form. Downstairs, the enclosure of the historic rear wall plan form will be largely disrupted, allowing the spaces to spill out into an ultramodern, glazed semi-garden space. Part of this will be a "garden room", enclosed by two uncompromisingly designed towers. Upstairs, the sitting room will be turned into a bathroom while the back wall will be removed and the floorplate extended, changing its character from the attic of a stable to something very different.

Interiors

While little of obvious pre-20th-century provenance appears to survive, apart from the sitting room upstairs, the underlying structures may be of considerable age – certainly a large timber beam is visible in the ceiling of the main living room. Furthermore, quantities of interior features related to the Smithsons are present.

Basement

There is no in-principal conservation objection to a garden basement in this instance providing it is does not physically harm the listed structure and does not alter its spatial hierarchy. Basements in conservation areas and in the setting of listed buildings are usually expected not to have visible manifestations. So, while a small number of perimeter roof lights concealed by planters might be acceptable, confronting the rear of the GII* historic building with a wall of glazed doors across a courtyard is considered to harm the setting of the listed building.

Landscaping

As befits its previous status as part of a rural estate, the stables stand in a verdant setting of sloping lawns. The proposal to replace this with a large area of sunken hard standing enclosed by walls of glass and topped by dense lines of bushes does not preserve the setting of the listed building, either when standing outside it or when inside it looking out. It is recommended that the courtyard area is reduced in size, or soft landscaping introduced.

Summary

In general, the Council seeks to reinstate lost features, such as roof types, windows, plan form, etc. Where this cannot happen, proposals should at least avoid additional divergence

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from the historic form. So, where rear extensions to listed buildings are concerned, a modest, lightweight, single-storey form is often the most appropriate form of development. Rear extensions are usually expected to stand one storey below eaves height, per CPG1 guidance. Full-width rear extensions are discouraged under most circumstances.

Even if the work of the Smithsons is taken to be worthless and without interest, the proposed extensions are very dominant, completely consuming the rear elevation of the house and most of its garden. The only heritage gain is the reinstatement of the front elevation (although this again assumes the dormers, doors and windows of the Smithsons to be worthless).

The alterations to the plan form, including major increases in floorspace, do not appear to co-operate with the original form of the building. The problem of the enfilade at the Southern end can probably be overcome with an internal staircase, for instance.

Additional bathrooms often cause problems with servicing and underfloor structures, and we would need to be satisfied that harm would not have to be caused to any historic fabric to facilitate these.

This is a Grade II* listed building, and a less ambitious and more subordinate approach should be taken, both to the interior and the rear elevation, emphasising what remains of its original form. However, the first step must be to identify the value of the Smithsons' interventions. This will inform the extent of the possible alterations to the roof, the interior and the elevations, and thence whether a programme of remediation of historic elements could provide sufficient heritage benefits to balance with a modest degree of rear development.

If an application is submitted for works to this Grade II* listed building the Council would be required to consult with Historic England and the 20th Century Society as statutory consultees.

8. Basement Excavations

The proposals involve the excavation of a garden room within the rear garden measuring 13.5m x 10.9m, and a depth of 3.4m. The existing garden slopes down towards the rear elevation of the house, so that although a significant amount of earth would need to be excavated, the garden room would sit at the same level as the ground floor of no.111.

Policy A5 of the Local Plan states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

a) neighbouring properties;
b) the structural, ground, or water conditions of the area;
c) the character and amenity of the area;
d) the architectural character of the building; and
e) the significance of heritage assets.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

a) not comprise of more than one storey;

b) not be built under an existing basement;
c) not exceed 50% of each garden within the property;
d) be less than 1.5 times the footprint of the host building in area;
e) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
f) not extend into or underneath the garden further than 50% of the depth of the garden;
g) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
h) avoid the loss of garden space or trees of townscape or amenity value.

The proposed basement would comply with the majority of the requirements above; however, it is recommended that it is pulled back from the boundary with 113 to ensure compliance with point (g). The basement room would be single storey, would not be constructed under an existing basement and would not exceed 50% of the rear garden or 1.5 times the footprint of the host building. Points (e) and (f) are less relevant in this instance because they are more applicable to basement excavations underneath the host building. The proposed basement room would have a green roof which would help to ensure the garden retained its verdant nature and biodiversity; however, it is noted that the excavations would be carried out within the root protection areas of two trees in the rear garden. An arboricultural impact assessment and arboricultural method statement should be submitted as part of any future planning application to demonstrate that these trees would not be harmed as a result of the works. Please see the sections on trees and landscaping below for more information.

The Council will require applicants to demonstrate that proposals for basements:

a) maintain the structural stability of the building and neighbouring properties;
b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
c) do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
d) avoid cumulative impacts;
e) do not harm the amenity of neighbours;
f) provide satisfactory landscaping, including adequate soil depth;
g) do not harm the appearance or setting of the property or the established character of the surrounding area;
h) protect important archaeological remains; and
i) do not prejudice the ability of the garden to support trees where they are part of the character of the area.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

The application site is located in an area subject to a number of underground development constraints, including slope stability, subterranean (groundwater) flow, surface water flow and flooding and hydrological constraints (bagshot beds). Given this, you are advised to thoroughly examine the requirements of Policy A4 of the Local Plan and CPG4 prior to submission.

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The development would require a comprehensive and accurate Basement Impact Assessment to be submitted with the formal application demonstrating no significant harm to the application site, neighbouring sites or those surrounding.

The BIA will need to include at least the screening and scoping stages, to determine whether a full BIA would be required. This would comprise the following:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment; and
- Stage 5 - Review and decision making.

At each stage in the process the person(s) undertaking the BIA process should hold qualifications relevant to the matters being considered. The Council will only accept the qualifications set out in paragraph 2.11 of CPG4.

Independent verification of Basement Impact Assessments, funded by the applicant, is now also required (since CPG4 was updated in September 2013) in the following situations:

- Where a scheme requires applicants to proceed beyond the Screening stage of the Basement Impact Assessment (i.e. where a matter of concern has been identified which requires the preparation of a full Basement Impact Assessment);
- Where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow; or
- For any other basement applications where the Council feels that independent verification would be appropriate (e.g. where conflicting evidence is provided in response to a proposal).
- A full scoping study is required as part of any application, identifying the potential impacts for each of the matters of concern.

Please note that the Council's preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charge a fixed fee dependant on the category of basement audit, outlined in appendix A of Camden's BIA audit service terms of reference.

Construction Management Plan

It is important that effective measures are taken during demolition and construction works to ensure that damage is not caused to the host building, neighbouring buildings or the surrounding highways.

The Council will generally require a construction management plan for basement developments and excavations to manage and mitigate the greater construction impacts of these schemes. Construction management plans will be required for schemes on constrained sites, in conservation areas, for listed buildings, or in other areas depending on the scale of the development and the conditions of the site.

The main highways issue in this case is the potential impact of construction / delivery vehicles associated with the basement excavation on the local highway network. A draft Construction

Management Plan (CMP) would be required to be submitted with any application setting out how construction matters would be dealt with, for example deliveries, how material will be stored, and construction waste removed from site etc.

A draft (based on the Camden pro-forma found online) should be submitted with the application, with the full CMP to be secured via S106 legal agreement. Chapter 4 of CPG4 (Basements and lightwells) provides more information here.

A financial contribution would be needed to cover the costs of reviewing the Construction Management Plan, details of which will be confirmed at the full planning application stage. This financial contribution will also need to be secured by a Section 106 planning obligation if planning permission is granted.

The CMP Implementation Support Contribution will be used to fund the specific technical inputs and sign off that are required to ensure that the obligation is complied with and ensure that the planning objectives we are seeking to secure are actually achieved.

Some highway licenses would be required to facilitate the proposed works. The applicant would need to obtain such highway licences from the Council prior to commencing work on site. Any such licence requirements should be discussed in the CMP. Details for the highway licences mentioned above are available on the Camden website here.

Please note that a basement construction plan may be required as the site is in a sensitive location and involves works to a Grade II* Listed Building.

9. Archaeology

The proposed development lies within the Hampstead Archaeological Priority Area which reflects its location within the medieval/post-medieval village. It would be necessary to commission an archaeological desk-based assessment to support any future planning application that includes excavation works.

10. Trees and Landscaping

Consideration should also be given to the existence of trees on or adjacent to the site, including street trees, and the root protection zones needed by these trees. The pre-application drawings suggest the proposed development would sit within the root protection zones of two trees in the rear garden, and a protected Sycamore tree in the rear garden of no.113. Therefore, the Council would require an arboricultural report to be submitted as part of any future planning application. This will need to provide information about:

- species, spread, roots and position of trees,
- which trees you are proposing to fell,
- which trees will be affected in any way by the proposed development, and
- the measures that will be used to protect them during construction.

You will need to provide the information in the form of the documents and plans listed below in line with BS5837:2012 (trees in relation to design, demolition and construction):

- a pre-development tree survey
- a tree constraints plan
- an arboricultural impact assessment

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- an arboricultural method statement including a tree protection plan.

11. Sustainability

Basement developments should mitigate any loss of storm water infiltration capacity or biodiversity habitat caused by that development through the planting of vegetation above the basement and other appropriate measures. This will usually take the form of a soft landscaping or retention pond on the top of the underground structure, which is designed to temporarily hold a set amount of water while slowly draining to another location. The Council expects that a minimum of 1 metre of soil is provided above the basement development, where this extends beyond the footprint of the building, to enable garden planting and for rainwater runoff and flood mitigation.

The use of Sustainable Drainage Systems (SuDS) will be encouraged in all basement developments that extend beyond the profile of the original building. For basements that encroach into garden space or reduce the area of permeable surface on the site, the use of SuDS will be required to mitigate any harm to the water environment. Further guidance on sustainable urban drainage is contained in Policy CC3 Water and flooding.

12. Amenity

Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

Due to the location and nature of the proposals and the relationship of the host building with neighbouring dwellings; the development appears to have limited impact on neighbouring amenity. However, a full set of sections and side elevations have not been included with the pre-application documents, so it is not clear how the raised boundary wall would be perceived from no.113 and whether it would have any impact on the neighbouring outlook or daylight. This would need to be fully explored as part of a planning application.

13. Conclusion

Overall, the proposed rear extension is considered out of scale and insubordinate to the host building. It would be considered unacceptable at application stage as a result of its size, design and materials. The excessive use of glazing is not considered acceptable in this context.

The proposed basement is likely to be acceptable in principle, provided it is successfully demonstrated that it would not result in harm to the host building, neighbouring building, or local ground/water conditions. There are concerns about the fully glazed wall, and it is suggested that this is re-designed. Likewise, it is recommended that the glazed link is removed from the proposals.

I strongly advise submitting a follow-up pre-application enquiry which addresses the concerns highlighted.

14. Planning application information

If you submit a planning application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed application form – householder and listed building consent.
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Roof plans at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Elevation drawings at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Section drawings at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Design and access statement
- Heritage Statement
- Planning statement detailing impact on neighbouring amenity.
- Sample photographs/manufacturer details of proposed brick cladding
- Basement impact assessment
- Archaeological desk-based assessment
- Draft CMP (pro-forma)
- Tree impact assessment and arboricultural method statement
- The appropriate fee
- Please see supporting information for planning applications for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a site notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click here.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Laura Hazelton on the number above.

Thank you for using Camden’s pre-application advice service.

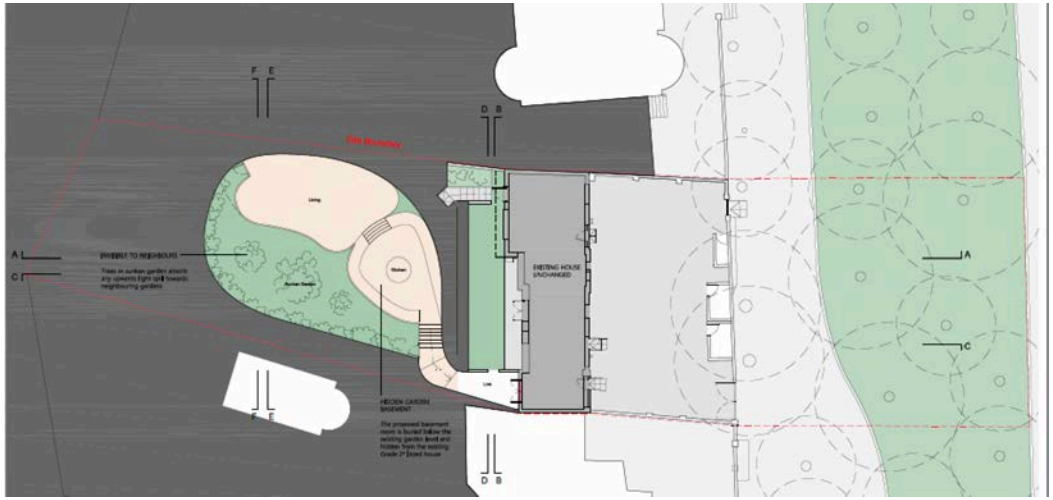
Yours sincerely,

Laura Hazelton

Planning Officer
Planning Solutions Team

SCHEME 2 (AUGUST 2018) proposed no works or restorations to the historic house, and the proposal of a removed garden basement under the garden

ADDITIONAL NET AREA PROPOSED IN SCHEME 1: 130sqm
ADDITIONAL NET AREA PROPOSED IN CURRENT SCHEME: 42.3sqm



11.3 Pre-App Correspondence 20/09/18

From: Baxter, Nick
Sent: 20 September 2018 15:08
To: Hazelton, Laura <Laura.Hazelton@camden.gov.uk>
Cc: Baxter, Nick <Nick.Baxter@camden.gov.uk>
Subject: Frognal 111, 2017/6572/PRE

Dear Laura – it is clear that the proposed basement is not subordinate to the host building, by virtue of its great size.

Generally, basements associated with listed buildings are not supposed to be externally expressed. This design relies upon bushes, etc, to make it acceptable. However, the future presence of plants cannot be guaranteed by the planning system so the amount of visible presence is a problem.

While the new design is more respectful of the immediate surroundings of the G2*-listed building than the previous one, it would still be highly visible within the setting, revealing itself by its sheer walls and the presence of the canopy of a tree at ground level. So, clearly there would be harm that is bordering on if not actually substantial.

For this to be acceptable, we would be seeking corresponding benefit to the heritage asset.

This brings me to the third concern, that the historic house itself might become redundant once its garden has been developed in this way, or that renewed efforts might be made to carry out the harmful alterations proposed in the previous pre-app. At that time, the applicants did not find its existing internal layout satisfactory, so it has to be asked what has changed.

In a successful proposal, we would therefore seek a) significant reduction of the impact of the proposed basement, both in size and external visibility such that it caused no harm to the listed building or its setting b) demonstrable benefits to the historic building to outweigh any minor impact and c) a total proposal safeguarding the entire site and making clear the proposed integration of the existing house with the proposals.

Nick Baxter MSc, BA hons
Senior Planner (Conservation)
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 020 7974 3442
Web: camden.gov.uk
5 Pancras Square
5 Pancras Square
London N1C 4AG

11.3 Pre-App Correspondence October 2019

Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

www.camden.gov.uk/planning

Date: 04/10/2019
Our ref: 2019/3886/PRE
Contact: Laura Hazelton
Direct line: 020 7974 1017
Email: laura.hazelton@camden.gov.uk

Emma McBurney
Michael Burroughs Associates
93 Hampton Road
Hampton Hill
Teddington
London
TW12 1JQ

By email

Dear Ms McBurney,

Re: 111 Frognal, London, NW3 6XR

Thank you for submitting a pre-planning application enquiry for the above property which was received on 04/09/2019 together with the required fee of £618.13.

1. Drawings and documents

Existing and proposed drawings and Design & Access Statement received 29/07/2019, and revised drawings showing demolition received 28/08/2019.

2. Proposal

Follow up pre-app to 2017/6572/PRE: Internal alterations, erection of a rear extension and excavation of a basement under part of the rear garden.

3. Site description

The site is a stable block range dating from approximately 1740, attributed to Flitcroft and listed Grade II*, adapted by noted New Brutalists the Smithsons for sculptor Caro in the 1960s.

The façade retains its general form, although the doors and windows have been replaced (apart from one sash window) and the brickwork has been painted. Flat box dormers have been inserted in the roof to replace originals.

The interior has been extensively modernised, including the conversion of some of the attics to rooms with a box-back mansard, but retains some historic features including the sitting room at first-floor level, and an unknown quantity of structural historic fabric.

However, the site's original function, as a stable block, has been retained in the single-room plan.

To the rear, a large garden slopes towards the house, terminating in flights of concrete steps, herbaceous borders and a small concrete terrace. The rear elevation has seen its pitched roof squared off with a box mansard, partially jettied, and the whole rendered, with windows and doors replaced with plain, modern forms. A gable end with timber bargeboard and two chimney stacks remain. A small plastic greenhouse has been erected to the rear adjacent to the boundary with no.109.

The site is located on the western side of Frognal, a quiet residential road accessed from Frognal Rise. It is within the Hampstead Conservation Area and Hampstead neighbourhood forum area.

4. Relevant planning history

2004/2563/P & 2005/0330/L - Retention of higher replacement gates at front boundary and new trellis on existing front boundary brick wall, plus retention of replacement metal gates at rear entrance facing Oak Hill Way. Granted 18/03/2005.

3364 - The erection of a two storey addition to the rear of 111 Frognal, Hampstead. Granted 08/08/1960.

5. Relevant policies and guidance

National Planning Policy Framework 2019

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development
Policy A3 Biodiversity
Policy A4 Noise and vibration
Policy A5 Basements
Policy D1 Design
Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding

Camden Planning Guidance

CPG Design 2019
CPG Altering and extending your home 2019
CPG Amenity 2018
CPG Basements 2018
CPG Transport 2019

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Hampstead Conservation area statement 2001

Hampstead Neighbourhood Plan 2018

6. Assessment

The principle planning considerations are considered to be the following:

- Design – impact of the development on the special character of the host building, the setting of the adjacent listed buildings and the character and appearance of the wider conservation area;
- Basement excavation;
- Archaeology
- Trees and landscaping;
- Sustainability; and
- Amenity – impact of the development on neighbouring residents in terms of outlook, daylight/sunlight, and privacy.

7. Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. These themes are continued in Policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

Camden's Local Plan is supported by CPG (Altering and extending your home) and the Hampstead Conservation Area Statement.

Smithsons

The importance of the Smithsons' components has yet to be fully assessed by way of a full heritage assessment. It may be that, in public consultation, this becomes a pivotal issue. My comments here will assume that the Smithsons' work is not a consideration. However, the fact remains that this is an 18th-century construction by Flitcroft and a listed building. Proposals will be expected to restore significance, rather than merely matching the unsuitability of existing alterations.

Rear extension and basement

The basement to the north is considered acceptable, subject to the detail of its side elevation. However, serious concerns were aired by officers at case conference about the scale, design and position of the upper ground floor glazed rear extension. It might be worth considering

siting this to the south, where it can be lower in the ground. Certainly its current footprint is too large compared to that of the host building.

Plan form

The alterations to the plan form of the lower ground floor will require justification where they result in loss of fabric. Moving south to north, this particularly refers to the new stair to the south, the new wall and the new doorway. The loss of the west wall to the north is likely to be unacceptable.

Services will need to be explained for the new bathroom.

On the upper ground floor, the removal of the greenhouse is welcome. Again, the new staircase to the south will need justification in terms of fabric loss. The new doorway from the kitchen is unacceptable, and the existing one should be retained. The acceptability of most of these works depend upon the worth ultimately ascribed to the Smithsons' alterations.

Front elevation

As far as the front elevation is concerned, this is one of the two heritage benefits that are being played off against the harms to the rear. Consequently, the new larger dormers are unacceptable and should be replaced with a scholarly reconstruction of the historic condition. The pairs of doors appear overly glazed, bearing in mind that they are supposed to resemble coach house doors.

Rear elevation

The design of the rear elevation does not represent an heritage improvement over existing so needs refinement.

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The use of glazing and timber cladding is unorthodox on a building of this age and type, while the full-width boxback roof extensions are generally unacceptable. The existing roof extensions are already over large and unsympathetic. To gain heritage credit, the ridge should be expressed and the extensions should be dormer-type structures with space around them.

Heritage conclusion

To offset the harm caused by the basement extension and glazed rear extension, solid heritage gains are required. The only such gains apparent in this scheme are the not-altogether-satisfactory works to the façade and the reinstatement of the southern tower. These alone are likely to be insufficient.

8. Basement Excavations

The proposals involve the excavation of a garden basement room within the rear garden measuring 3.85m x 6.19m with a depth of 3.6m below the restored historic garden level. The existing garden slopes down towards the rear elevation of the house, so that the excavation works would be confined to the garden only, rather than beneath the footprint of the building itself. The new basement floor would sit at the same level as the lower ground floor of the building.

Policy A5 of the Local Plan states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

a) neighbouring properties;
b) the structural, ground, or water conditions of the area;
c) the character and amenity of the area;
d) the architectural character of the building; and
e) the significance of heritage assets.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

f) not comprise of more than one storey;
g) not be built under an existing basement;
h) not exceed 50% of each garden within the property;
i) be less than 1.5 times the footprint of the host building in area;
j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
k) not extend into or underneath the garden further than 50% of the depth of the garden;
l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
m) avoid the loss of garden space or trees of townscape or amenity value.

The proposed basement would largely comply with the above criteria aside from point (j). However, consideration must be given to the fact that the proposed room would not be a full basement excavation, involving excavation only of part of the garden retaining wall and would

be at the same level of the existing lower ground floor level. The garden level would be built up around the new extension to the north side, rather than the development involving full excavation.

Nevertheless, given the application site is located in an area subject to a number of underground development constraints, including slope stability, subterranean (groundwater) flow, surface water flow and flooding and hydrological constraints (bagshot beds), you are advised to thoroughly examine the requirements of Policy A5 of the Local Plan and the Basement CPG prior to submission and demonstrate that the proposals:

a) maintain the structural stability of the building and neighbouring properties;
b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
c) do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
d) avoid cumulative impacts;
e) do not harm the amenity of neighbours;
f) provide satisfactory landscaping, including adequate soil depth;
g) do not harm the appearance or setting of the property or the established character of the surrounding area;
h) protect important archaeological remains; and
i) do not prejudice the ability of the garden to support trees where they are part of the character of the area.

The BIA will need to include at least the screening and scoping stages, to determine whether a full BIA would be required. This would comprise the following:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment; and
- Stage 5 - Review and decision making.

At each stage in the process the person(s) undertaking the BIA process should hold qualifications relevant to the matters being considered. The Council will only accept the qualifications set out in the Basement CPG.

Independent verification of Basement Impact Assessments, funded by the applicant is required in the following situations:

- Where a scheme requires applicants to proceed beyond the Screening stage of the Basement Impact Assessment (i.e. where a matter of concern has been identified which requires the preparation of a full Basement Impact Assessment);
- Where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow; or

11.3 Pre-App Correspondence October 2019

- For any other basement applications where the Council feels that independent verification would be appropriate (e.g. where conflicting evidence is provided in response to a proposal).
- A full scoping study is required as part of any application, identifying the potential impacts for each of the matters of concern.

Please note that the Council's preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charge a fixed fee dependant on the category of basement audit, outlined in Camden's BIA audit service terms of reference.

Construction Management Plan

It is important that effective measures are taken during demolition and construction works to ensure that damage is not caused to the host building, neighbouring buildings or the surrounding highways.

The Council will generally require a construction management plan for basement developments and excavations to manage and mitigate the greater construction impacts of these schemes. Construction management plans will be required for schemes on constrained sites, in conservation areas, for listed buildings, or in other areas depending on the scale of the development and the conditions of the site.

The main highways issue in this case is the potential impact of construction / delivery vehicles associated with the basement excavation on the local highway network. A draft Construction Management Plan (CMP) would be required to be submitted with any application setting out how construction matters would be dealt with, for example deliveries, how material will be stored, and construction waste removed from site etc.

A draft (based on the Camden pro-forma found online) should be submitted with the application, with the full CMP to be secured via S106 legal agreement.

A financial contribution would be needed to cover the costs of reviewing the Construction Management Plan, details of which will be confirmed at the full planning application stage. This financial contribution will also need to be secured by a Section 106 planning obligation if planning permission is granted.

9. Archaeology

The proposed development lies within the Hampstead Archaeological Priority Area which reflects its location within the medieval/post-medieval village. As such, you would be required to commission an archaeological desk-based assessment to support any future planning application that includes excavation works.

10. Trees and Landscaping

Consideration should also be given to the existence of trees on or adjacent to the site, including street trees, and the root protection zones needed by these trees. The pre-application drawings suggest the proposed development would sit within the root protection

zones of two trees in the rear garden, and a protected Sycamore tree in the rear garden of no.113. Therefore, the Council would require an arboricultural report to be submitted as part of any future planning application. This will need to provide information about:

- species, spread, roots and position of trees,
- which trees you are proposing to fell,
- which trees will be affected in any way by the proposed development, and
- the measures that will be used to protect them during construction.

You will need to provide the information in the form of the documents and plans listed below in line with BS5837:2012 (trees in relation to design, demolition and construction):

- a pre-development tree survey
- a tree constraints plan
- an arboricultural impact assessment
- an arboricultural method statement including a tree protection plan.

11. Sustainability

Basement developments should mitigate any loss of storm water infiltration capacity or biodiversity habitat caused by that development through the planting of vegetation above the basement and other appropriate measures. This will usually take the form of a soft landscaping or retention pond on the top of the underground structure, which is designed to temporarily hold a set amount of water while slowly draining to another location. The Council expects that a minimum of 1 metre of soil is provided above the basement development, where this extends beyond the footprint of the building, to enable garden planting and for rainwater runoff and flood mitigation.

The use of Sustainable Drainage Systems (SuDS) will be encouraged in all basement developments that extend beyond the profile of the original building. For basements that encroach into garden space or reduce the area of permeable surface on the site, the use of SuDS will be required to mitigate any harm to the water environment. Further guidance on sustainable urban drainage is contained in Policy CC3 Water and flooding.

11. Amenity

Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight.

Due to the location and nature of the proposals and the relationship of the host building with neighbouring dwellings; the development appears to have limited impact on neighbouring amenity. Full sections, side elevations and block plans showing neighbouring properties should be included with any planning application to determine potential impact on neighbouring properties.

11.3 Pre-App Correspondence October 2019

12. Conclusion

The principal of a basement extension is likely to be considered acceptable; however the footprint and massing of the proposed upper ground floor extension is considered unacceptable and it is suggested this element is revised and reduced in scale. Likewise, the design of the new fenestration at lower and upper ground level to the rear are not considered sympathetic to the character of the existing building. It is recommended the original size and design of the front dormers is reinstated to provide heritage gains.

13. Planning application information

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed application form – householder and listed building consent.
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans labelled ‘existing’ and ‘proposed’
- Roof plans labelled ‘existing’ and ‘proposed’
- Elevation drawings labelled ‘existing’ and ‘proposed’
- Section drawings labelled ‘existing’ and ‘proposed’
- Design and access statement
- Heritage Statement
- Planning statement detailing impact on neighbouring amenity.
- Sample photographs/manufacturer details of proposed m
- Basement impact assessment
- Archaeological desk-based assessment
- Draft CMP (pro-forma)
- Tree impact assessment and arboricultural method statement
- The appropriate fee
- Please see supporting information for planning applications for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a site notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click here.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Laura Hazelton on the number above.

Thank you for using Camden’s pre-application advice service.

Yours sincerely,

Laura Hazelton

Planning Officer
Planning Solutions Team

11.3 Pre-App Correspondence November 2019

Subject: RE: 4016: 111 Frognal - 2019/3886/NEW

Dear Steve,

Unfortunately, it is Laura who will have the ultimate say-so, so I cannot safely give you a steer on the overall scheme.

That said, I have looked through the latest drawings and have the following preliminary comments relating to the internal works:

The value of the Smithsons' work remains something of an unknown quantity.

I think I remember seeing a plan showing the age of the fabric. If an application comes forward, it would be useful to have this alongside the drawings.

Where you are removing a 1970s window and replacing it with a differently shaped one, as on the rear elevation for example, I would want to be confident that we weren't losing even more historic fabric.

The same is true where staircases are being moved in the north and south.

The creation of a single large room to the north erodes the plan. The original footprint needs to be indicated.

Where the three sets of double doors are enlarged, there appears to be loss of masonry.

The rear extensions are shown with fuzzy lines. What does this denote?

We would need to be sure that the dormers were going in the holes left by the previous dormers.

You appear to show a glazed crown roof. This seems unlikely to be an appropriate feature.

It is not clear what is indicated on the side of the extension on section GG. The plan shows it as a window.

Rather than act on any of these comments, you might wish to wait for the full report when Laura returns. As I say, this advice is without prejudice and does not imply the acceptability of any part of the proposal.

Kind regards,
Nick Baxter
Senior Planner (Conservation)

11.3 Pre-App Correspondence December 2019

Dear Laura and Nick,

Thank you Laura for your email and sorry for the delay in replying, we wanted to go through all of Nick's comments in full before getting back to you. We are submitting our full application in the next few days to incorporate all comments to date.

In response to Nick most recent comments we have refined the proposal further to include:

- reinstatement of single gabled dormer in the north section of the front sloping roof instead of the previously proposed set of two gabled dormer- to match the historic 19th century form and size
- Amendment of internal partition walls on the first floor to accommodate for the historic reinstatement of the gabled dormer at the north end of the house.
- Amendment of all replacement external windows and doors to sit within the existing masonry openings so no historic fabric is lost.
- Alteration of the stair form at the south end to improve layout

In answer to Nick's questions see below:

The value of the Smithsons' work remains something of an unknown quantity.
The exact amount of Smithsons work is shown both in the morphology plan (attached to our application) and heritage statement section 3.9 of the Design and Access document.

I think I remember seeing a plan showing the age of the fabric. If an application comes forward, it would be useful to have this alongside the drawings.
Morphology plan attached to the submitted application.

Where you are removing a 1970s window and replacing it with a differently shaped one, as on the rear elevation for example, I would want to be confident that we weren't losing even more historic fabric.
All replacement windows and doors have now been revised to fit exactly within historic openings.

The same is true where staircases are being moved in the north and south.
The new stairs do not remove historic fabric as the floor plate to the south was rebuilt in the 20th century. The new stair in the north is located in the floor plate of the 20th century extension.

The creation of a single large room to the north erodes the plan. The original footprint needs to be indicated.
The existing 20th century external rear wall/ footprint will be indicated through a down stand beam, marking the transition between the 20th century rear wall and the new extension. The northernmost room at present runs from the front of the house all the way to the line of the rear extension.

Where the three sets of double doors are enlarged, there appears to be loss of masonry.
All replacement windows and doors have now been revised to fit within historic openings.

The rear extensions are shown with fuzzy lines. What does this denote?
The fuzzy lines denoted earth behind the walls but for clarity we have amended the drawing to straight lines.

We would need to be sure that the dormers were going in the holes left by the previous dormers.
All replacement windows and doors have now been revised to fit within historic openings. However, the proposed, reinstated gabled dormer (lost in the 19th century) does not sit in the hole of the removed 20th century dormer as it is a different shape and size. The sloping roof to the front of the house was rebuilt in the 20th century so no original fabric will be lost in its replacement.

You appear to show a glazed crown roof. This seems unlikely to be an appropriate feature.
The original gabled roof built in the 18th century was not a habitable storey with amenable head room, but a storage space above the stables. Thus when converted into a habitable storey in the 20th century, the amenable roof height was increased by adding the flat roofed box back extension. It is not possible to reinstate the original sloped roof feature to the rear and have adequate internal head height or access through doorways. To be able to remove the unoriginal box back extension and reinstate the sloping roof feature to the rear elevation, the glazed crown roof geometry is necessary to retain an amenable head height internally due to the volume and height lost by reinstating the slope to the rear. The flat glazed roof light provides more headroom and daylight to a much more cramped internal space with no visible impact from the exterior of the listed asset or from surrounding buildings. This feature aims to both sensitively reinstate the rear roof expression of the sloping roof whilst also maintaining a habitable and amenable space internally.

It is not clear what is indicated on the side of the extension on section GG. The plan shows it as a window.
There is no extension shown in section GG, the side of the existing boot room space however has a full height glazed window which is shown and is now labelled on the drawings.

We will submit the full pack via the planning portal within the next few days. Please confirm receipt of all materials and looking forward to receiving a decision soon.

Many Thanks for all of your feedback to date,

Best,

Zoe and Merlin