

**PLANNING APPLICATION**

102 FROGNAL NW3

July 2020

**DESIGN AND ACCESS STATEMENT**

BUTLER HEGARTY ARCHITECTS



# **Design and Access Statement**

102 Frognal, London, NW3

July 2020

This Design and Access Statement has been prepared by Butler Hegarty Architects to accompany the planning application for alterations to the garage and its first floor accommodation, a rear kitchen extension and other minor works at 102 Frognal.

Butler Hegarty Architects

**1.0 Introduction and general description**

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This document should be read with the accompanying **Heritage Statement**

## 1.0 Introduction and general description

1.1 102 Frognal is a prominent detached Edwardian house (1906) with garden within the Hampstead Conservation Area. It provides accommodation for a single-family dwelling.

As part of a programme of work to refurbish the accommodation, the proposals in this application include a small new rear kitchen extension, together with amendments to the garage extension and its first floor conservatory extension.

The proposed works can be summarized as follows

- Proposals include the demolition of the current first floor conservatory and its replacement with new accommodation and modifications to the garage.
- Small single-storey kitchen rear extension.
- External envelope repairs and refurbishment including reroofing.

1.2 The proposed alterations are described in the planning application for this property and in the following documents:

- Drawings showing existing elevations and plans
- Drawings showing proposed demolitions
- Drawings showing proposed alterations to the garage
- Drawings showing a small rear kitchen extension
- Alterations to the first floor extension to the garage
- Alterations to the garage opening and garage doors
- Photos of site
- Heritage Statement

## 2.0 Planning issues

### 2.1 Relevant Planning History

The proposals for alterations to the garage and associated first floor accommodation has been prepared in response to the refusal for alterations to the garage extension dated 17 September 2018 (Decision Notice ref: 2018 /2882/P). The reasons given for the refusal of the previous proposals was as follows:

*'The proposed extension, by reason of its siting, visual prominence, bulk, form and detailed design, would appear as an incongruous and visually obtrusive addition, detracting from the character and architectural integrity of the host building as a positive contributor to the Hampstead Conservation Area. The proposed extension would cause harm to the setting of adjoining listed buildings nos. 104-110 Frognal and the special character of the conservation area. As such the proposals are contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, and policy DH1 of the Hampstead Neighbourhood Plan (2018).'*

2.2 We, as new architects for the project fundamentally changed the design approach (see below) in response to the reason given for refusal of the previous application. In addition, we carried out a careful review of the Hampstead Conservation Area Appraisal, examined the site and its contribution to the character of the Conservation Area and looked in detail at the existing host building, in order to prepare the revised design proposals contained in this application (see also accompany Heritage Statement).

2.3 No. 102 Frognal was made the subject of an Article 4 direction in 1976, to restrict the painting of exterior brickwork, in order to maintain the contrast between brick-faced and painted stucco properties. The Hampstead Conservation Area Statement recognises No. 102 as being significant in its positive contribution to the conservation area. As such, the Council has placed significant importance on the preservation or enhancement of its appearance and setting.

2.4. The garage extension to No. 102 Frognal dates from the 1960's. The garage of No.102 is noted within the Conservation Area Appraisal as a building or feature that detracts from the area's character.

### 2.5 Pre-application Advice

Pre-app advice has been sought from Camden for the current proposal. The advice was detailed in written feedback dated 15 June 2020 ref: 2020/2096/PRE. The assessment of the new design proposal in the pre-application written advice was as follows:

#### *Assessment Summary:*

- *The proposed development in its current form is acceptable and subject to final detailing would enhance the appearance and character of the host building*

#### *External impact:*

- *The 'picturesque' traditional design of the proposed side extension would respect the host building's character, materials and Arts & Crafts architectural style*
- *The proposed side extension would not significantly exceed the height of the existing extension, and would result in a comparable bulk and massing*
- *The proposed side extension would remove the existing raised conservatory which does not make a positive contribution to the building or surroundings*
- *Whilst still retaining the garage, the proposed alterations to the garage door and*

- surrounds would improve its appearance compared with existing*
- *The proposed kitchen extension would be modest in scale and clearly subordinate to the main house*
  - *The kitchen extension would not result in the loss of any significant or important architectural features*

*Impact on conservation area and adjacent listed buildings:*

- *Overall, the development as proposed is considered to enhance the positive contribution of the house to the surrounding conservation area and would enhance the setting of the adjacent listed buildings*

*Impact on neighbours:*

- *The proposal includes the retention of an existing rear facing roof terrace at first floor level*
- *The proposed development would not result in additional loss of outlook, daylight or visual privacy to neighbours*

*Recommended revisions*

- *None, however details required at application stage in relation to brickwork sample, drawings of windows and external doors, sample of clay tile*

On the basis of this pre-app advice, the proposal within this planning application has been developed and design completed and this application has been prepared.

### **3.0 Design Proposals**

#### **3.1 Design Approach**

The design approach for the proposed alterations at 102 Frognal have been prepared as a result of a careful review of the Hampstead Conservation Area Appraisal, examination the site and its contribution to the character of the conservation area and a detail review of the host building (see accompany Heritage Statement).

#### **3.2 Garage extension and first floor accommodation (see sketches images 1 and 2 below)**

3.2.1 The approach to the design of the first floor accommodation is in response to the reason given for refusal of the previous application (see item 2.0 Planning above). The proposed amendment to the garage also acknowledges the comment in the Conservation Area Appraisal, which identifies the existing garage at 102 Frognal as detracting from the Conservation Area (see accompanying Heritage Statement). The design has been prepared in the light of these comments and the aim is to ensure that the garage and the first floor accommodation are closer in character to, and form a more coherent part of, the host property.

3.2.2 The first floor accommodation above the garage, it is proposed, will be contained in a pitched roof. The roof pitch, materials and dormer window have all been designed to be similar in character to the Arts and Crafts house that is 102 Frognal. The new design of the first floor garage is intended to make it look lower and appear smaller in mass and bulk than the current conservatory. The proposed ridge height remains as the current conservatory, but the eaves have been lowered so the first floor accommodation over the garage appears to be more like an attic storey above the garage.

3.2.3 The new first floor accommodation within the proposed new “roof” of the garage primarily replaces the existing first floor conservatory arrangement. This prominent and discordant conservatory structure detracts from the Conservation Area and the host building. As part of the planning application, permission is sought for the demolition of the existing conservatory extension above the garage. The existing structure is timber framed with uPVC arched windows and a glazed pitched roof and curved end to the garden

3.2.4 The proposed replacement first floor structure would appear far less bulky, and visually less obtrusive when compared with the existing structure. The architectural style of the proposed new roof and first floor accommodation is designed to be a clearly subservient element of the decorative Arts and Crafts features of the host building.

#### **3.3 The rear garden elevation of the garage extension has also been modified to incorporate a bin store and a more integrated staircase link between the garden and the first floor accommodation. These elements replace the current ad hoc arrangement and have been designed to enhance any views and the amenity of the property to the rear of 102 Frognal, or from within the Hampstead Conservation Area.**

#### **3.4 The proposed south elevation is primarily brick facing towards the garden with clerestory windows at high level which have been proposed to avoid any possible overlooking from the first floor room of the entrance or neighbouring property to the south. This helps to protect neighbour amenity.**

- 3.5 The proposals have been carefully considered in terms of privacy, outlook, daylight and sunlight, to ensure that development protects the quality of life of both the owners of the building and the amenity of neighbouring residents.
- 3.6 The redesign of the garage opening and garage doors in a more traditional manner is aimed at improving the appearance of the garage. The alterations are intended to make it appear to be a more integrated part of the house and to ensure that the garage forms a positive visual part of the first floor accommodation. The proposed deep reveals to the garage opening and reduced width, combined with cut brick voussoirs and keystone, all form a more traditional set of details. The proposed, slightly reduced in width, timber garage doors will help to upgrade the appearance of the garage.
- 3.7 The result of the proposed amendments and alterations to the garage and its first floor accommodation have been carefully designed so as to appear to be an integral part of the host building. The aim is to create a coherent, recessed and subservient side extension and therefore significantly reduce the visual impact of the garage and its first floor accommodation, both on the house and the broader conservation area. It is intended that the outcome of the proposal for the garage alterations will be a carefully detailed, positive addition that is in character with, and integral to, the host building.
- 3.8 **Kitchen Extension**  
A small discrete single storey kitchen rear extension also forms part of this planning application. This kitchen extension has been designed so that it will have no significant new impact on the general form of the existing house. The kitchen extension fills a small courtyard area to the rear of the house. It is small in scale approx. 2.6x 2.8M, with a total gross floor area 7.6sqM and is single storey. With judicious internal alterations it will provide kitchen / living / dining accommodation to the rear of the house and opening into the garden. The proposed rear kitchen extension can only be seen from the garden courtyard to the rear of 102 Frognaal. It is not visible from any other property or from anywhere within the conservation area and has no effect whatsoever on neighbour amenity.



**Image 1 and 2** Showing proposed alterations to the garage and first floor accommodation

#### 4.0. Design and Heritage Issues

4.1 This section should be read in conjunction with the brief Heritage Statement accompanying this planning application. Below we have set out some of the heritage considerations and the positive contribution that the proposed redesign of the garage extension will have on Hampstead Conservation Area.

4.2 Local Plan Policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 seeks to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.

4.3. Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the Hampstead Conservation Area. The Conservation Area Appraisal for Hampstead Conservation Area has been reviewed. Frognal is identified under sub section 5 which is generally described as follows:

*The upper end of Frognal, from Frognal Lane to Frognal Rise, was a distinct hamlet in the 17th and 18th century, and the earliest settlement of the area was probably found near the junction of Frognal and Frognal Lane. A number of 18th century houses remain. Frognal was extended southwards in the 1880s and today much of Frognal and its offshoots (Frognal Lane, Frognal Gardens, Frognal Way and Frognal Rise) are characterized by late 19<sup>th</sup> century and 20th century houses set in spacious large and well-treed gardens. Most are red brick, the earlier ones generally arts-and-crafts in style with picturesque red tiled roofs and chimneys. Many have decorative moulded brickwork or areas of tile hanging. (Camden Council, Hampstead Conservation Area: Conservation Statement, Sub Area 5: Frugal: P39)*

4.4 It is recognised that the proposed alterations to the garage extension will be visually prominent from within the Hampstead Conservation Area. The proposed alterations to the garage extension will be visible in public views from the street. Given the site's elevation, these views are from a considerable distance lower down and to the south of Frognal. The site is also visible from private views from the backs of properties on Frognal Gardens and these views lie within Hampstead Conservation Area.

4.5 The mass, bulk and detailed design of the proposed structure has been carefully judged to compliment its prominent siting and would significantly enhance the host building's appearance and character. The Arts and Crafts detailing of the host building and its dominant scale in the plot contribute to the character and significance of the conservation area. As such, the proposed alterations to the garage extension within this application have been designed to compliment the character of the host building and thus enhance the appearance of the conservation area.

4.6 No. 102 adjoins a sequence of listed buildings, along Nos. 104 -110 Frognal. Nos. 104-106 are described as a pair of 2-storey semi-detached cottages c.1792 refaced in a late 19<sup>th</sup> century Georgian style. They are constructed of multi coloured red brown brick, with No.106 painted. C20 tiled mansard roofs with dormers and end stacks. Their architectural design, detailing and materials are considered to contribute to their significance.

4.7 Given the significant set back of these buildings behind the building line of No. 102 along the street frontage, they are not generally visible within the same views as the siting of the proposed replacement extension. However, views of the group from the rear would be more significantly impacted. No. 102 is considered significant in its



positive contribution to the setting of the listed buildings and is partly attached to No. 104.

- 4.8 The proposed adjustment to the mass and form of the new first floor accommodation above the garage extension and the proposed materials and details have been carefully considered to preserve and enhance the setting of the heritage assets and the conservation area more generally.

## **5.0 Access**

- 5.1 The proposals will have no impact on the existing access arrangements at 102 Frognal. Access to the single-family house will remain unchanged. The entrance is from the rear of pavement via a railing fronted small garden with two entrance doors, all as existing.

### **5.2 Garage and Car-parking**

The existing forecourt to the double garage and the pavement crossover will all be retained and remain as existing. The proposals to adjust and reduce the garage door opening size, does not effect the use of the garage which is for two vehicles. The garage and its vehicular access all remain as existing there are no proposed changes

## **6.0 Summary and Conclusions**

- 6.1 The small discreet single storey kitchen rear extension has been carefully considered so that it will have no significant new impact on neighbouring amenity of adjacent properties or on the amenity of the Hampstead Conservation Area.
- 6.2 The proposed adjustment to the mass and form of the new first floor accommodation above the garage extension and the proposed materials and details have been carefully considered to preserve and enhance the setting of the heritage assets and the conservation area more generally.