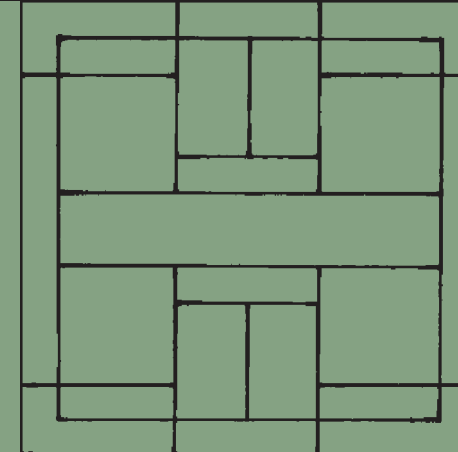
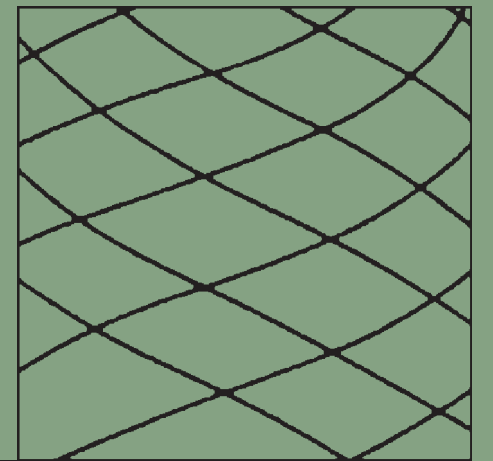
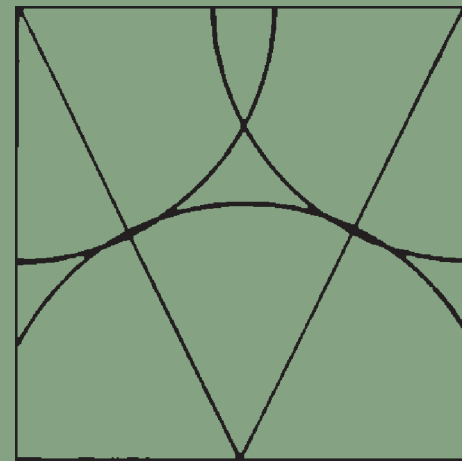
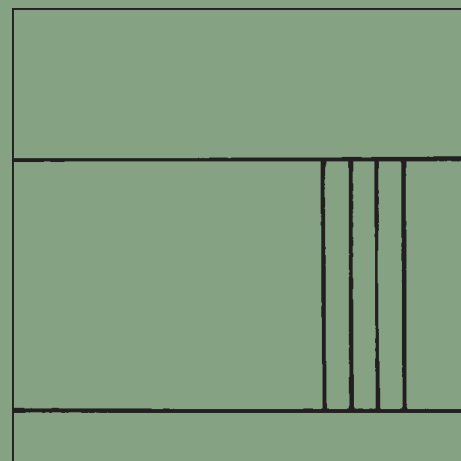
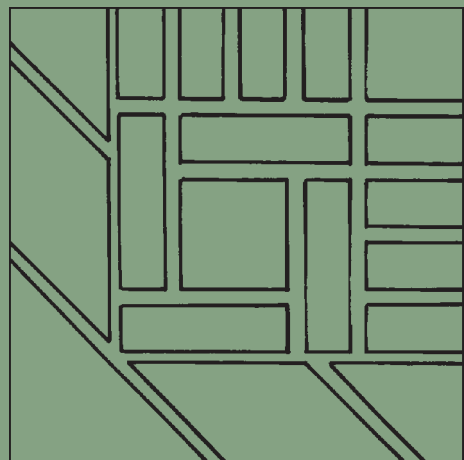


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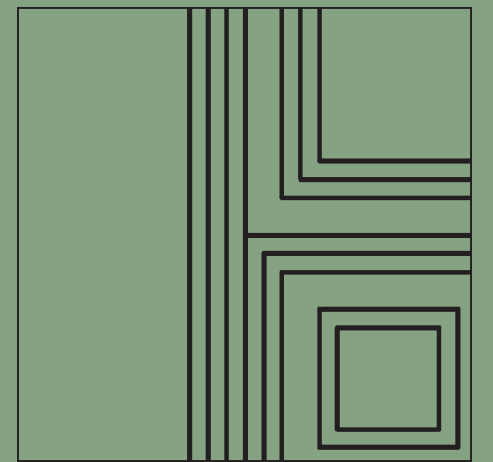
18 Frognal Gardens , NW3 6XA



Design and Access Statement

15th July 2020 - Rev 00

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Architecture & Interiors



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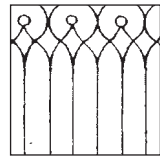
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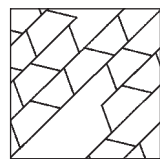
notes

Contents



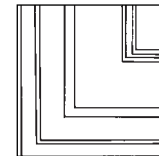
1.0 Introduction and Context

- 1.1 Project Brief..... 4
- 1.2 Site, Location and Surrounding Area..... 5
- 1.3 Aerial Views..... 6



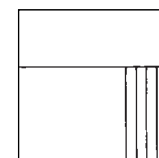
2.0 The Existing Building

- 2.1 Photos..... 7
- 2.2 The Existing Plans..... 9



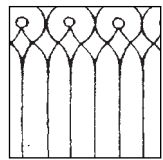
3.0 Design Proposals

- 3.1 Ground Floor 10
- 3.2 First Floor..... 11
- 3.3 Second Floor..... 12
- 3.4 Basement..... 13
- 3.5 Roof..... 13
- 3.6 External Proposals..... 14
- 3.7 Accessibility..... 16
- 3.8 Bin and Bike Storage..... 16
- 3.9 Sustainability..... 16



4.0 Conclusion

- 4.1 Conclusion..... 17
- 4.2 Appendix 18



1.0 Introduction and Context

Introduction

This Design and Access Statement has been prepared in support of the Planning Application for a change of use of 18 Frognal Gardens from two residential units to one family home, along with general refurbishment including internal and external alterations to the house.

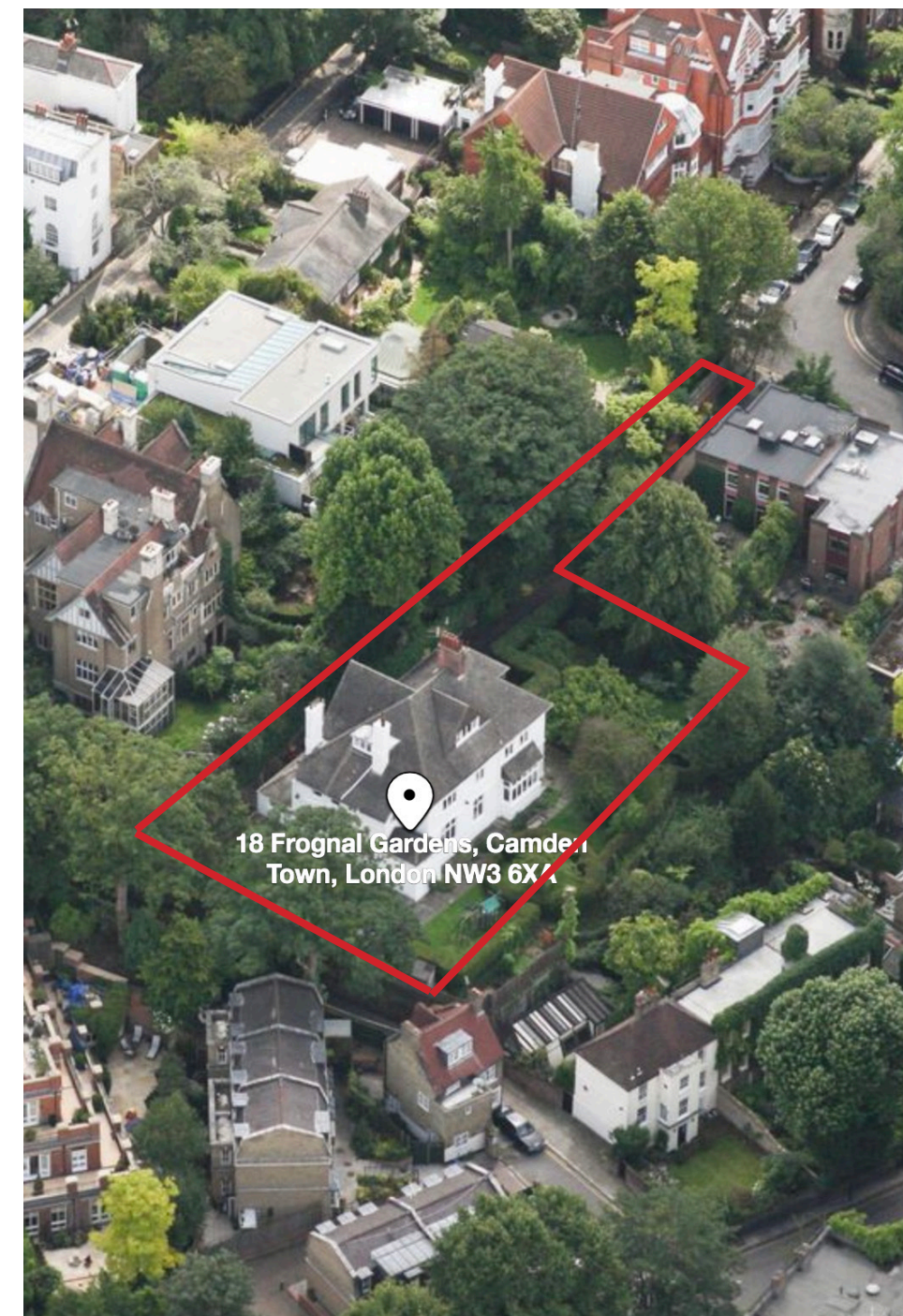
This document should be read in conjunction with the planning drawings and other reports prepared by the design team.

1.1 Project Brief

The owners of the site have brought together Charlton Brown Architects and Icen Projects to assist with the design of 18 Frognal Gardens as their long-term family home in the heart of Hampstead. The current house has been poorly adapted over the years as two separate dwellings, and the owners wish to reinstate the original house in line with their current needs and requirements.

At a global level, the proposals include reinstating the property as a single family home, rationalising the plan form for improved circulation around the single house, improving the connection with the surrounding garden, modifying an 1980's extension (Camden ref E6/12/3/34096) to create a more appropriately detailed reading room; and generally rationalising and improving the roof detailing, dormer windows, fenestration and external facade features.

The property is not listed and is located in the Hampstead Conservation Area.



Aerial view of 18 Frognal Gardens

1.2 The Site, Location & Surrounding Area

18 Frognal Gardens is located within the Frognal and Fitzjohns ward of the London Borough of Camden.

The site currently comprises a detached 2.5 storey late Victorian/Edwardian property with a basement, built in 1892, which was later divided into two dwellings.

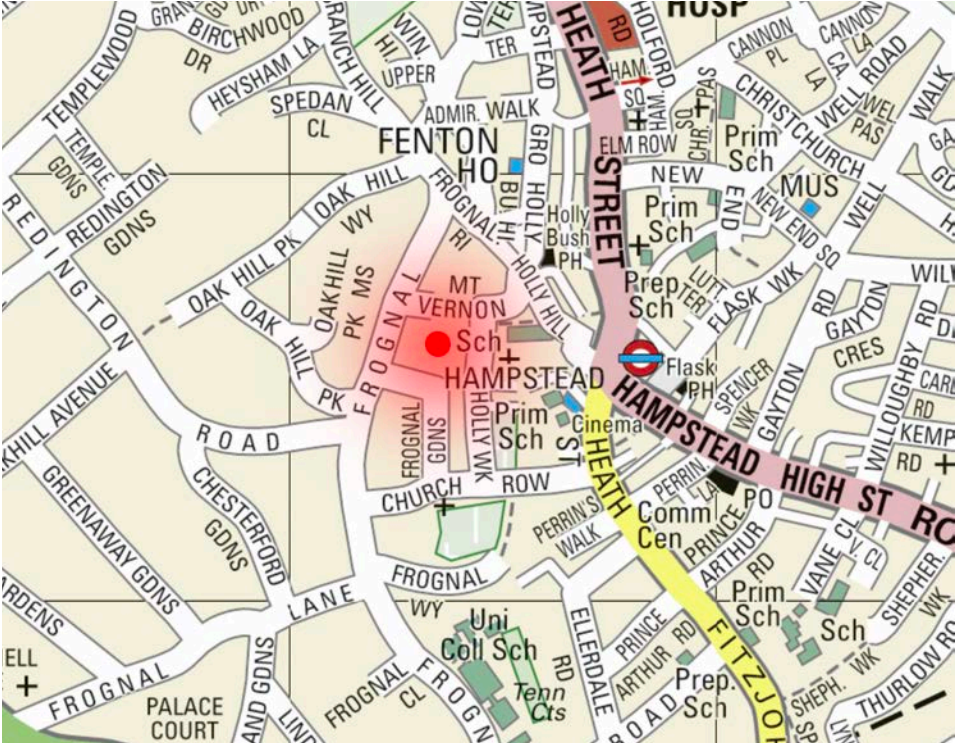
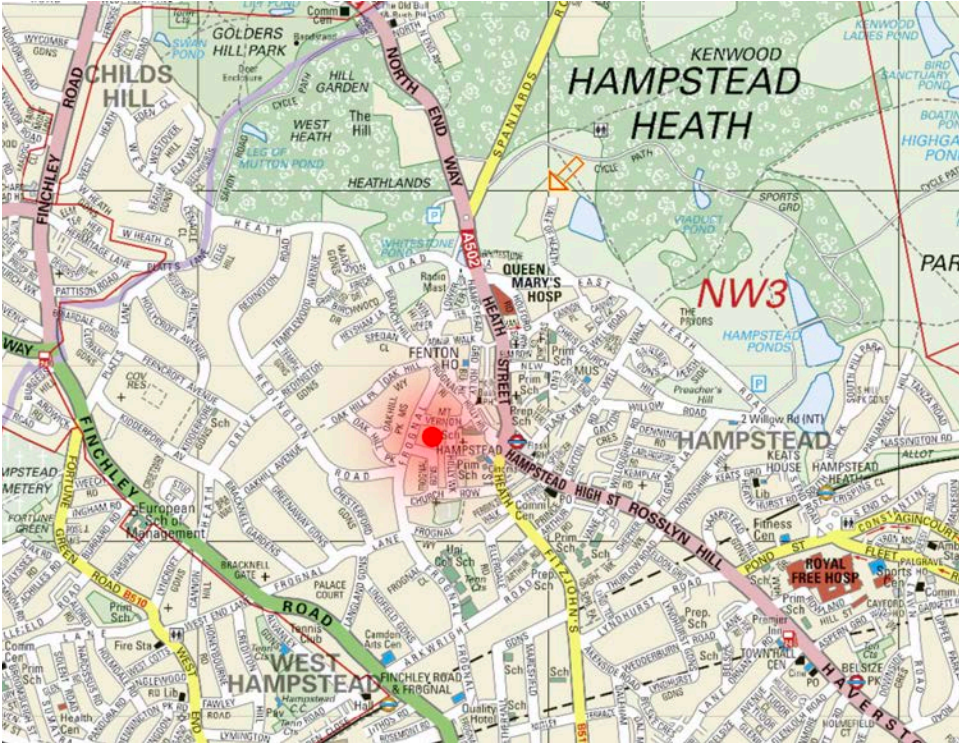
The site is located on a relatively elevated spot to the north of the corner of Frognal Gardens. It is a leafy residential street to the west of the main town centre around Hampstead station and Hampstead High Street. The surrounding area is predominantly residential in nature, characterised by large family houses and its proximity to local schools.

The site is not visible from the street, it is accessed via a linear narrow drive/ lane which runs adjacent to the sites of 18a and 18b Frognal Gardens.

The site has good public transport links. It is within PTAL 3 and is a 5 minute walk from Hampstead Underground station to the west, and a 15 minute walk from Finchley Road and Frognal overground train station to the south.

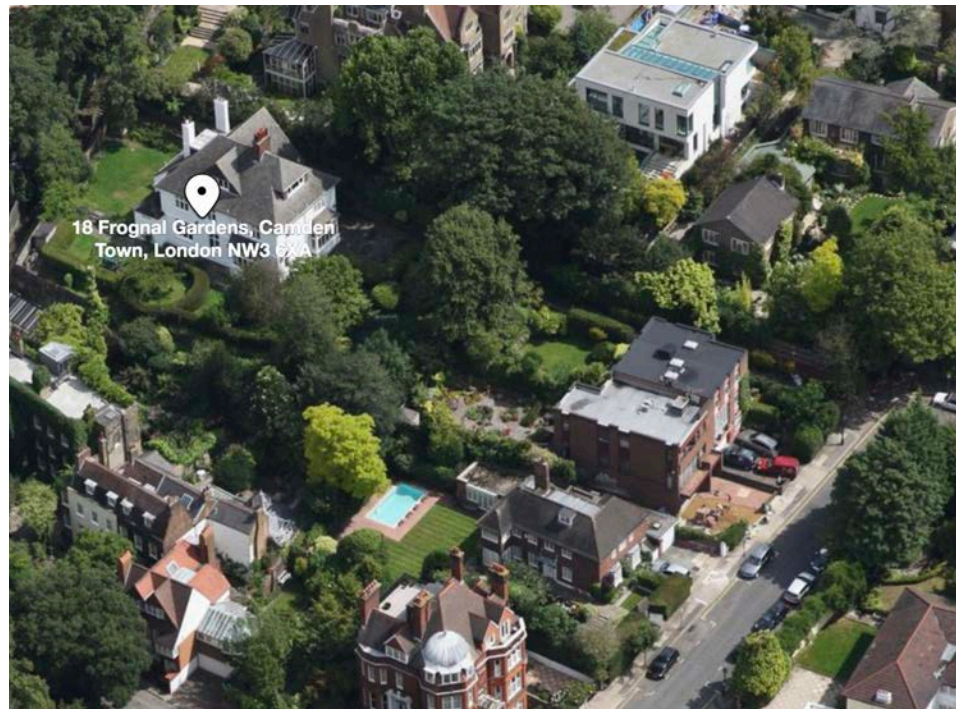
In terms of the existing planning context, the site falls within the following planning policy designations:

- Hampstead Conservation Area
- Hampstead Neighbourhood Plan Area

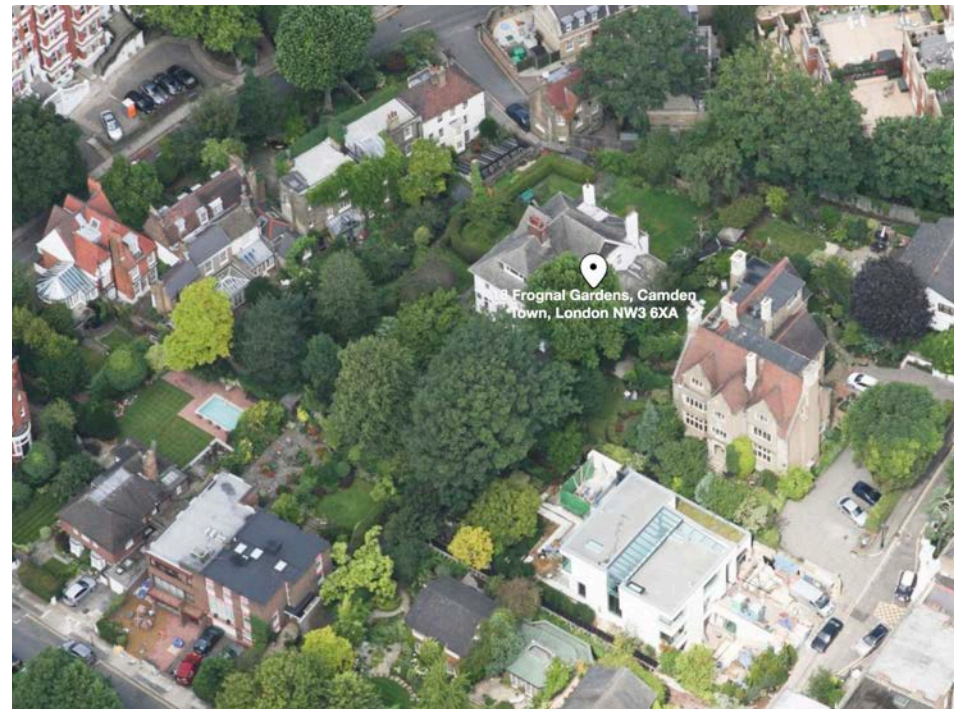


Site location plans

1.3 Aerial Views



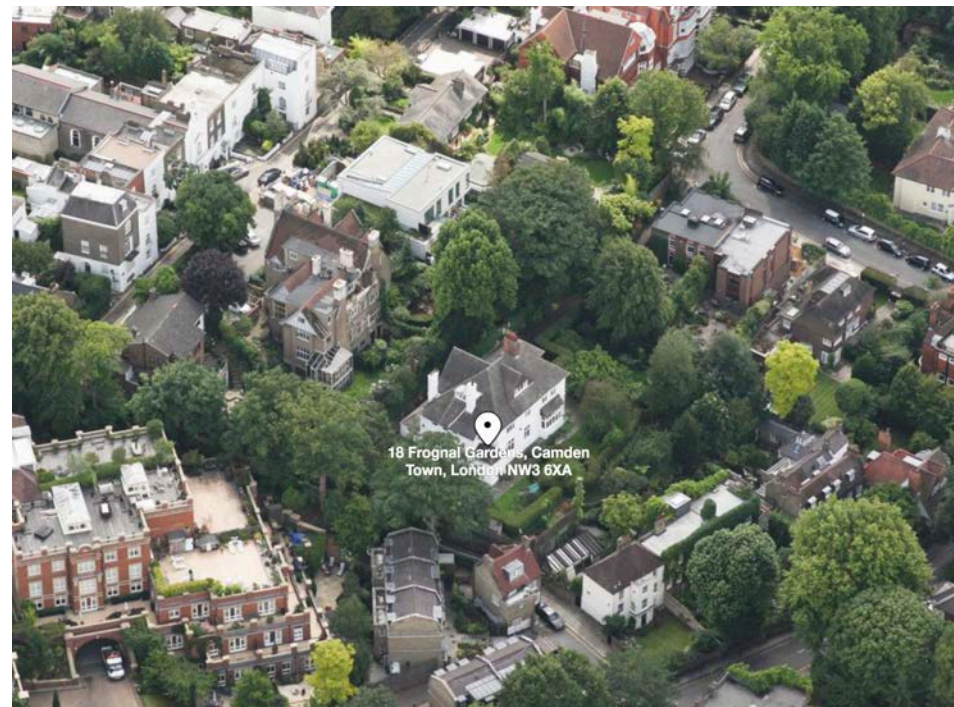
Bird's eye view from the west



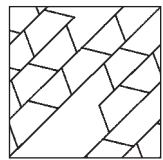
Bird's eye view from the south



Bird's eye view from the east



Bird's eye view from the north



2.0 The Existing Building

2.1 Photos



1. View of entrance to site from Frogmal Gardens
(existing gates to be retained)



2. Entrance lane



3. View from entrance lane to south



4. View of south dormer



5. View of south elevation



6. Leaded lights window above main stair (east elevation)



7. Entrance door (east elevation)

2.1 Photos



8. South dormer window



9. Dressing room consented in 1982 (west elevation)



10. Rear Elevation (north elevation)

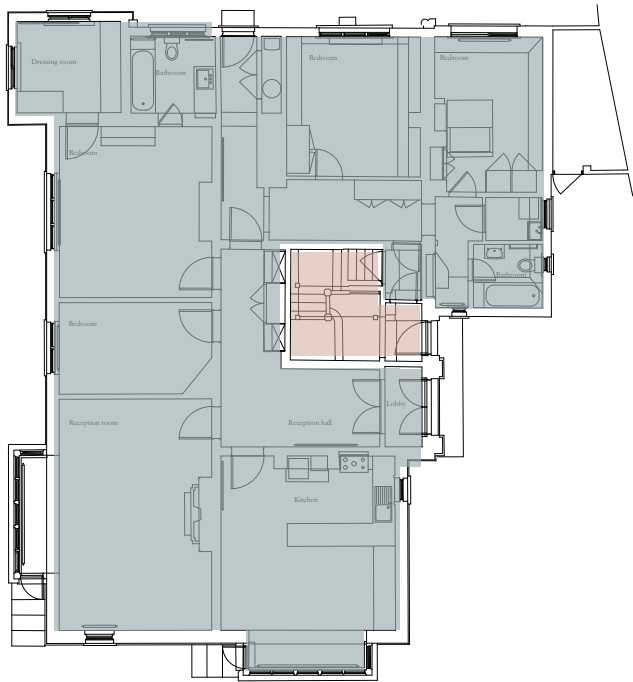


11. Side elevation, old car port (east elevation)

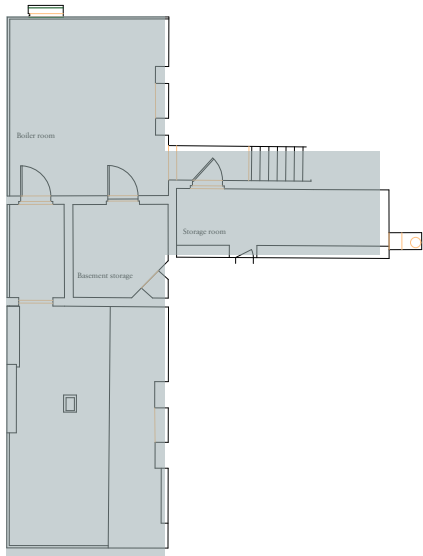
2.2 The Existing Plans



Existing site plan



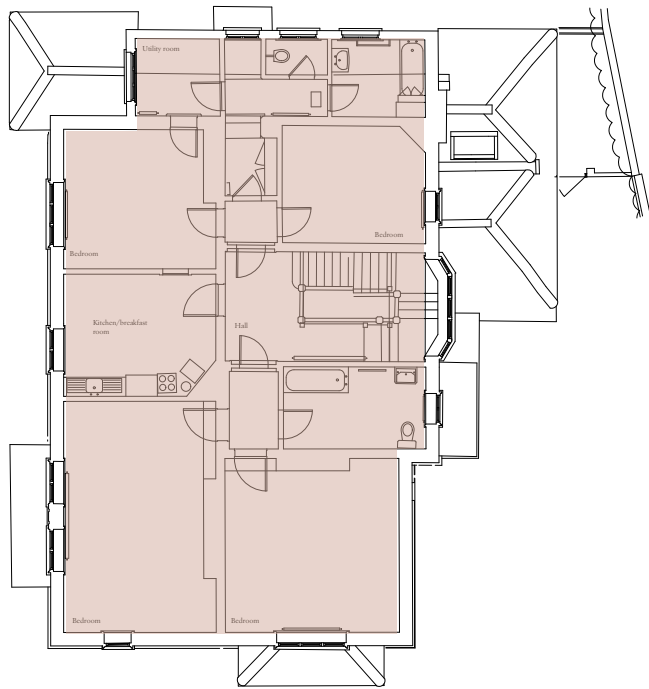
Existing Ground Floor Plan



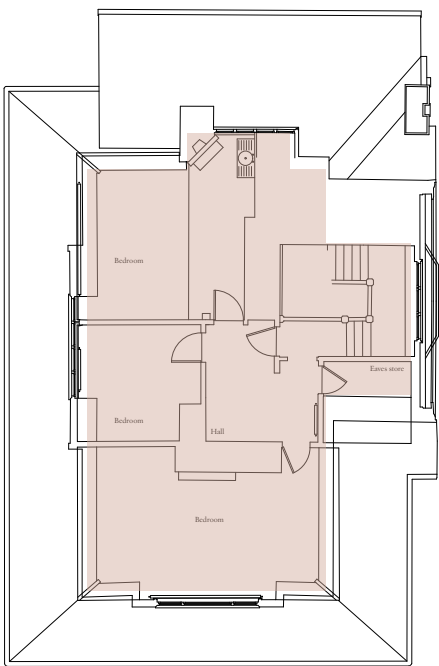
Existing Basement Plan

Key

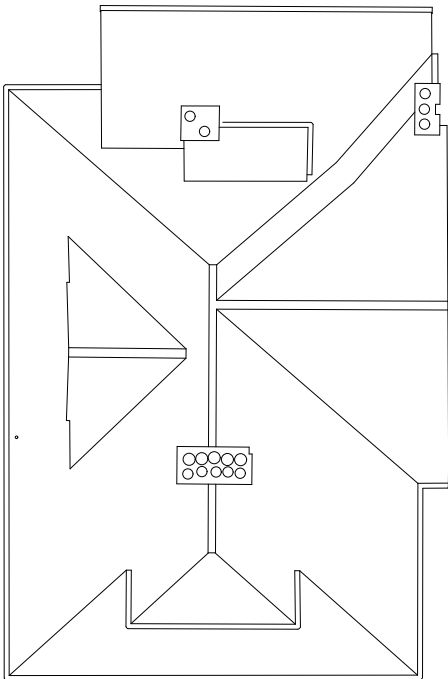
- Ground floor flat
- Maisonette (first and second floors)



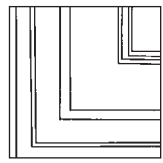
Existing First Floor Plan



Existing Second Floor Plan



Existing Roof Plan

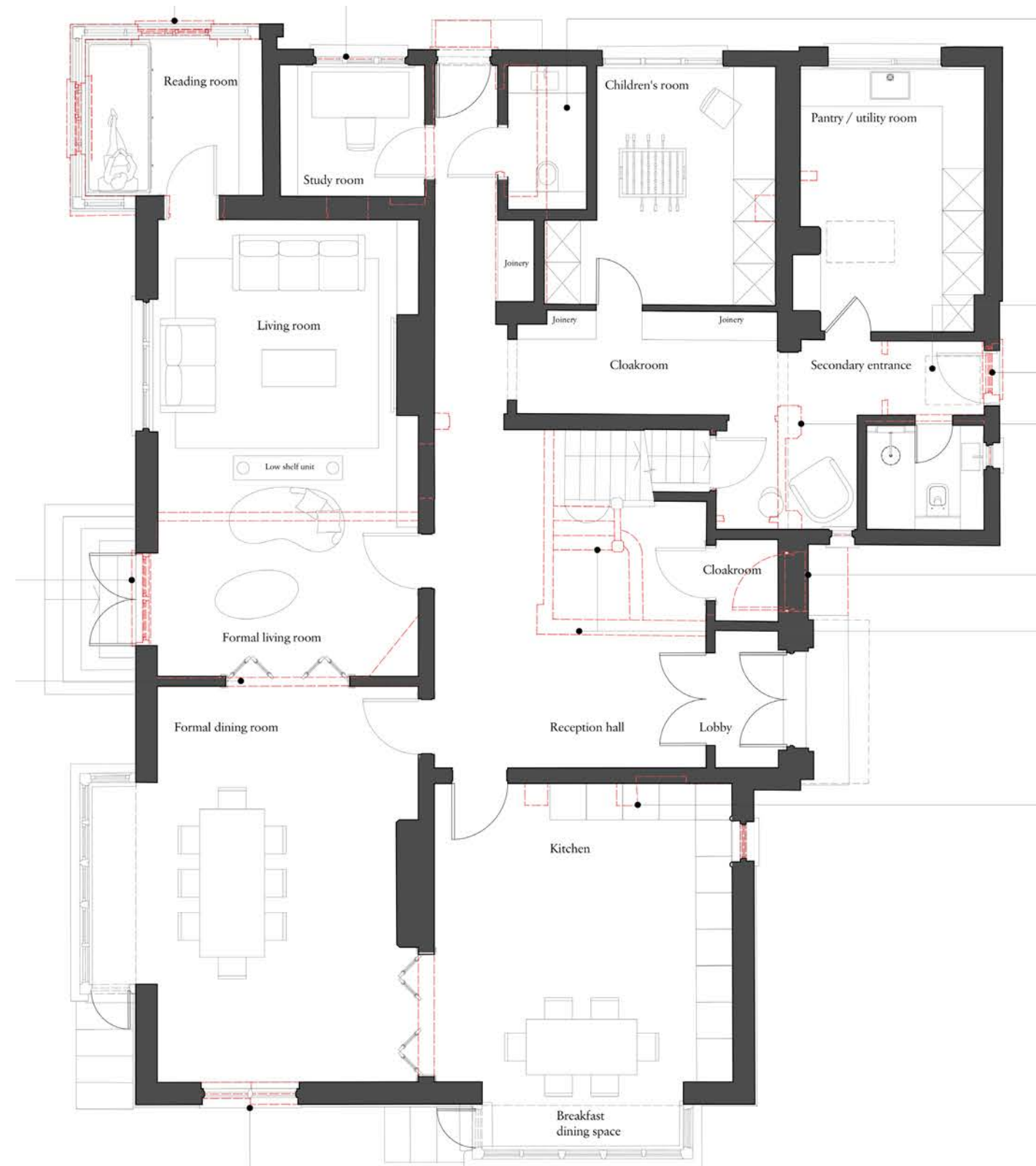


3.0 Design Proposals

3.1 Ground Floor

Summary of proposals:

1. Close off secondary entrance to right of principal entrance door and remove associated portico/ detailing
2. Remove internal partitions and portion of staircase created to divide the building into two separate dwellings, generating a single family home and reinstating the original entrance hall
3. Remove chimney breast in kitchen
4. Reinstall pre-existing opening between the dining room and living room, and create a french door opening into the west garden from the living room to increase connection between the house and garden
5. Removal of wall to create a larger living room
6. Redesign of fenestration in the proposed reading room (existing 'dressing room' which was consented in 1982)
7. Creation of a secondary entrance door on east side and removal of structural pier to open up a secondary hallway
8. Creation of new openings and closing of others to suit reconfigured layout. Proposed WC adjacent to garden access door on the north elevation.
9. Introduction of a roof light within the secondary entrance hall



Proposed Ground Floor Plan

3.2 First Floor

Summary of proposals:

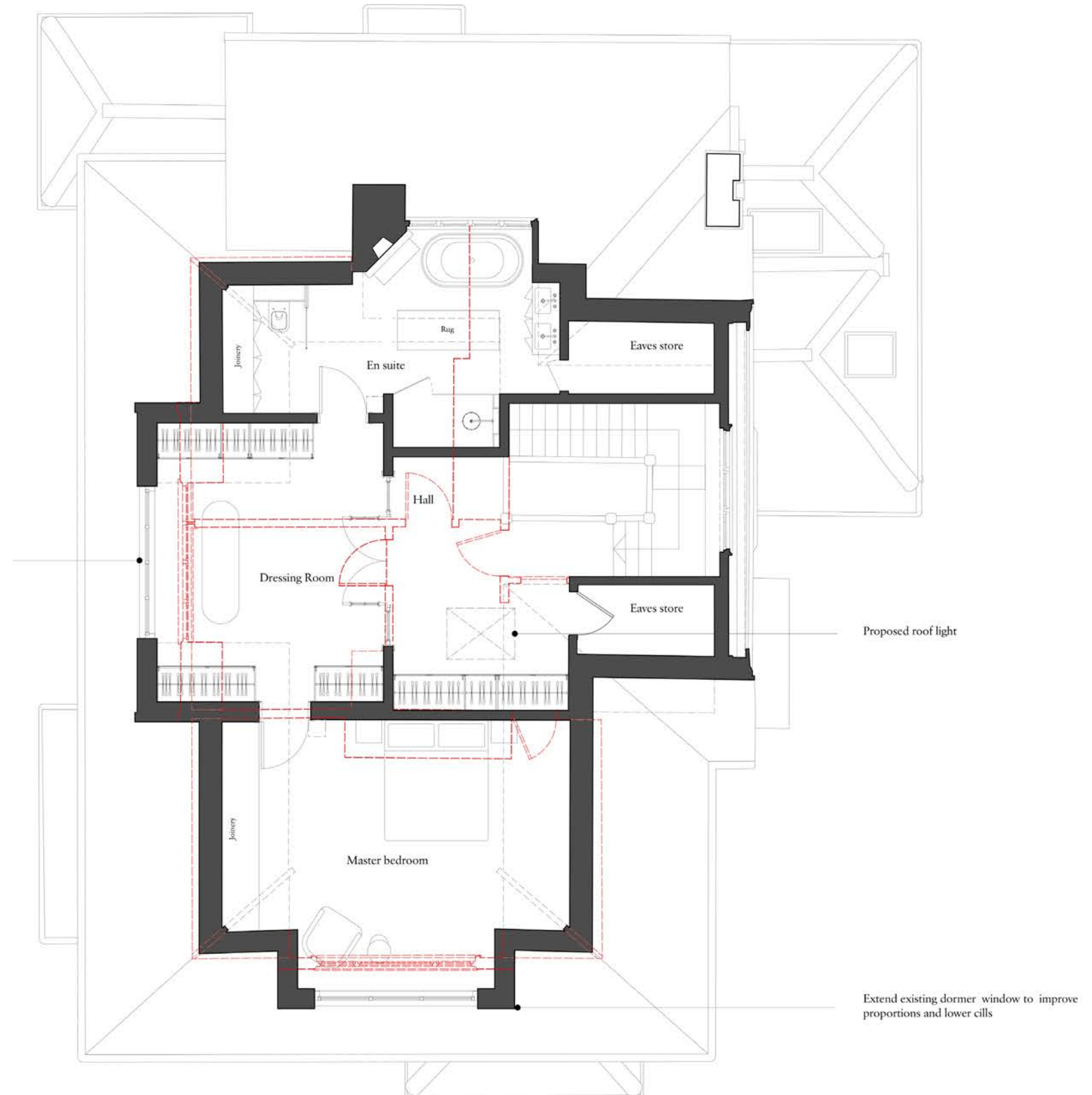
1. Removal of doors in the main hallway
2. Creation of new doorway to ensuite of bedroom 02
3. Creation of new doorway between proposed bedroom 01 and dressing room
4. Removal of partition walls on north side



3.3 Second Floor

Summary of proposals:

1. General reconfiguration of the spaces through demolition of a chimney breast and wall to create a master bedroom suite
2. Extension of 2 nos dormer windows on the south and west elevations to improve the proportions of the windows and also to lower the cills to a more appropriate level internally
3. Introduction of a rooflight in the hall at the top of the stair



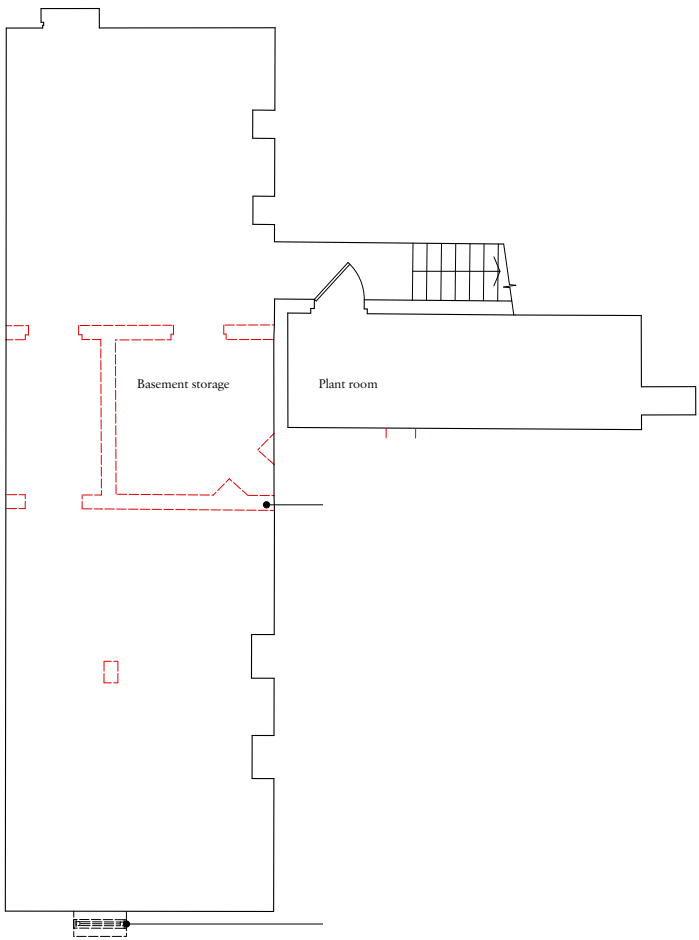
3.4 Basement

The scope of works to the basement are very limited. They include the demolition of the central storage room and general overhaul to ensure that the space is secure for storage. A small window to the south elevation is proposed to introduce natural light into the space.

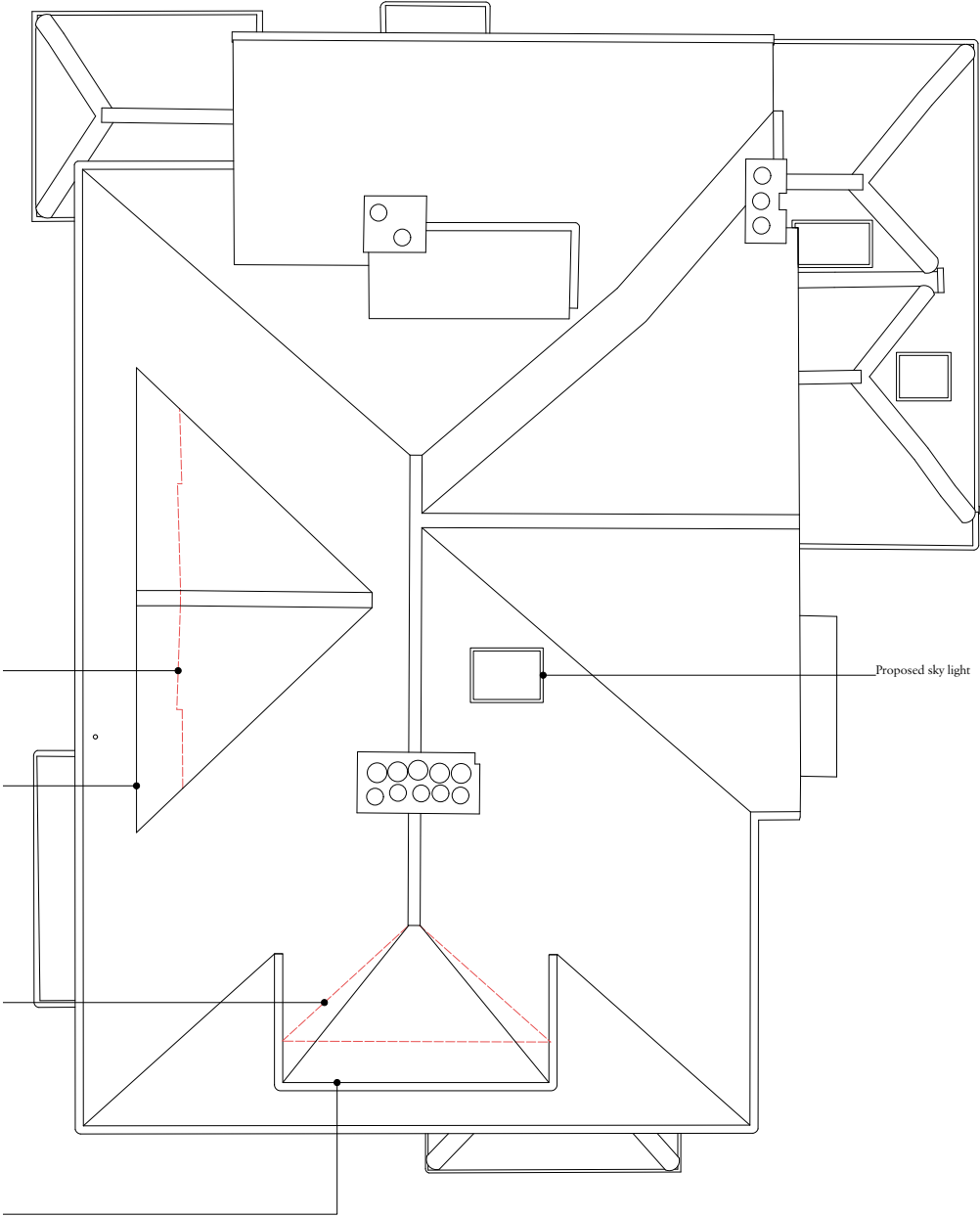
3.5 Roof

As mentioned, one rooflight is proposed in order to bring daylight into the centre of the plan.

Two dormer windows (one to the south elevation and the other to the west) are proposed to be extended and the windows are also proposed to be replaced. This will improve their appearance proportionally on the building elevation, and will improve the quality of the interior spaces by lowering the high cills to a more appropriate level, maximising views across the garden and of London beyond.



Proposed Basement Plan



Proposed Roof Plan

3.6 External Proposals

The main entrance on the east elevation is currently crudely detailed. It appears that the original lead porch has been tiled over in an attempt to match other tiling. It is proposed that this porch is reinstated in lead, and the secondary adjacent door and associated porch and decorations to the right are removed.

Two dormer windows (one to the south elevation and the other to the west) are proposed to be extended and the windows are also proposed to be replaced. This will greatly improve their appearance proportionally on the building elevation, and will improve the quality of the interior spaces by lowering the high cills to a more appropriate level.

It is proposed that the windows generally are either repaired or replaced with like-for-like, double-glazed windows to improve the thermal efficiency of the internal spaces.

Where window vents/ horizontal bars/ louvred glazing have been installed in the past, this is proposed to be removed and replaced with glazing.

It is proposed that the facade is re-rendered.



Proposed East Elevation



Proposed North Elevation

3.6 External Proposals

It is proposed that leaded lights are installed in the top lights of second floor dormer windows, this echoes the original large staircase window on the east and is a suspected original detail in the dormer window (one survives on the north elevation).

A modest window is proposed on the south elevation to introduce natural light into the basement.

New french doors are proposed on the west elevation in order to introduce a direct connection between the living room and garden. These will be appropriately detailed to match the existing windows.

New windows to the reading room will greatly improve the appearance of the 80's dressing room.

General repairs are proposed throughout, including correcting poor details on existing bay windows and porches, and removing redundant cabling / rainwater and foul water pipes on the facade and replacing others.

It is proposed that the windows generally are either repaired or replaced with like-for-like, double-glazed windows to improve the thermal efficiency of internal spaces.

It is proposed that the facade is re-rendered.



Proposed South Elevation



Proposed West Elevation

3.7 Accessibility

The main access to the building is from Frognal Gardens. The approach and entrance is proposed to remain as existing.

The slight opening up of the plan in places provides the best potential for future adaptation if necessary.

The stair is situated at the centre of the plan, is easily accessible and all corridors and doors are of very generous proportions as existing.

3.8 Bin and Bike Storage

A dedicated refuse and recycling storage area is proposed, with capacity for 3 nos 180L wheelie bins (for refuse, recycling and garden waste) and 2 nos 23L food caddies.

It is proposed that the existing, external, open air storage area on the east elevation is replaced with an enclosed, secure bike store, with capacity for 4 bikes.

3.9 Sustainable Design

The proposal represents modest changes to the existing building, however the clients wish to improve the efficiency and performance of the building through these works.

This will include looking at areas of the existing wall, eaves, floors, and roof where there are opportunities to introduce additional insulation.

Where there are new windows, these are proposed to be detailed to match the appearance of existing windows and as part of the holistic effort to uprate the building fabric as far as possible, all existing windows are proposed to be refurbished with new brushes and draft excluders introduced.

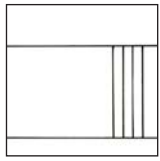
All these elements deliver a benefit to the enviromental performance of the building.

Materials will be sourced locally where possible and we will ensure that there is an established supply chain with appropriate accreditation for specified materials. We will avoid using materials such as PVCs. We will also seek to reduce waste during the construction of the building.

Energy efficiency and carbon emission reductions will be optimised using both passive and active design solutions. Passive elements include high levels of insulation in excess of Building Regulations and passive stack ventilation within the house will be enhanced through the introduction of two opening rooflights on the roofs. The house on ground and first floors will make use of natural daylight and ventilation.

Active measures to be considered will consist of the application of renewable technologies and low/zero carbon systems, including:

- solar thermal hot water generation from collectors located on the roof
- main heating by condensing boiler serving underfloor heating – the low water temperature of the underfloor system maximises the boiler's operating efficiency.



4.0 Conclusion

Conclusion

Our design proposals for the change of use and reinstatement of 18 Frognal Gardens as a single family home will breathe new life into the historic building.

Our proposals respect and enhance the existing context and are detailed to match the original features of the house. The modest amendments proposed, mainly to fenestration will undo unsympathetic interventions from the past and will overall enhance the character of the conservation area.

Above all, the proposals will secure future and ongoing maintenance and upkeep of this building.

Appendix

Drawing List :

20001-EX-00-005-Location Plan
20001-EX-00-010-Existing Site Plan

20001-EX-00-099-Existing Basement Plan
20001-EX-00-100-Existing Ground Floor Plan
20001-EX-00-101-Existing First Floor Plan
20001-EX-00-102-Existing Second Floor Plan
20001-EX-00-103-Existing Roof Plan
20001-EX-00-200-Existing Section AA
20001-EX-00-300-Existing North Elevation
20001-EX-00-301-Existing East Elevation
20001-EX-00-302-Existing South Elevation
20001-EX-00-303-Existing West Elevation

20001-PL-00-010-Proposed Site Plan
20001-PL-00-099-Proposed Basement Plan
20001-PL-00-100-Proposed Ground Floor Plan
20001-PL-00-101-Proposed First Floor Plan
20001-PL-00-102-Proposed Second Floor Plan
20001-PL-00-103-Proposed Roof Plan
20001-PL-00-300-Proposed North Elevation
20001-PL-00-301-Proposed East Elevation
20001-PL-00-302-Proposed South Elevation
20001-PL-00-303-Proposed West Elevation