

Charlton Brown
Architecture & Interiors

Design & Access Statement

for

38 Frognal Lane,
London, NW3 6PP

September 2020 r2

Introduction

This Design and Access Statement is submitted in support of a planning application for the demolition and erection of a replacement dwelling at 38 Frognal Lane. A resolution to grant for an earlier demolition and replacement scheme was secured following the committee meeting on 18th June 2020. The application reference is 2019/4220/P. A decision notice has yet to be issued pending the completion of a s106 agreement (relating to ineligibility for on-street parking permits, a construction management plan and a construction impact bond).

That recent approval was obtained by the vendor of the property (a developer). We act for the purchaser, a couple with two small children wishing to enhance the property for use by themselves and their young family.

So, whilst we understand that several consents have already been granted at 38 Frognal Lane, this application is the first (and last) that our client wishes to submit.

Therefore, the overarching purpose of this application is to seek consent for an altered design that suits this family's requirements.

Specifically, the purpose of this application is to seek the following key changes to the existing consent:

1. Enhancement of the external appearance of the building – whilst maintaining a similar appearance to the existing building;
2. A revised internal layout;
3. The addition of a basement (a basement was recently consented – 2014/7752/P – which expired last year, on 11th May 2019).

These changes are discussed later in this Design and Access Statement. Please also note the similarity of this application to the recent approval:

1. The external appearance of the proposal maintains a very similar appearance to the recent approval (though with an enhanced design, proportions and detail);
2. The size of the proposal's footprint is identical to the recent approval's (both measure 184 sq m).

The site

Currently a two-storey detached dwelling sits on the site. It is located in the Redington and Frogna Conservation Area. It is neither statutorily listed nor locally listed.

To the east of the property is No. 40 Frogna Lane and to its west is No. 12 Langland Gardens, a large property which has been converted into flats.

Design rationale

As noted above, there is a recent approval for full demolition and a replacement dwelling which represents the 'fallback' in planning terms against which any new proposal should be judged. Therefore the justification of the design below often compares the proposal with the fallback, but also of course with the existing building as our design respects the original architectural design.

In terms of materials, the proposed replacement dwelling will be constructed (externally) from the same materials as the existing building to provide a like-for-like replacement and to maintain the link with its neighbour, No.12 Langland Gardens, these buildings being part of the same 1882 development. For example, the brickwork and pointing will be exactly matched, as will the detailing of the front façade's timber casement windows on the existing building.

All of the drawings appended to this Design and Access Statement follow a format that allows the existing building, the most recent approval (2019/4220/P), the proposal, and a comparison diagram to be viewed on one page, eg. Drawing no. PL-200 shows the front elevation only, but in all of these guises. The comparison diagram is an overlay of the proposal upon the recent approval for ease of comparison.

For ease of reference between this Design and Access Statement and the drawings, each section below describes the proposal's design as shown on one drawing at a time. Each section below also provides the relevant drawing number.

The design rationale for each elevation and plan is below.

The ground floor plan (the footprint) – drawing no. PL-100

As the comparison drawing shows, the proposed footprint is virtually identical in size to the recent approval's. However, the shape is very subtly different and is brought about by the desire to enhance the architectural quality and thus the building's contribution to the conservation area.

Looking at the line of the front elevation on the ground floor plan shows that the approved scheme's single storey addition to the left hand side is on the same line as the main front façade. The proposal however steps this back to provide appropriate subservience.

Looking at the line of the western side elevation on the ground floor plan shows the approved scheme's long and unarticulated flank wall which is angled to make it parallel with the side boundary (and thus maximise internal space). The proposal however steps this flank wall so that it responds to the angled side boundary in a traditional manner. This provides articulation and visual interest. This is important in conservation area terms as this side elevation is visible from Frogmal Lane.

The ground floor level of the eastern side elevation is not visible from Frogmal Lane due to the local topography and No.40's retaining wall and boundary treatment obscuring any view of it. Therefore, the proposal maintains the angled line of the approved scheme (again the angle is dictated by the angle of the side boundary). However, the recent approval continues this angled flank wall at first floor level where it is visible from Frogmal Lane. The proposal steps the flank wall at first floor level (see drawing no. PL-101) to provide articulation that benefits the conservation area through additional visual interest.

Looking at the line of the rear elevation on the ground floor plan shows the approved scheme's two projecting bays compared to the proposal's one and, more importantly, the level of projection of these bays. The approved scheme's bays project to the minimal amount whilst the proposed's bay projects to a greater extent to provide enhanced architectural form and articulation.

The basement – drawing no. PL-099

The proposed basement meets the relevant criteria regarding size etcetera that are laid down in LB Camden's Policy A5 (Basements). Please refer to the Planning and Heritage Statement and the Basement Impact Assessment which demonstrate compliance.

The most recent approved scheme did not include a basement, however a basement was also recently approved – 2014/7752/P – though this consent expired last year, on 11th May 2019. However the consented basement application included a Basement Impact Assessment which was also subject to the peer review (or audit) process demonstrating the acceptability of a basement in this location.

The basement footprint comparison diagram shows that the consented and proposed follow virtually the same line with one exception: the proposed basement also extends beneath the forecourt, which is to accommodate a swimming pool.

The consented basement did not extend beneath the forecourt as that scheme also retained the existing front façade. The location of the existing front façade defined the basement's extent for build-ability reasons. As this application follows the most recent approval in including full demolition, this limiting factor to the basement's footprint is removed.

To provide the proposed basement with high amenity, natural light and ventilation is provided by two modest light-wells (each approximately 1m wide). One is at the rear of the building and sits directly beneath the rear bay; the other is at the front of the building whilst being equally invisible from the public realm, being hidden by the topography of the site and by being located at the opposite corner of the forecourt from the combined pedestrian and vehicular entrance from Froggnal Lane. The proposed site plan and street elevation drawing demonstrate how both the topography and the location of the entrance to the property hides it. Lastly, being light-wells rather than walk-on skylights, any light spill is minimised: artificial light within the basement at night will largely light the light-well itself rather than shining upwards.

The front elevation – drawing no. PL-200

The recent approved scheme (2019/4220/P) included the demolition of the existing front façade. Its replacement front façade adhered to the general style and scale of the existing front façade but is otherwise able to be much improved. The current proposal seeks to do this. It also adheres to the style and scale. The changes are summarised below:

1. Symmetry

The existing front façade's main two-storey element is composed symmetrically and to its left is a single-storey garage addition. Atypically, the single-storey garage addition sits flush with the main façade but this does not spoil the composition as its garage doors and side door differentiate it from the main façade.

The recent approval rebuilds this single-storey addition but changes the garage doors to a window of the same size as the windows of the main façade. No set back is introduced. The recent approval's single-storey addition therefore changes its character and it becomes a little confused with the main façade, taking away from its symmetry. This provides an opportunity for enhancement in the proposal.

Similarly, the recent approval adds a first floor (slightly set back) above the single-storey addition with a pitched roof at a different pitch from the main roof. To the right hand side of the recent approval's front façade sits a two-storey wing (slightly set back) of a narrower width and with a pitched roof of a different height. Its windows are disproportionately wide for its width. The wings on both sides have eaves at the same level as the main front façade so there is opportunity for enhancement by positioning these at a subservient lower level (which the proposal does). The recent approval also adds three dormer windows which are capable of being more sympathetic to the existing replicated windows in their proportioning and detailing (which the proposal addresses).

Whilst the recent approval's front façade is of wholly new construction following complete demolition, it has the appearance of a building that has been altered and extended – this is natural as it was the last of a sequence of applications which previously retained the existing front façade. However, it allows the opportunity for an enhanced design in this proposal.

The proposal seeks to regain the existing building's symmetry and to provide a coherent high quality design drawing on the existing front façade's style and scale. We note that the Appeal Inspector (when considering a previous application in 2015, ref. 2013/7989/P) stated in paragraph 5, "*The building currently presents a good degree of symmetry from the public realm*" and goes on to say, at the end of paragraph 7, "*much of its positive attributes being contained in its symmetry and form when viewed from the front...*" The new proposal's main two-storey element is composed symmetrically, as are the wings to either side. To enable the symmetry of wings (in terms of their equal widths) the position of the main front façade has been subtly relocated to the left (as viewed from Frognal Lane) by 0.5m. The proposal's wings are both set back and have eaves at a subservient lower level than the main façade's.

2. Fenestration

The proposal's fenestration has a hierarchy, is well-proportioned in relation to the brickwork and the new dormers (the existing building having none) are in keeping with the rest of the fenestration. The detailing of the existing fenestration is exactly mimicked (it features an unusual ogee moulding at the head of the windows which returns elegantly into the brickwork as the photograph shows). The proposal also removes the approved scheme's modern front door and replaces it with one of the same style as the building and adds a canopy of simple and appropriate design (a flat canopy supported by two shallow corbels of white-painted timber).



3. Detailing

The proposal retains all of the detailing of the existing building including the brick plinth (omitted on the approved scheme). The moulded brickwork eaves cornice that has almost been totally lost from the existing building is reinstated. The left-hand photograph shows the corner of the existing building where this still exists (it can also be seen on the drawing of the existing rear elevation). The right-hand photograph shows that the same moulded brickwork eaves cornice exists on No.12 Langland Gardens (the application site's immediate neighbour) as these buildings were part of the same 1882 development. Therefore, reinstating this moulded brickwork will re-establish the link between these two buildings.



4. Height

The proposal increases the ridge height by 0.3m to provide reasonable ceiling heights, particularly given the floor thicknesses required for a newly-constructed building with the enhanced sustainability measures included within this proposal. MVHR – mechanical ventilation and heat recovery – requires ductwork to be concealed above false ceilings which allows stale air to be expelled and fresh air to be introduced without expelling heat from the building along with the stale air. This is achieved by ducting via an MVHR unit which incorporates a heat exchanger capable of transferring 90% of the stale air's heat to the fresh, but cold, air being introduced into the building.

The rear elevation – drawing no. PL-202

Virtually none of the original rear elevation exists today following various extensions to the building. The recent approved scheme (2019/4220/P) rebuilds this to a new design that is asymmetrical and could better-proportioned and fenestrated. Generally its quality is capable of enhancement.

The recent approval's rear elevation features two bays with hipped roofs which are of different widths so their roof pitches are different (to bring the ridge of each to the same height). This looks a little awkward so is capable of enhancement. The other roof pitches are all at different angles too: again an opportunity to provide enhancement.

The fenestration on recent approval's rear elevation has no hierarchy, except for the hierarchy in size between the bay's ground floor and first floor fenestration, however this is a little imbalanced so is capable of enhancement. The dormer window is of the same design as those on the front elevation so is likewise capable of being more sympathetic to the existing replicated windows in its proportioning and detailing (which the proposal addresses). To the sides, the recent approval's windows are disproportionately wide for the brickwork's width – again subtle enhancement is achievable.

The proposal seeks to introduce enhanced quality of design in all respects.

The east (side) elevation – drawing no. PL-201

The ground floor level of the eastern side elevation is not visible from Frogna Lane due to the local topography and No.40's retaining wall and boundary treatment blocking any view of it. The proposal seeks to provide a well-composed elevation at its upper levels which can be glimpsed as an oblique view from Frogna Lane. The composition marries symmetry with this flank elevation's stepped plan form.

The west (side) elevation – drawing no. PL-203

The ground floor level of the western side elevation is obscured from view by the adjacent building which is part of No.12 Langland Gardens. Its upper part can though be seen in oblique views from Frogna Lane so is an important elevation.

The recent consent (2019/4220/P) provides a blank, unarticulated elevation so is an opportunity for enhancement.

The proposal seeks to provide a well-articulated and composed elevation. Like the proposal's east elevation, the composition marries symmetry with its stepped plan form.

Trees

This application is supported by a Tree Survey and Arboricultural Method Statement.

In summary, the proposal includes a basement that extends beneath the forecourt so we were careful to take advice from our arboriculturalist and ensure no trees at the front of the site will be harmed. At the rear, the proposed rear building line and the extent of the basement are both near identical to those of the recently consented schemes and have therefore already been considered acceptable by both the applicant's and the council's arboriculturalist.

Accessibility Statement

The site is well served by public transport (PTAL 4) due to the proximity of both Hampstead and Finchley Road and Frogna stations – both are ten minutes' walk away. Numerous buses run along Hampstead high street and the Finchley Road. No transport impacts will arise as a result of the proposed development.

The existing combined pedestrian and vehicular entrance to the forecourt is unchanged by this proposal. The existing garage doors do not have a garage behind them and the proposal does not include a garage either.

The proposal achieves the highest practicable standards of accessibility and inclusivity as follows:

- to access the basement and the upper floors a passenger lift is included thus providing step-free access to all floors;
- from the public footpath to the front door, through all of the ground floor, from the ground floor into the rear garden and throughout the rear garden itself, the proposal is entirely step-free.

This entirely step-free design is made possible by lowering the level of the forecourt by 0.45m, achieved by a subtle slope down from the combined pedestrian and vehicular entrance from Frogmal Lane to the new level of the forecourt. This puts the proposed forecourt at the same level as the rear garden, thereby eliminating the steps down that currently exist within the building and also from its rear French doors down into the garden.

These measures enhance accessibility and inclusivity compared with both the existing building and the approved scheme. Therefore the proposal goes beyond the accessibility standards laid down by the Building Regulations.

Conclusion

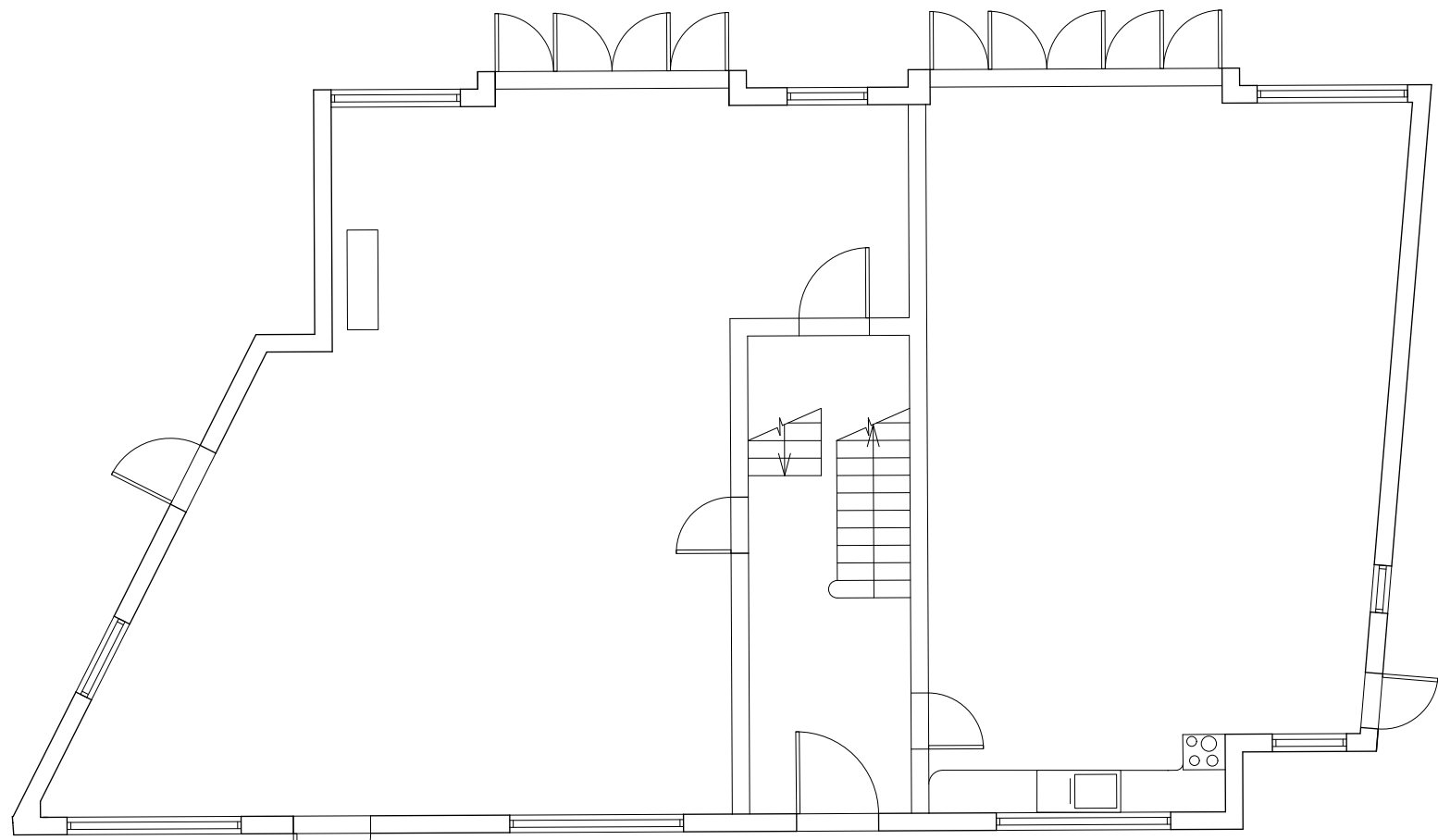
The proposed new dwelling is considered to be appropriate in design, appearance and scale.

Whilst it seeks demolition of the existing building and its replacement, a very similar proposal has a resolution to grant from earlier this year (2019/4220/P).

Likewise, this proposal includes a basement. Consent for a basement was granted in 2016 (2014/7752/P) and although lapsed last year it nonetheless demonstrates the acceptability of a basement in this location.

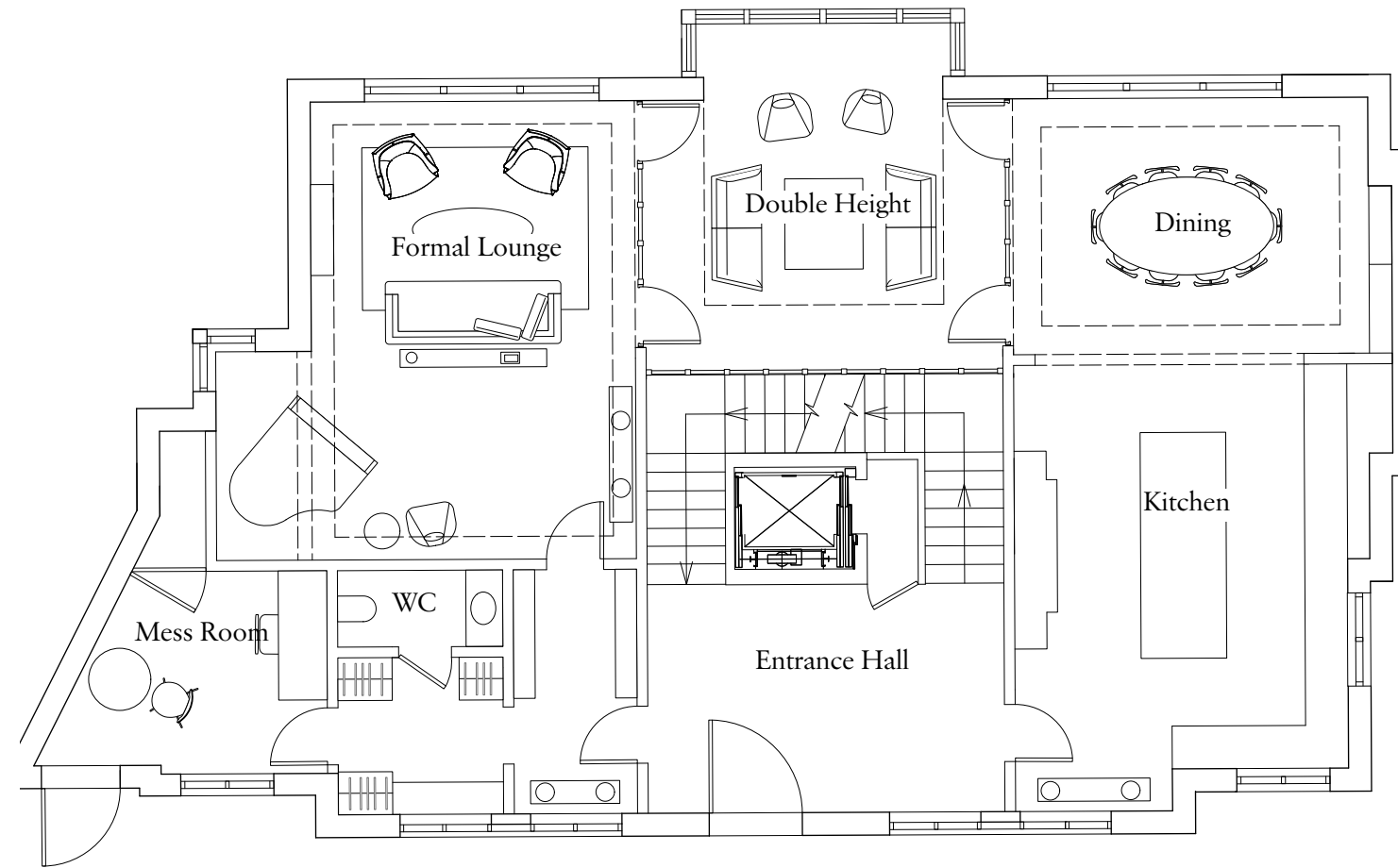
In comparison with the most recent approved scheme, which is the fallback scheme against which this scheme is judged, the proposal is of the same general appearance and scale, however the design is of a much higher quality.

The proposal will therefore both preserve and enhance the character of the Conservation Area.

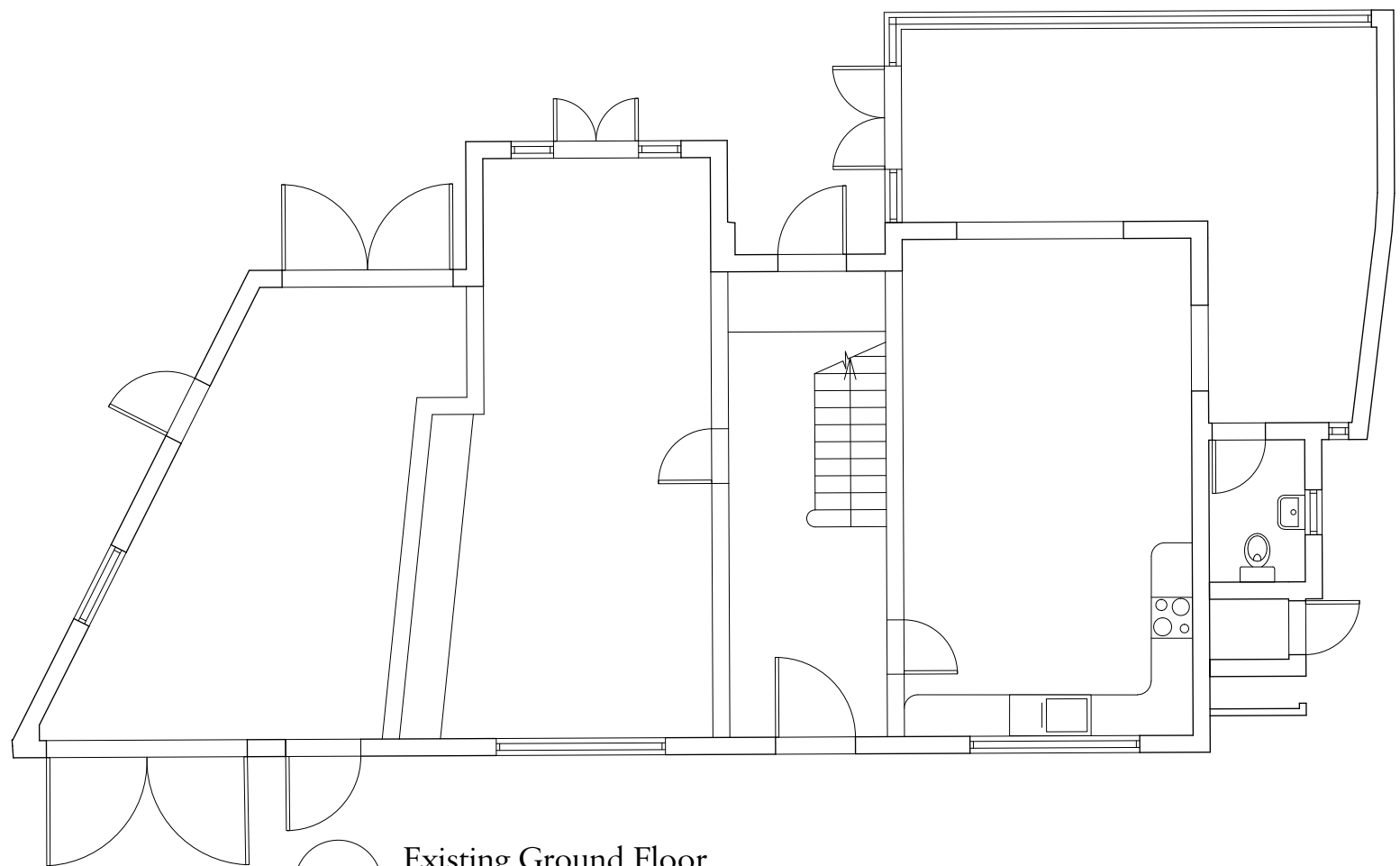
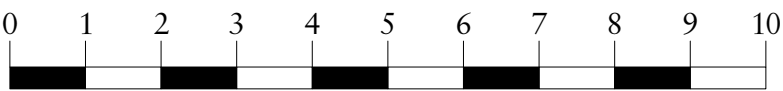
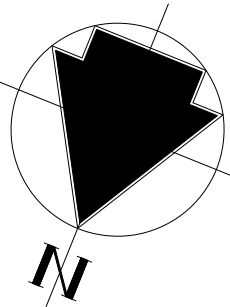


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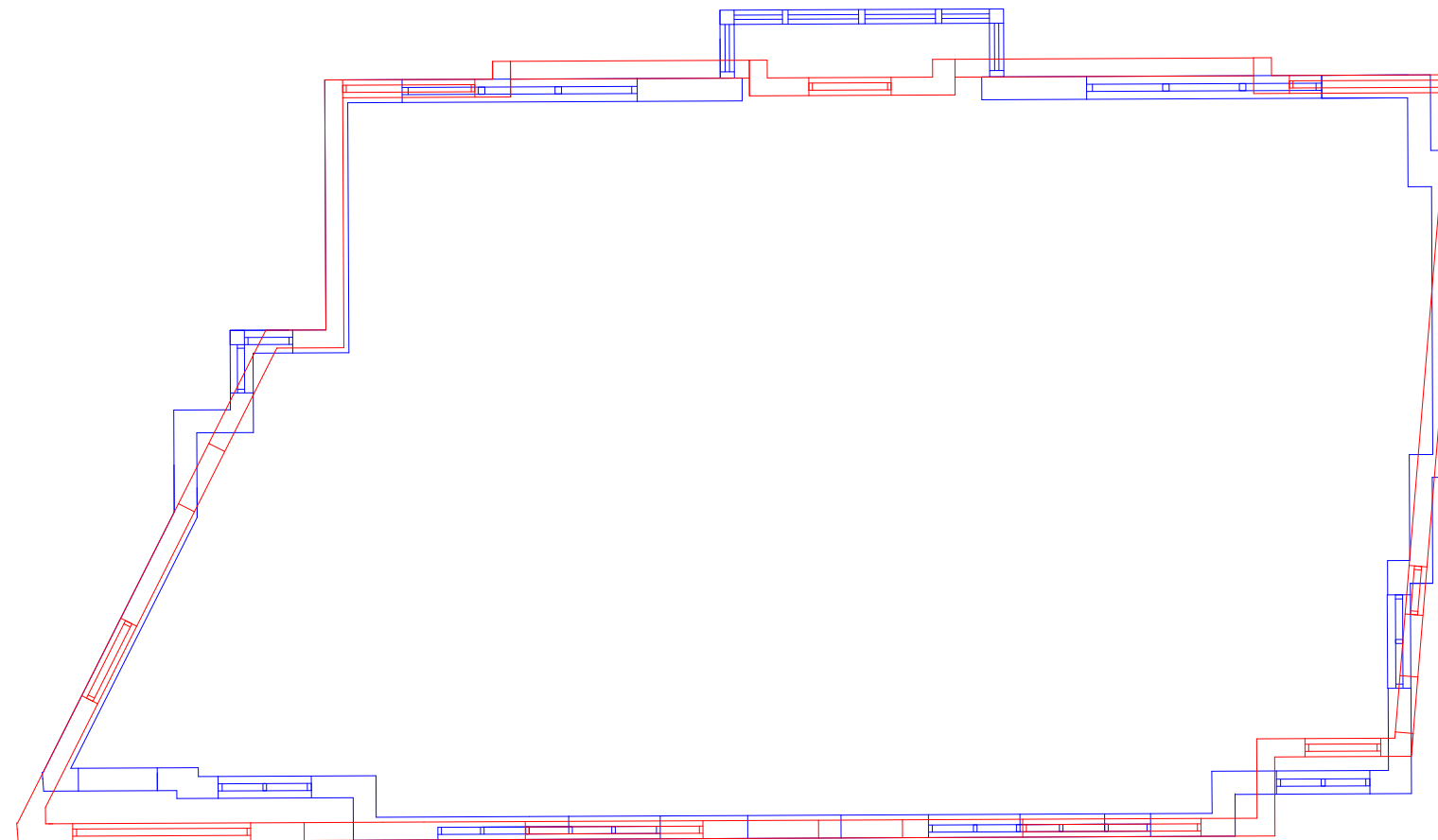
Approved Ref: 2019/4220/P
(approval for full demolition and replacement)



3 Proposed Ground Floor
Scale: 1:100



1 Existing Ground Floor
Scale: 1:100



4 Comparison Ground Floor
Scale: 1:100

Approved Design
Proposed Design

Rev	Date	Details	By
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Client

MRPP

Project

38 Frogmal Lane, NW3

Drawing Title

Ground Floor Plan

Date

29/09/2020

Drawn

MCW

Checked

JM

Scale

1:100 @ A1 / 1:200 @ A3

Issue Status

Planning Application

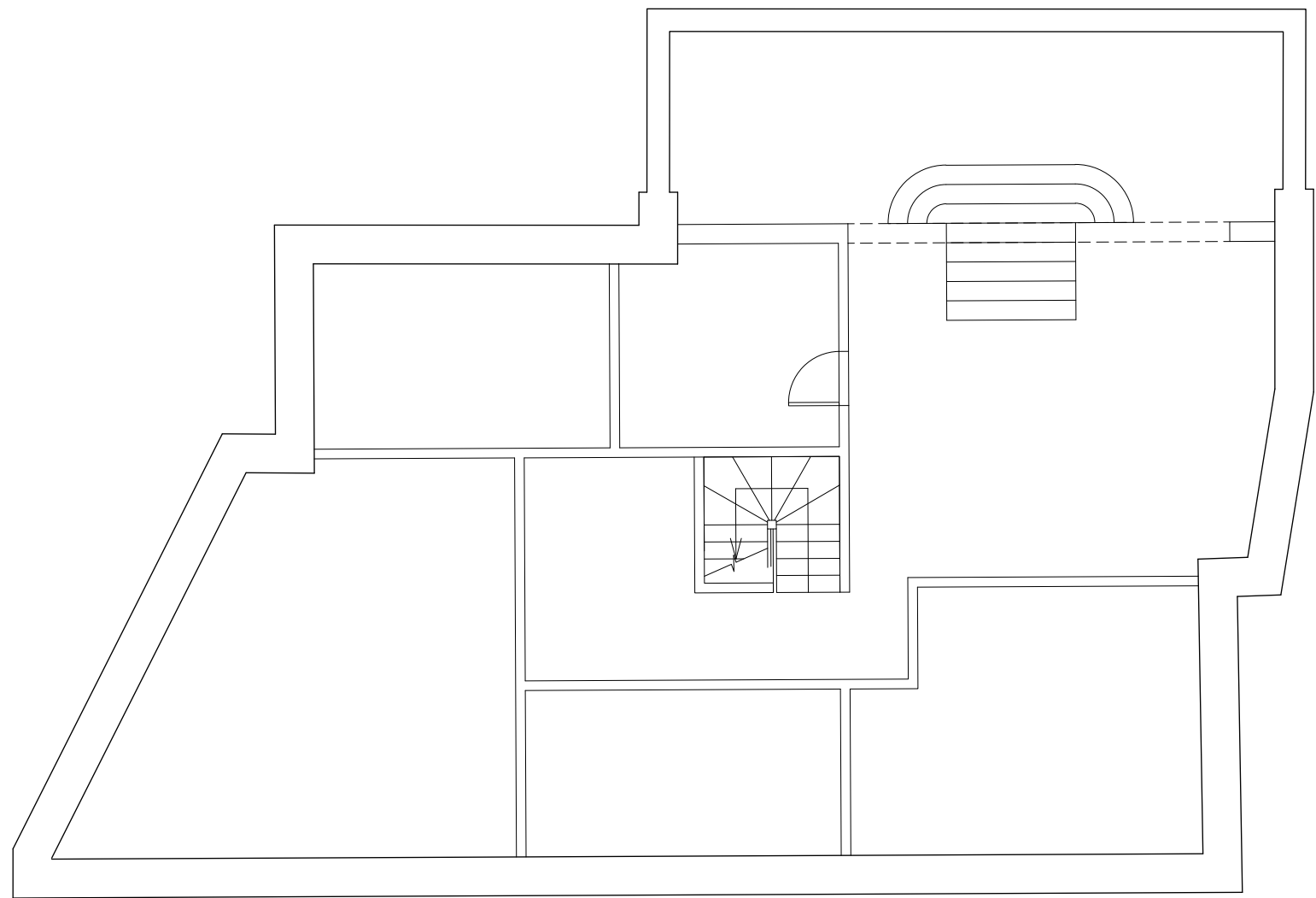
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Drawing Number

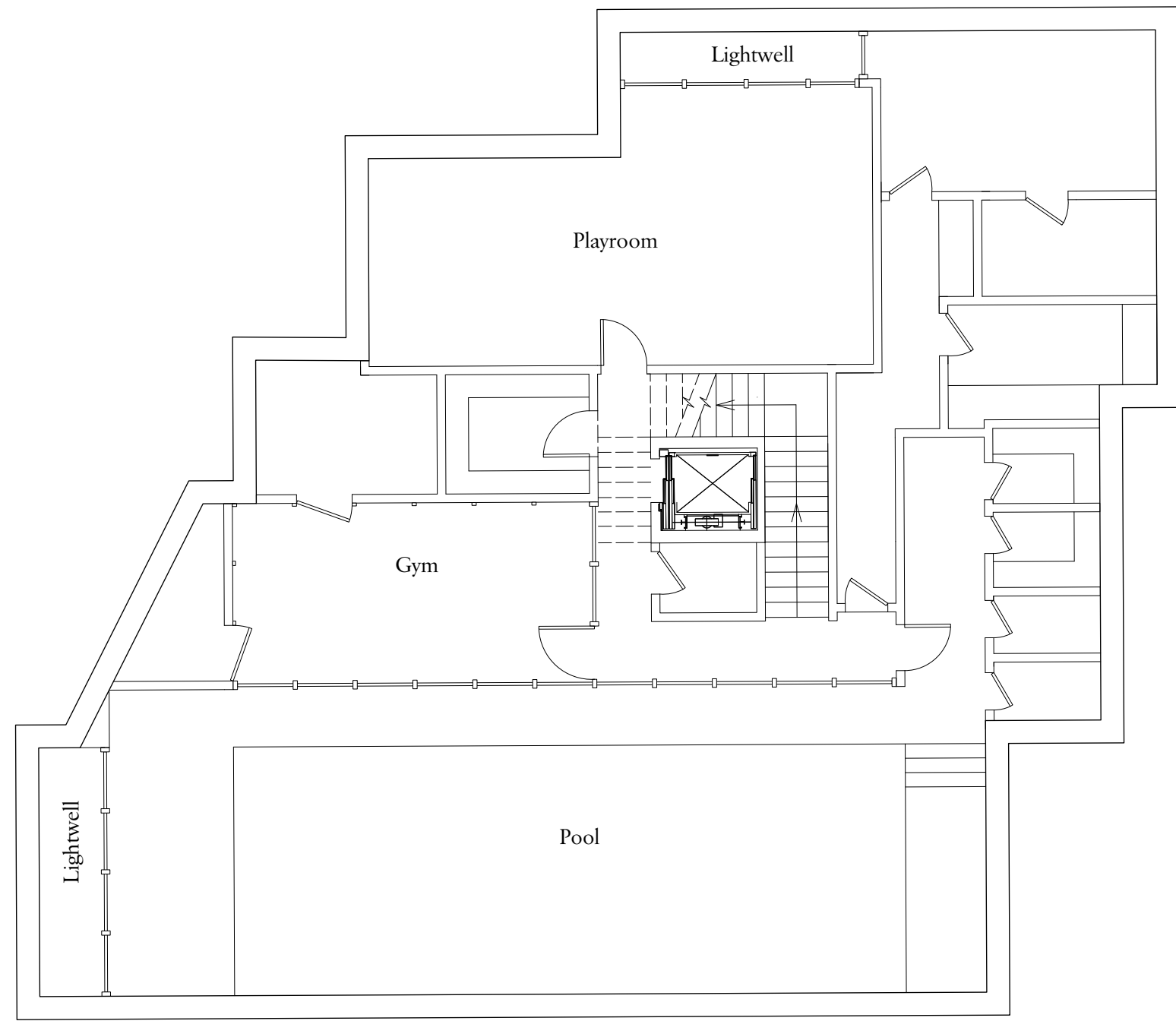
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Revision

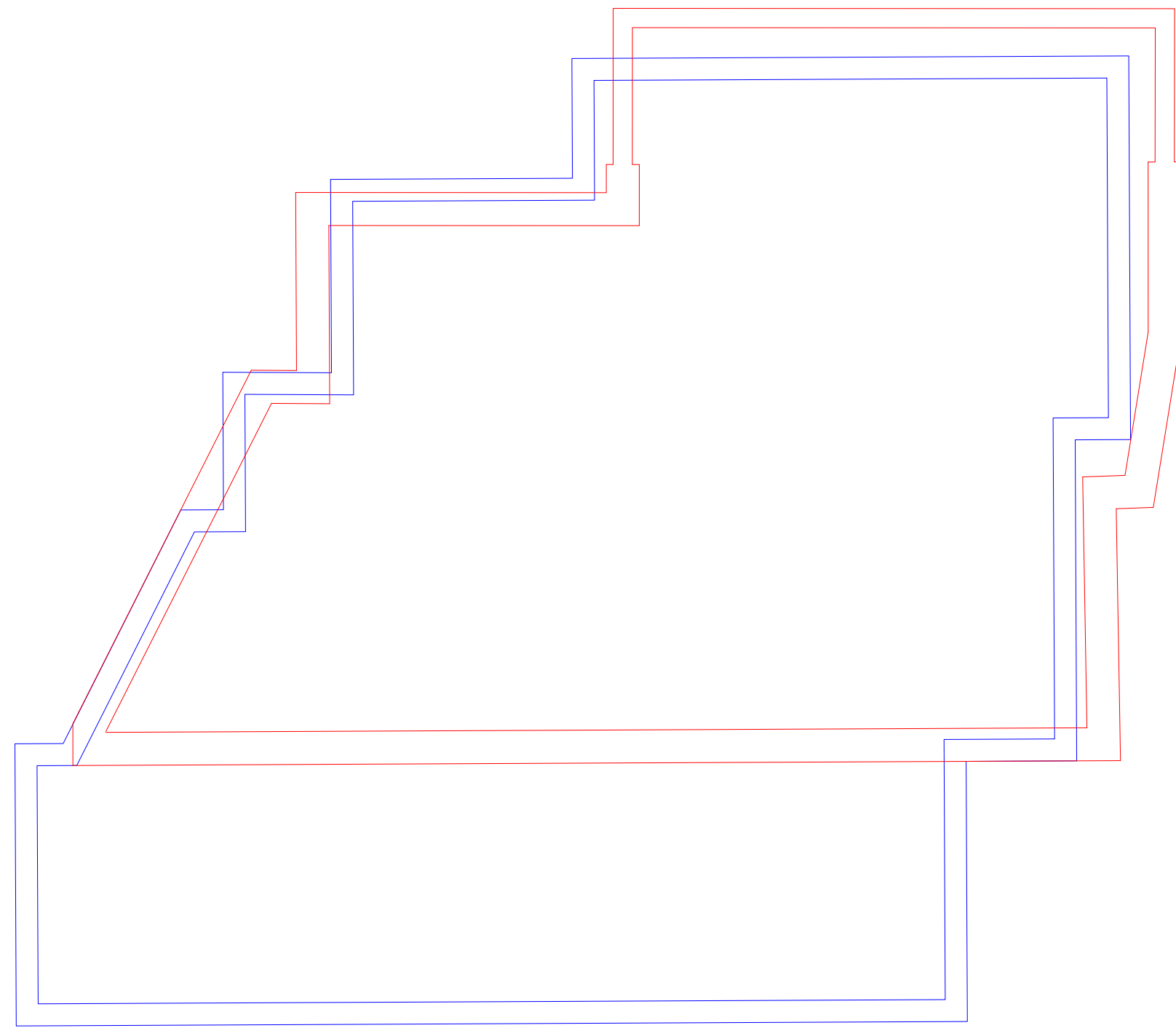


1 Consented Basement
Scale: 1:100

Consent Ref: 2014/5915/P
(consent for basement level swimming pool excavation)
Expired on 11th May 2019

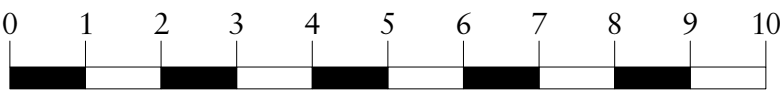
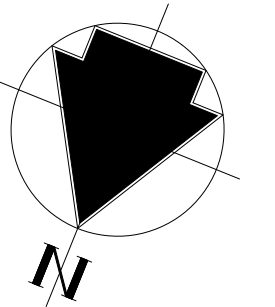


2 Proposed Basement
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3 Comparison Basement
Scale: 1:100

Consented Design
Proposed Design



Rev	Date	Details	By
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Project
38 Frogna Lane, NW

Drawing Title
Basement Plan

Date	Drawn	Checked
29/09/2020	MCW	JM

Scale
1:100 @ A1 / 1:200 @ A3

Issue Status
Planning Application

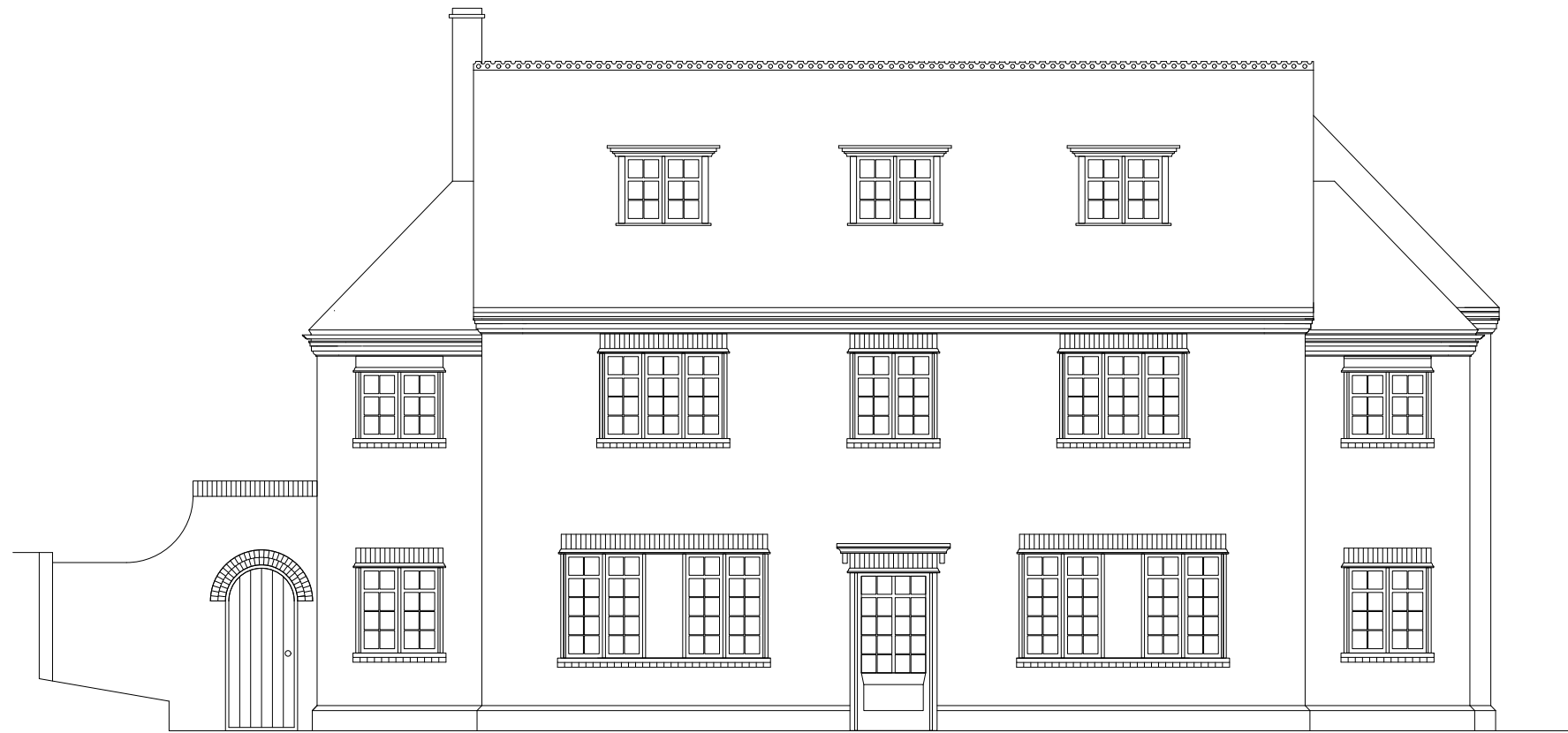
Project Number	Drawing Number	Revision
20022	PL-099	

FOR FINAL COMMENT



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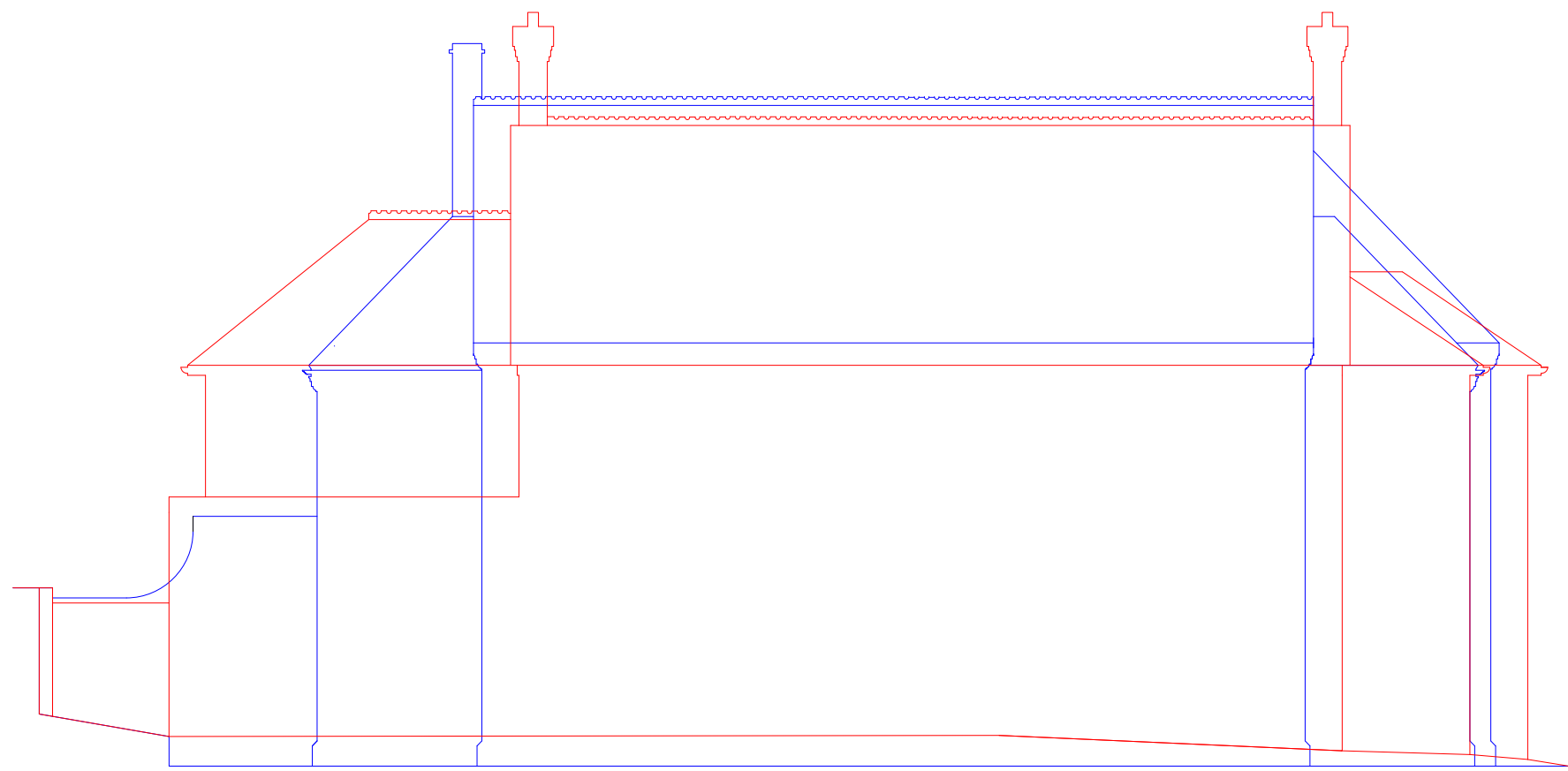
Approved Ref: 2019/4220/P
(approval for full demolition and replacement)



3 Proposed Front Elevation
Scale: 1:100



1 Existing Front Elevation
Scale: 1:100



4 Approved Front Elevation
Scale: 1:100

Approved Design
Proposed Design



Rev	Date	Details	By
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Project
38 Frogmal Lane, NW3

Drawing Title
Front Elevation _ North

Date	Drawn	Checked
02/10/2020	MCW	JM

Scale
1:100 @ A1 / 1:200 @ A3

Issue Status
Planning Application

Project Number	Drawing Number	Revision
20022	PL-200	



2 Approved Rear Elevation
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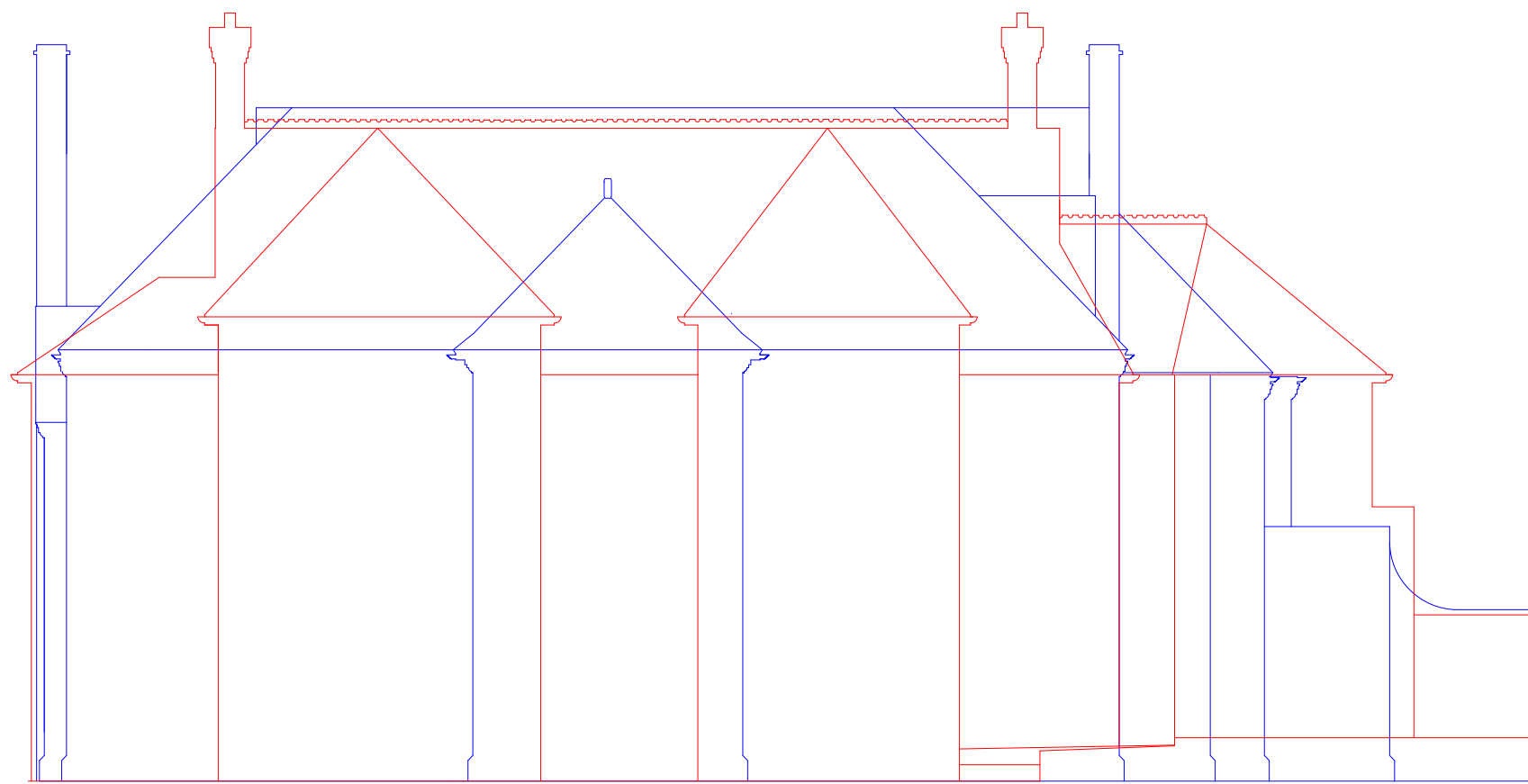
Approved Ref: 2019/4220/P
(approval for full demolition and replacement)



3 Proposed Rear Elevation
Scale: 1:100



1 Existing Rear Elevation
Scale: 1:100



4 Comparison Rear Elevation
Scale: 1:100

Approved Design
Proposed Design



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Project
38 Frognal Lane, NW3

Drawing Title
Rear Elevation _ South

Date	Drawn	Checked
02/10/2020	MCW	JM

Scale
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Issue Status
Planning Application

Project Number	Drawing Number	Revision
20022	PL-202	



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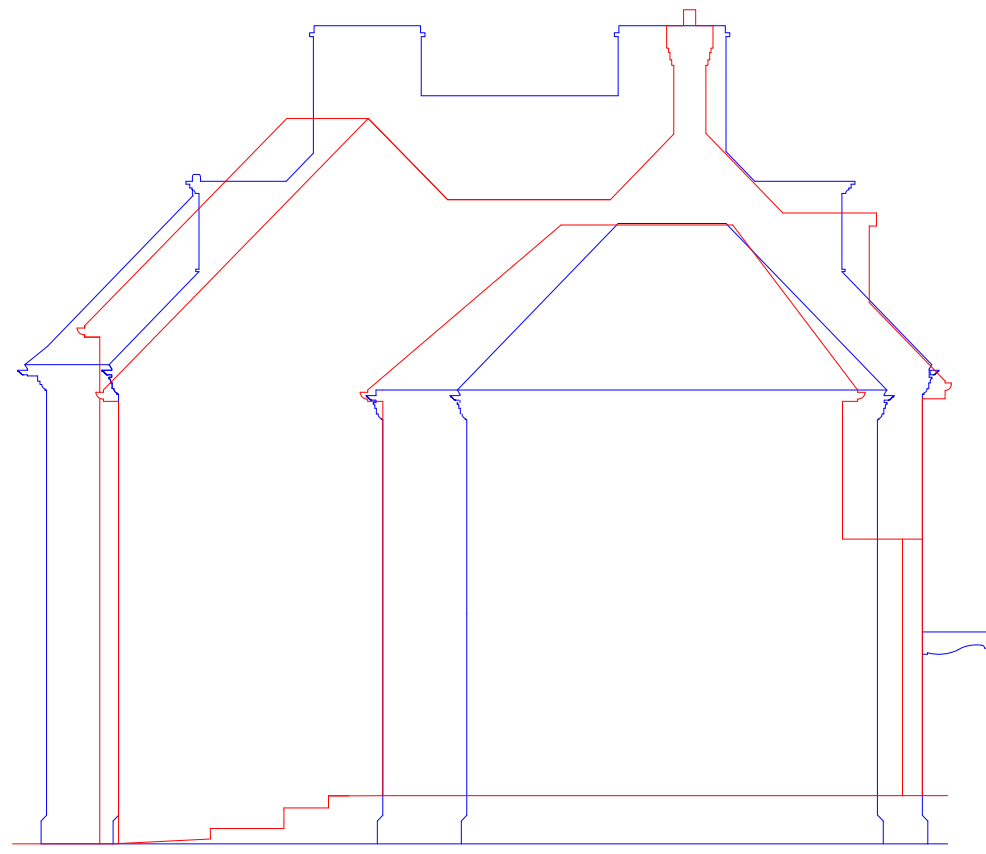
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(approval for full demolition and replacement)



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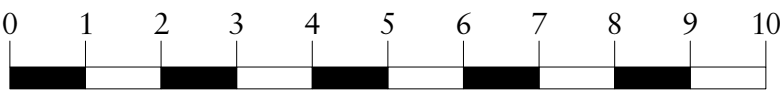


1 Existing Side Elevation - East
Scale: 1:100



4 Comparison Side Elevation - East
Scale: 1:100

Approved Design
Proposed Design



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Project
38 Frogmal Lane, NW3

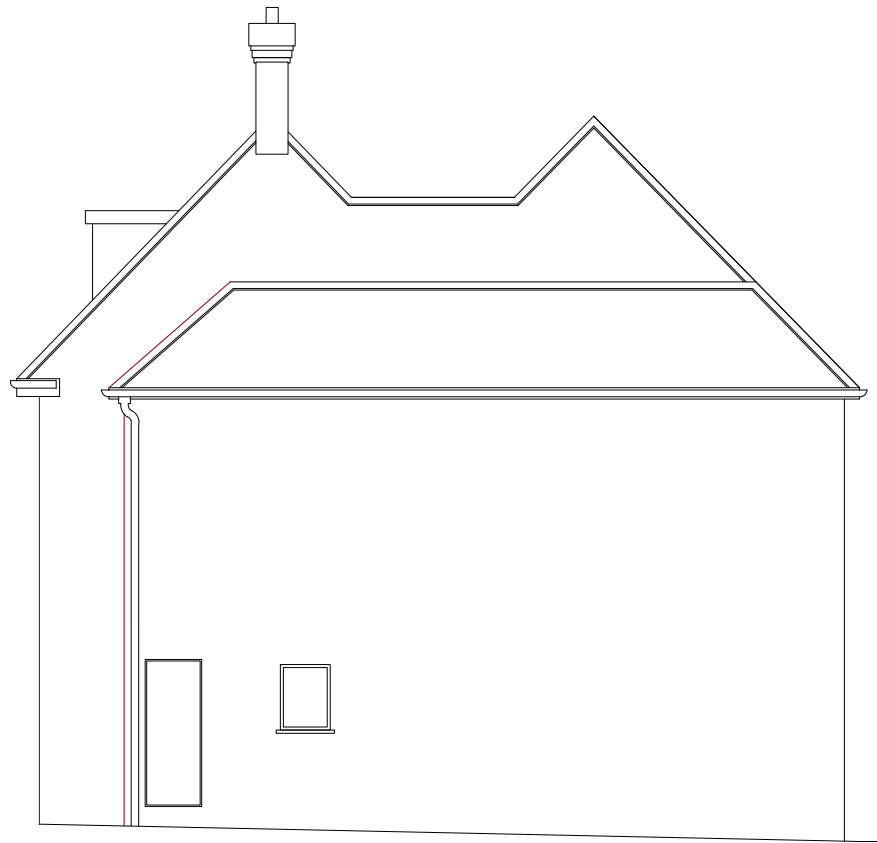
Drawing Title
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Date	Drawn	Checked
02/10/2020	MCW	JM

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Issue Status
Planning Application

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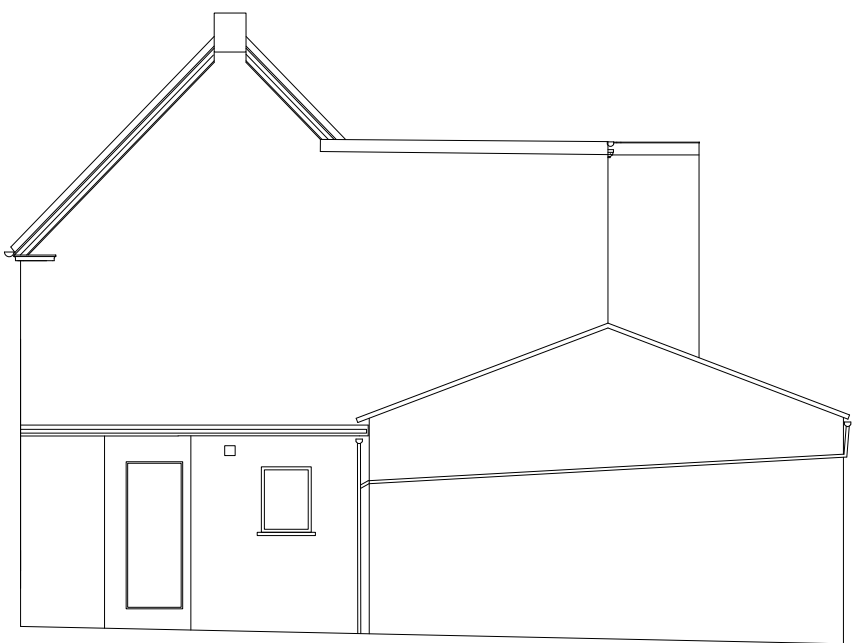


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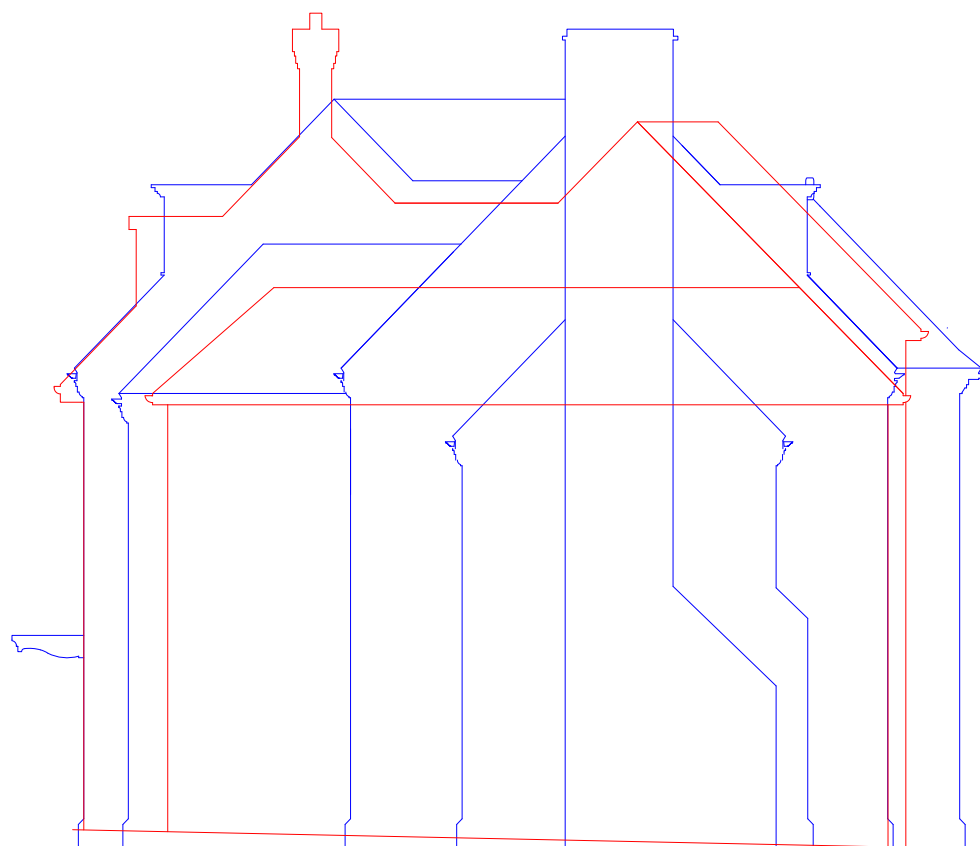
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(approval for full demolition and replacement)



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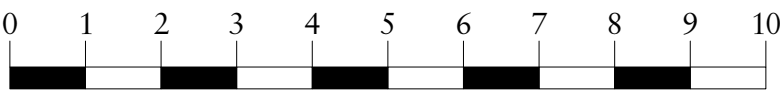


1 Existing Side Elevation - West
Scale: 1:100



4 Comparison Side Elevation - West
Scale: 1:100

Approved Design
Proposed Design



Rev	Date	Details	By
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38 Frogna Lane, NW3

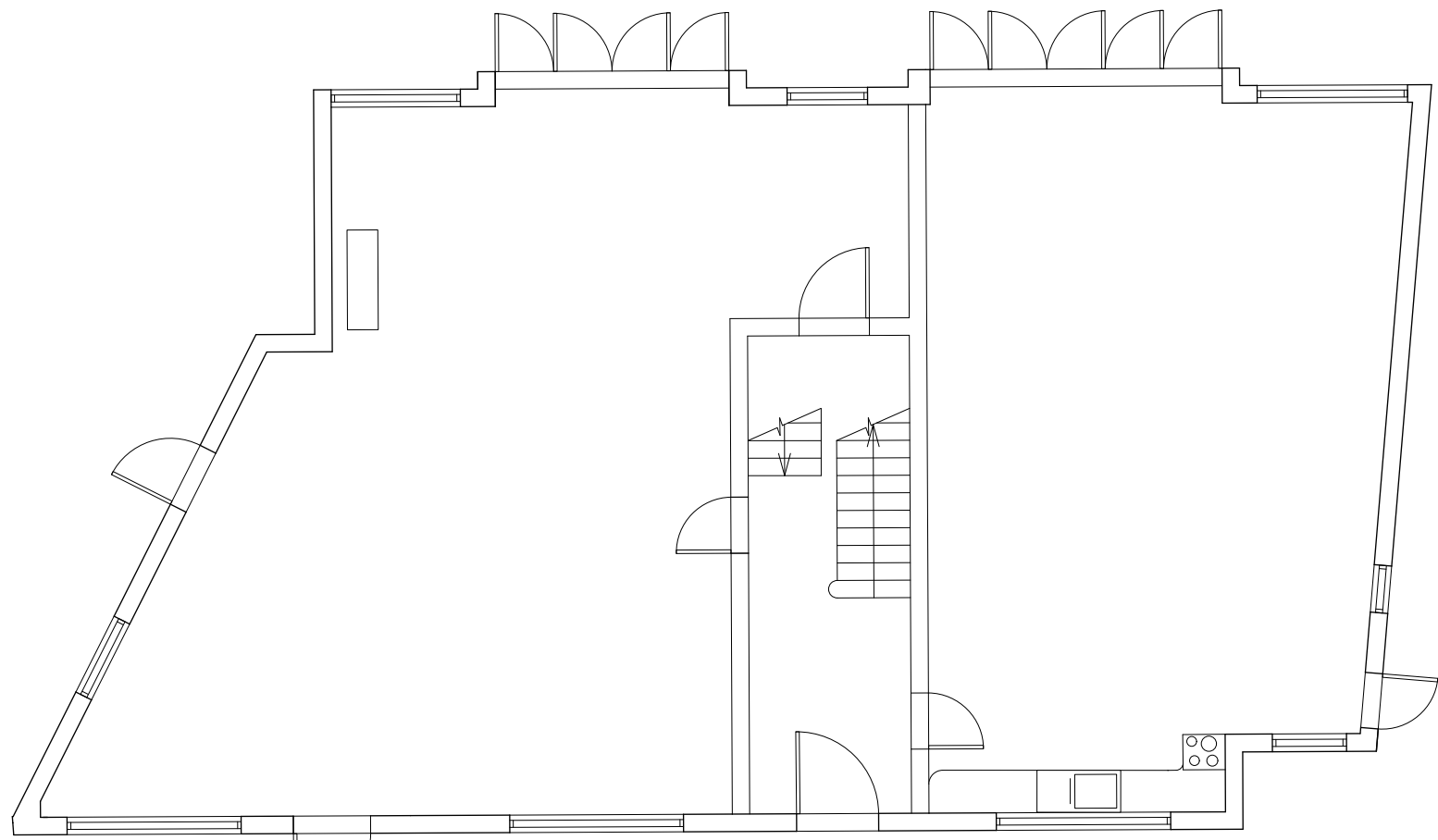
Drawing Title
Side Elevation _ West

Date	Drawn	Checked
02/10/2020	MCW	JM

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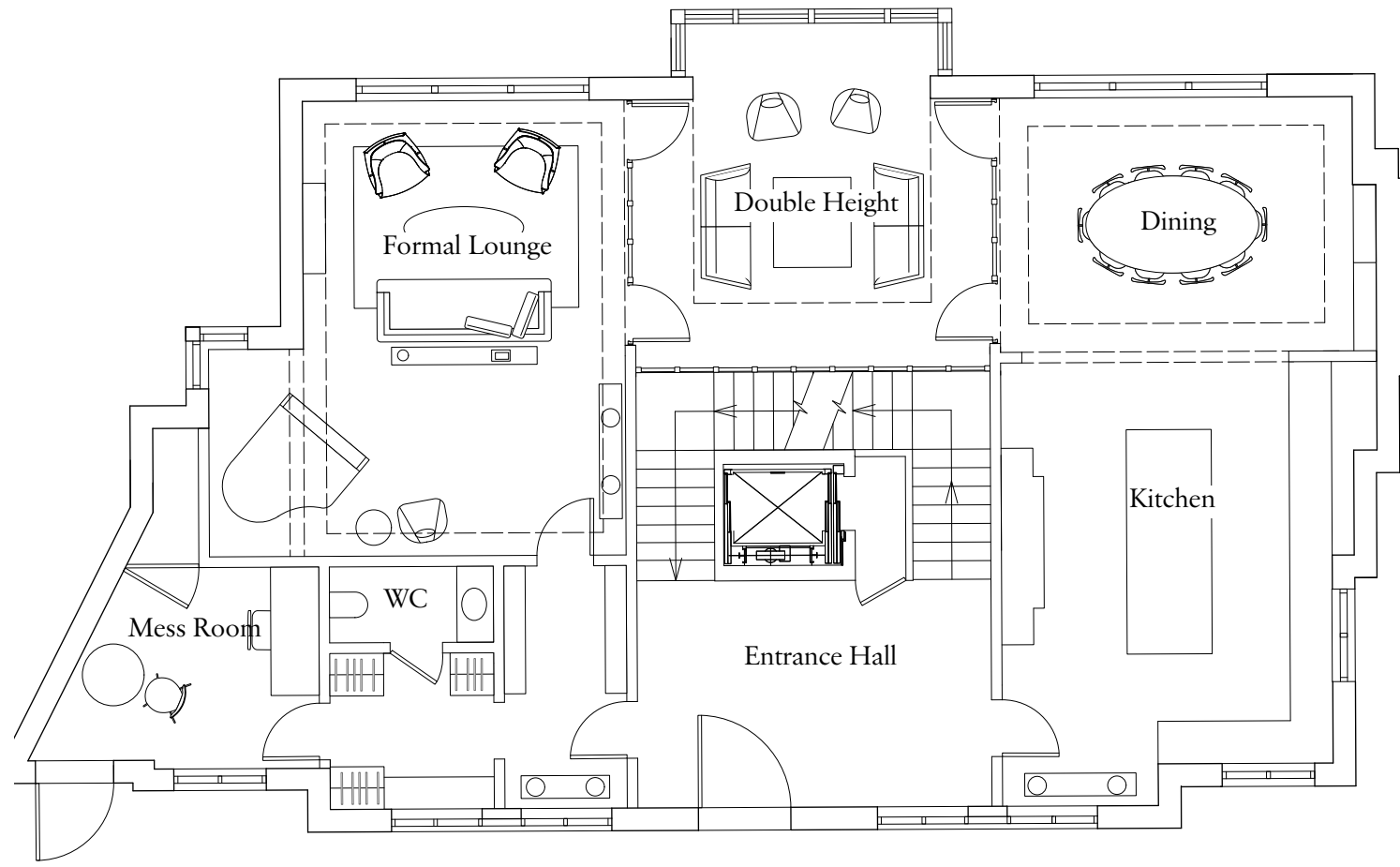
Issue Status
Planning Application

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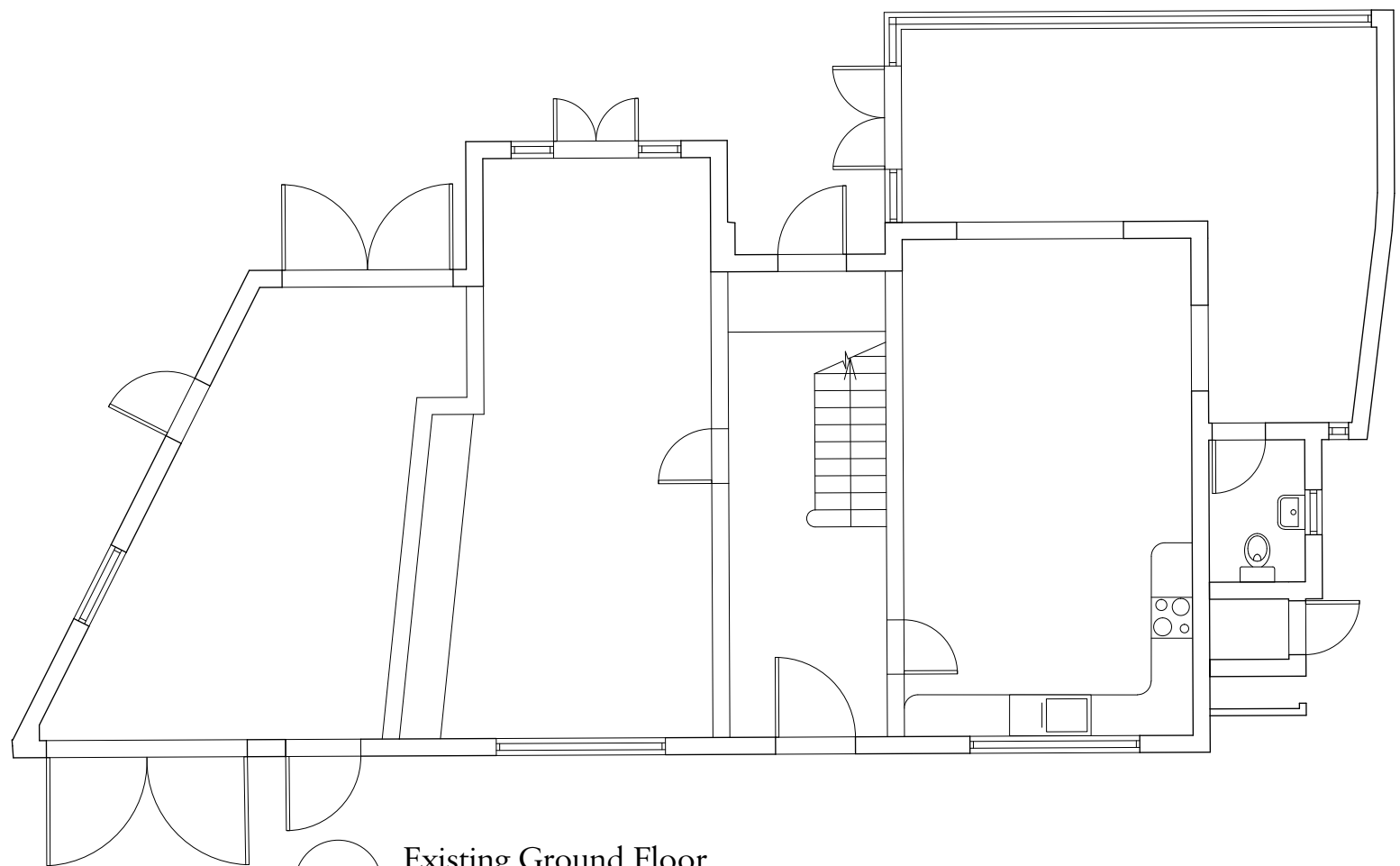
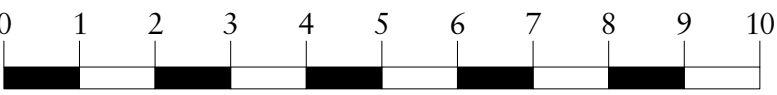
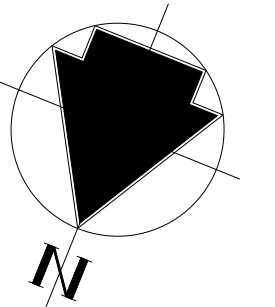


2 Approved Ground Floor
Scale: 1:100

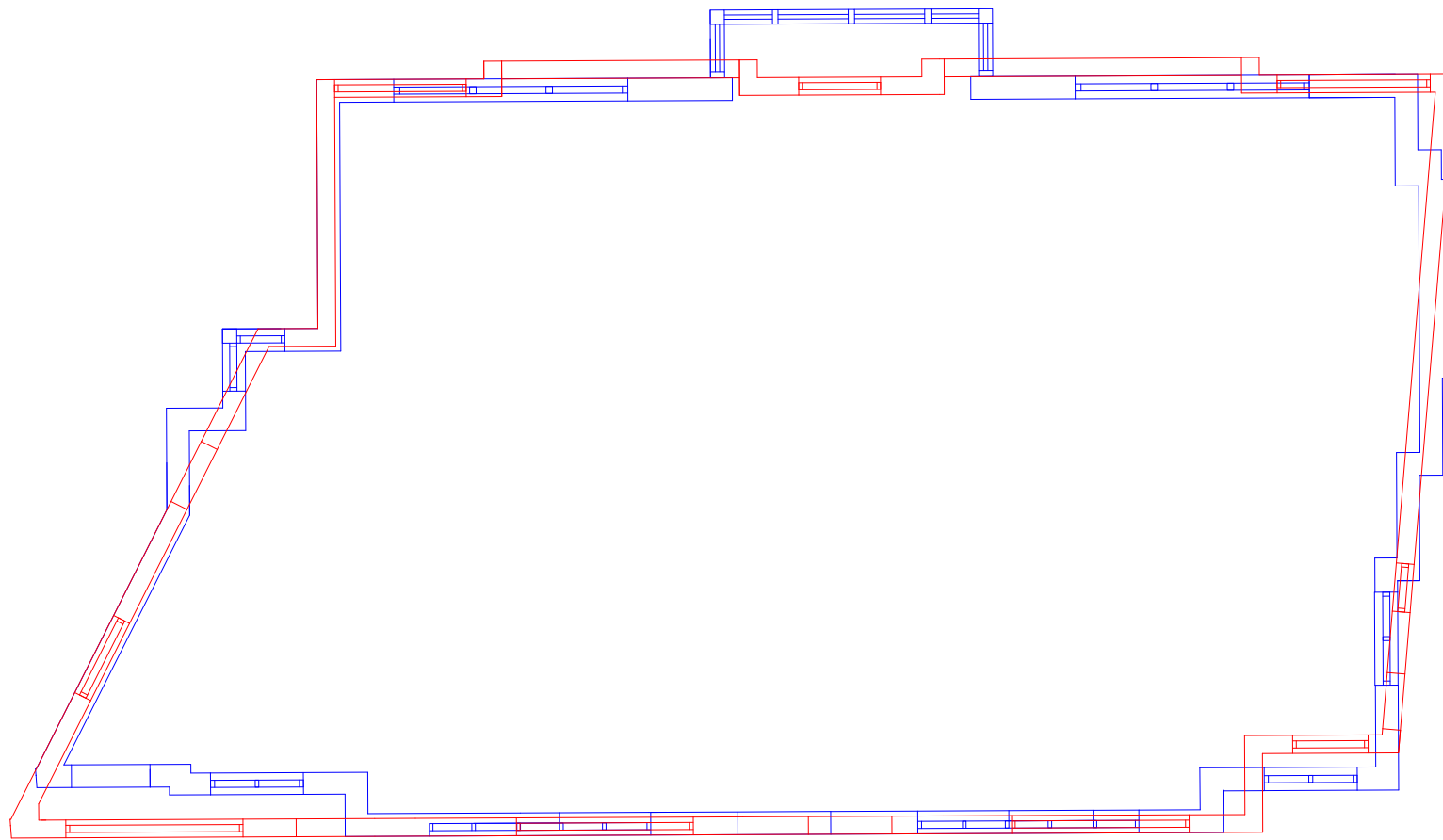
Approved Ref: 2019/4220/P
(approval for full demolition and replacement)



3 Proposed Ground Floor
Scale: 1:100



1 Existing Ground Floor
Scale: 1:100



4 Comparison Ground Floor
Scale: 1:100

Approved Design
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Client

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Project

38 Frogmal Lane, NW3

Drawing Title

Ground Floor Plan

Date

29/09/2020

Drawn

MCW

Checked

JM

Scale

1:100 @ A1 / 1:200 @ A3

Issue Status

Planning Application

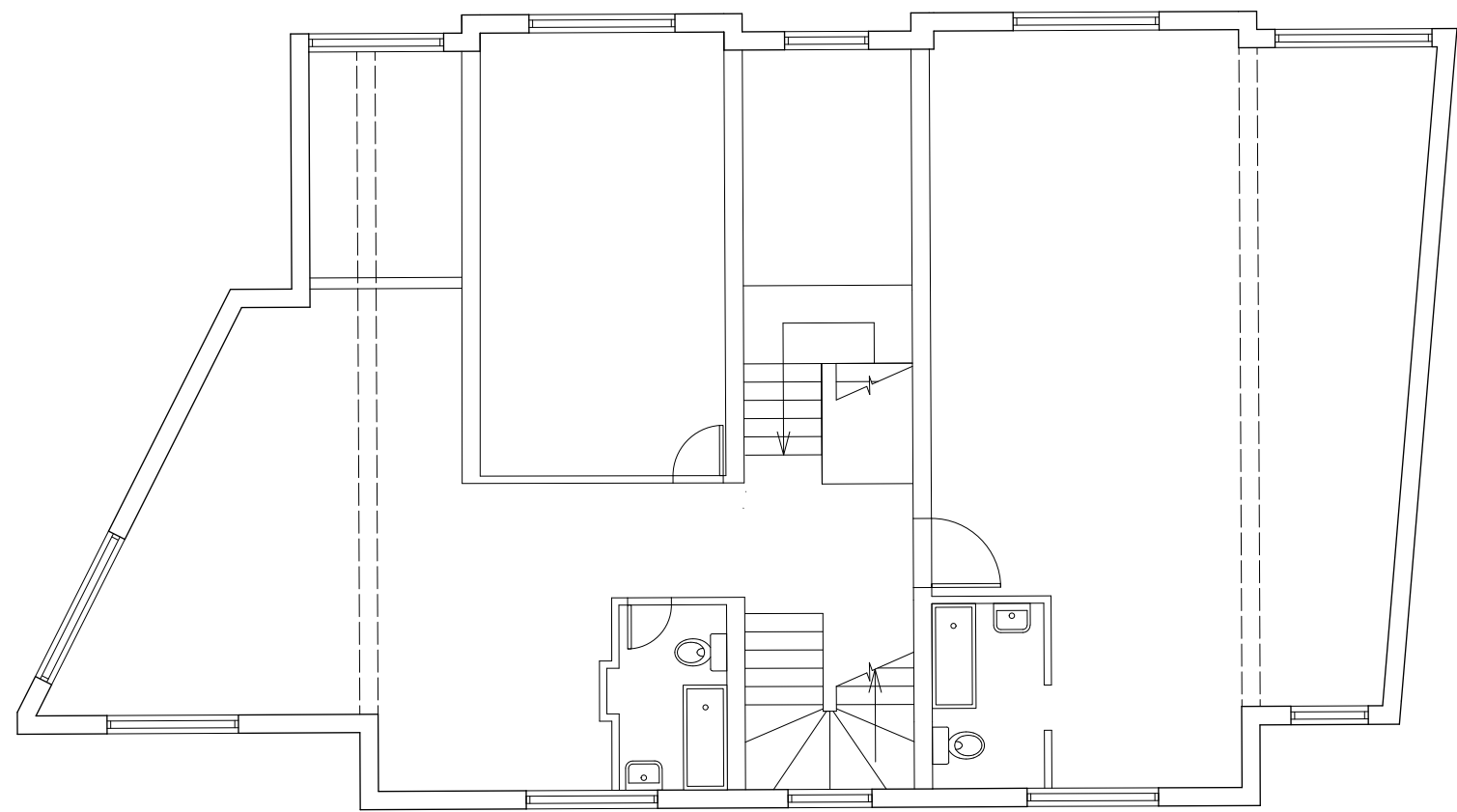
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Drawing Number

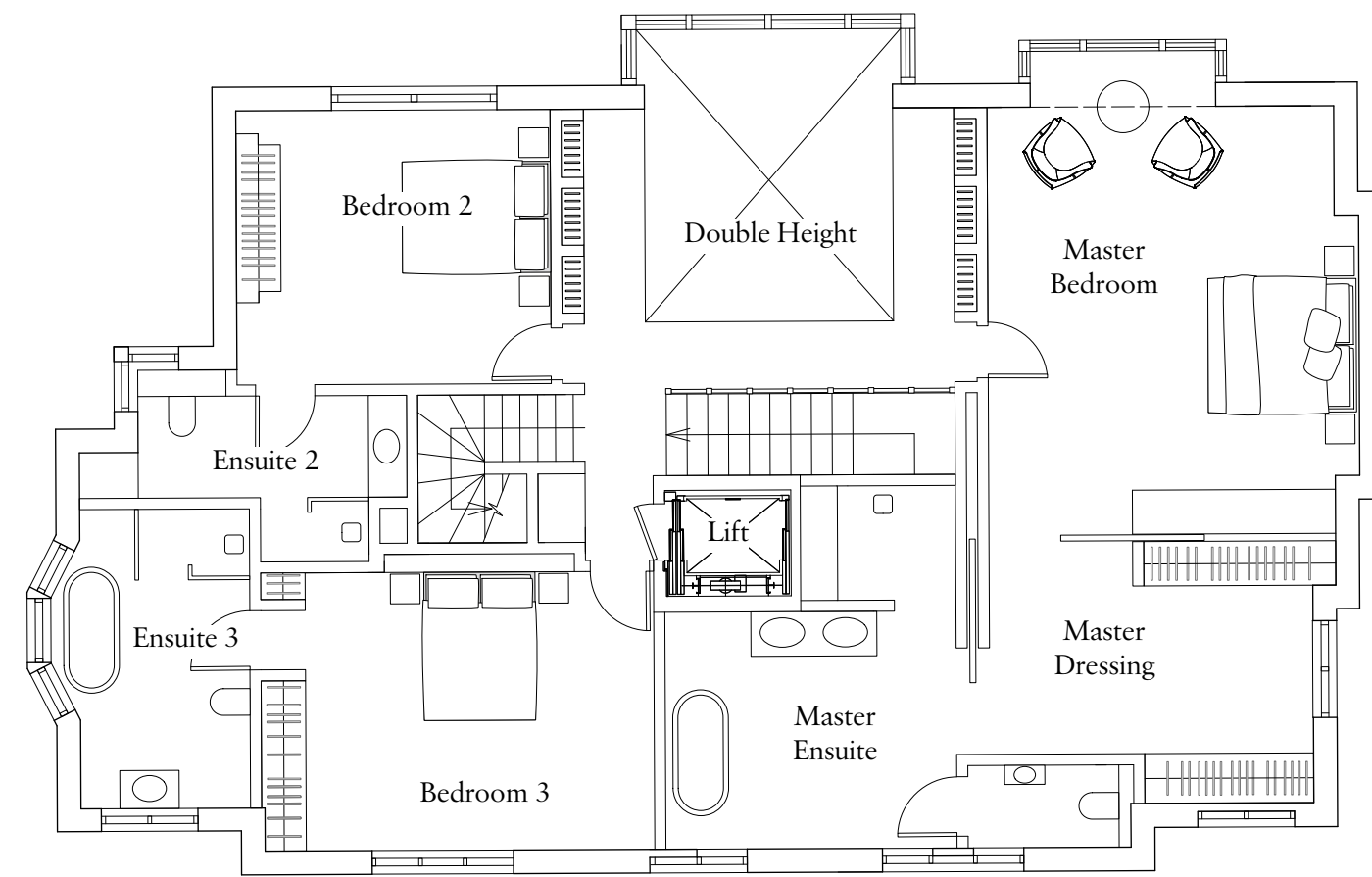
PL-100

Revision

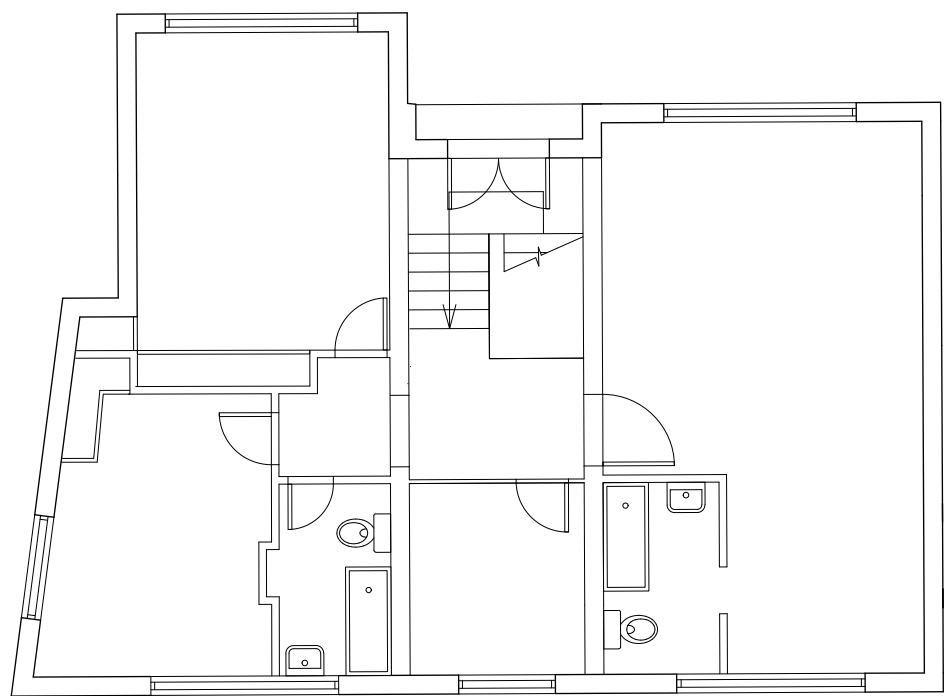
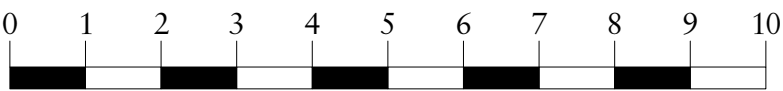
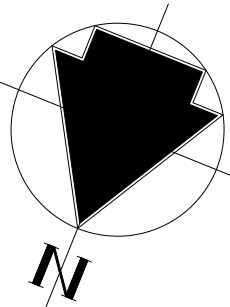


2 **Approved First Floor**
Scale: 1:100

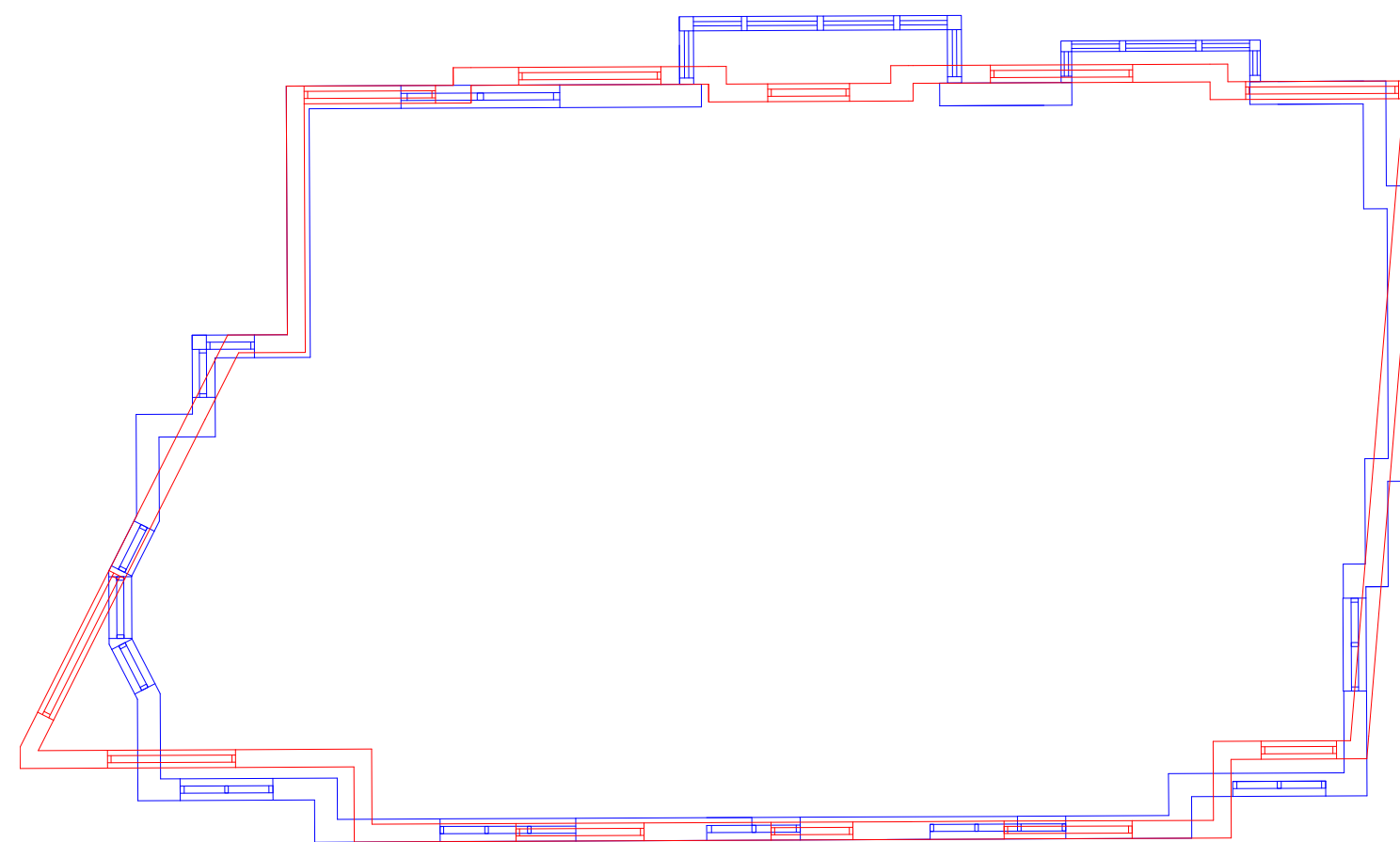
Approved Ref: 2019/4220/P
(approval for full demolition and replacement)



3 **Proposed First Floor**
Scale: 1:100



1 **Existing First Floor**
Scale: 1:100



4 **Comparison First Floor**
Scale: 1:100

Approved Design
Proposed Design

Rev Date Details By

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MRPP

Project
38 Frogmal Lane, NW3

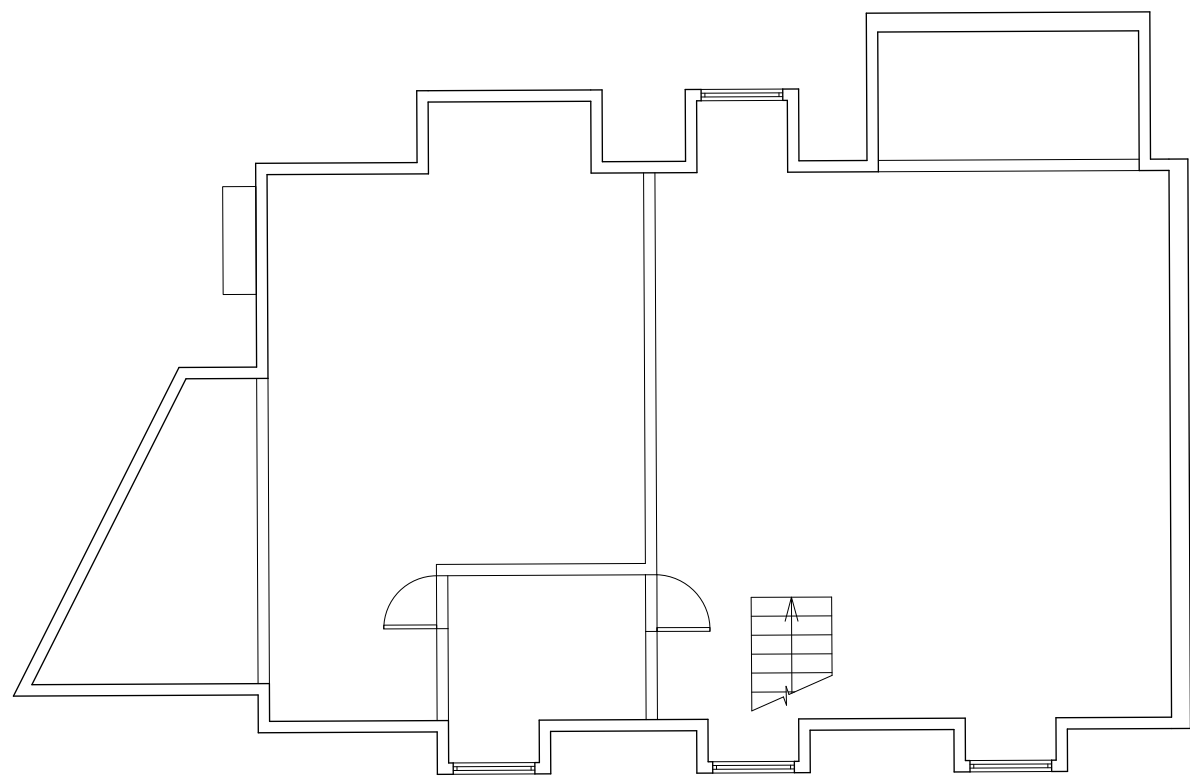
Drawing Title
First Floor Plan

Date Drawn Checked
29/09/2020 MCW JM

Scale
1:100 @ A1 / 1:200 @ A3

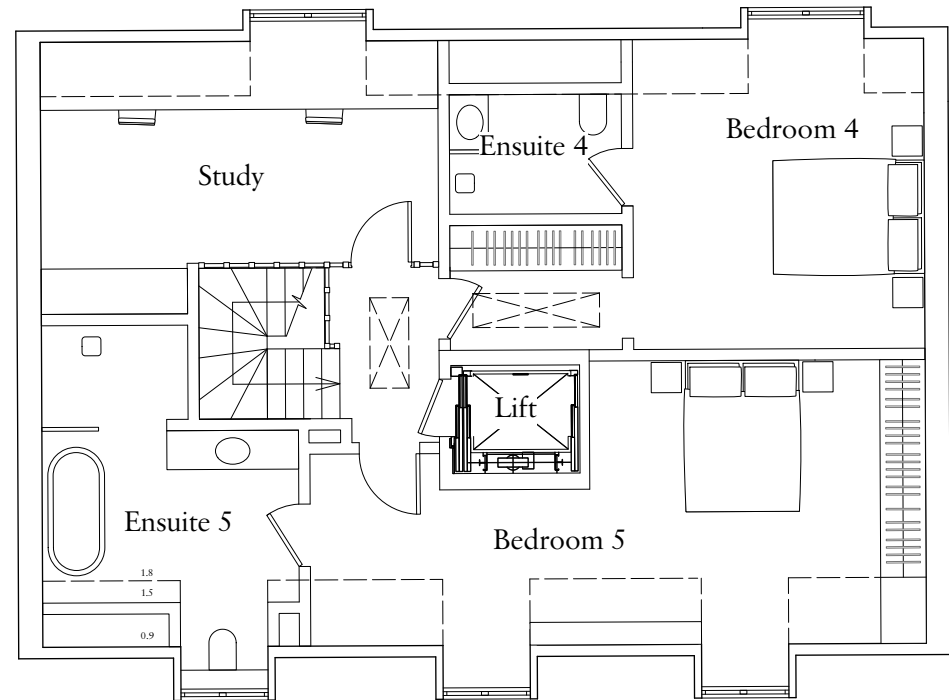
Issue Status
Planning Application

Project Number Drawing Number Revision
20022 PL-101

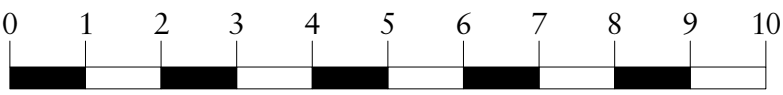
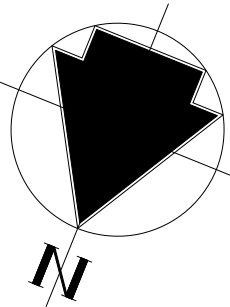


1 Approved Second Floor
Scale: 1:100

Approved Ref: 2019/4220/P
(approval for full demolition and replacement)



2 Proposed Second Floor
Scale: 1:100



Rev	Date	Details	By
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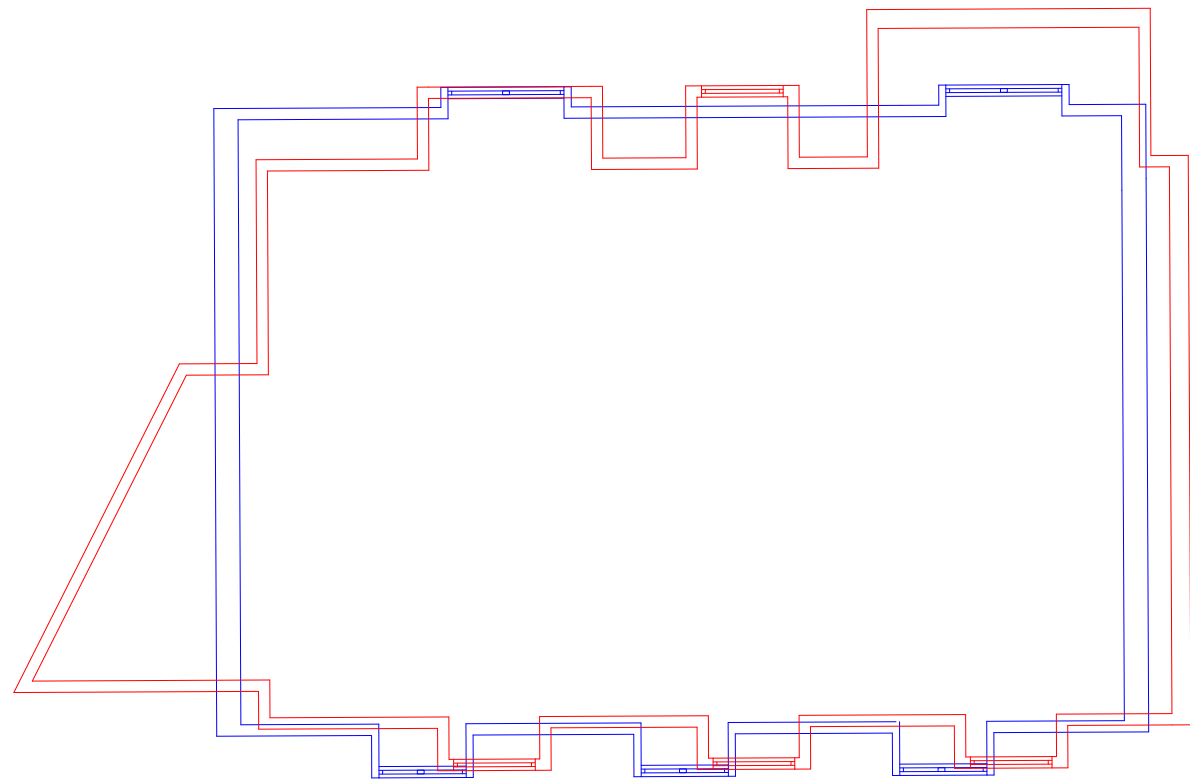
Drawing Title
Second Floor Plan

Date	Drawn	Checked
29/09/2020	MCW	JM

Scale
1:100 @ A1 / 1:200 @ A3

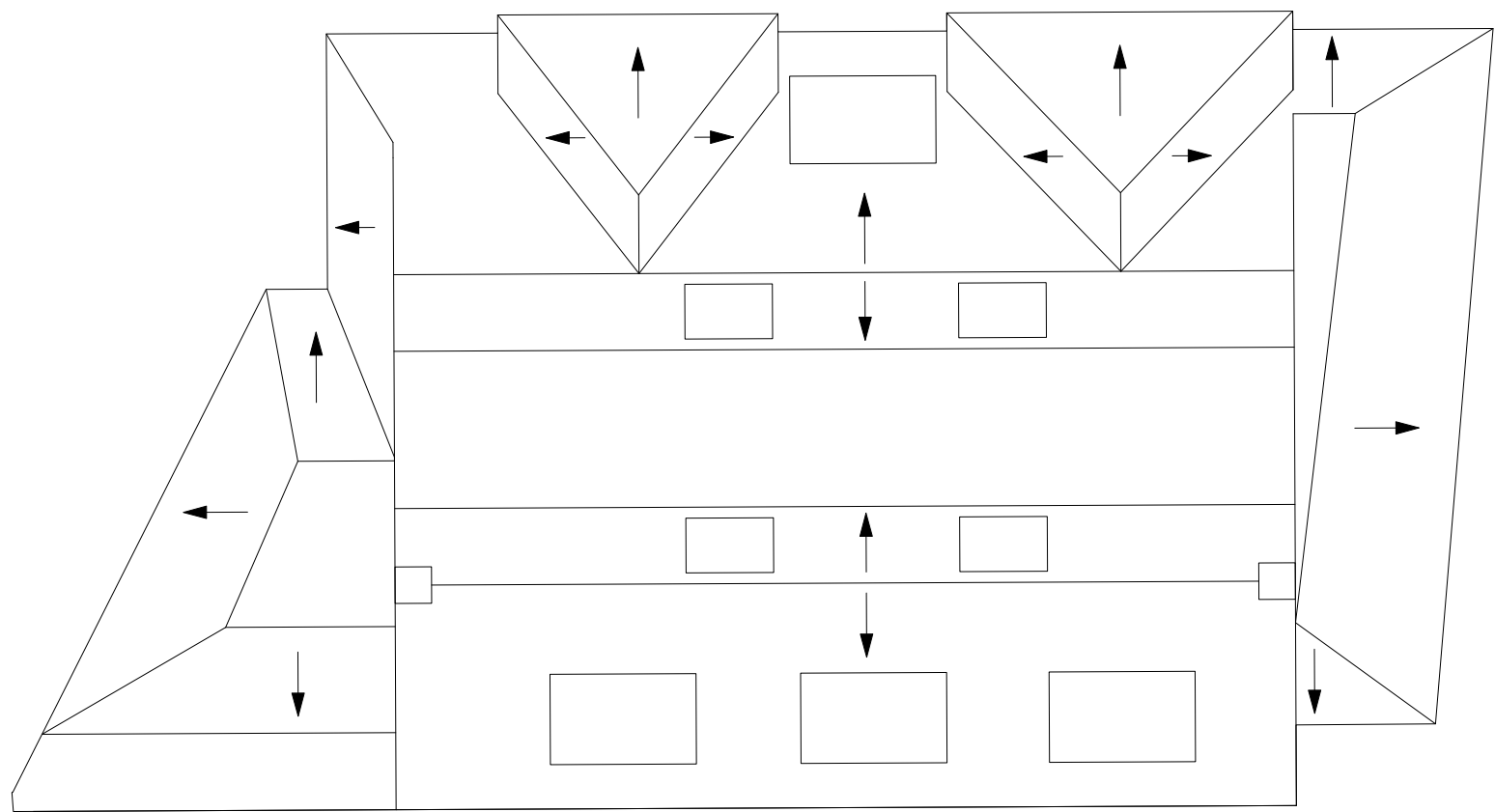
Issue Status
Planning Application

Project Number	Drawing Number	Revision
20022	PL-102	



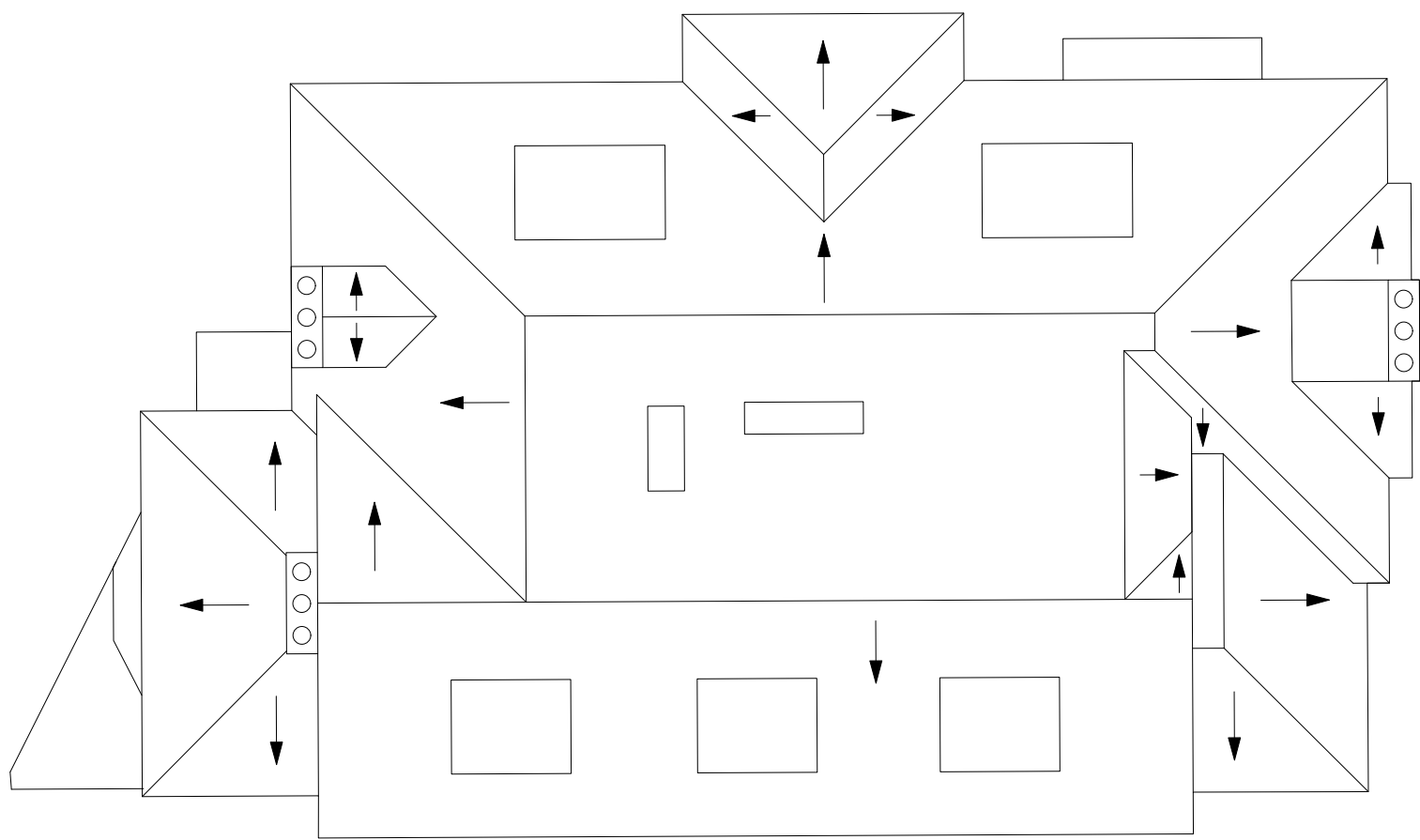
3 Comparison Second Floor
Scale: 1:100

Approved Design
Proposed Design

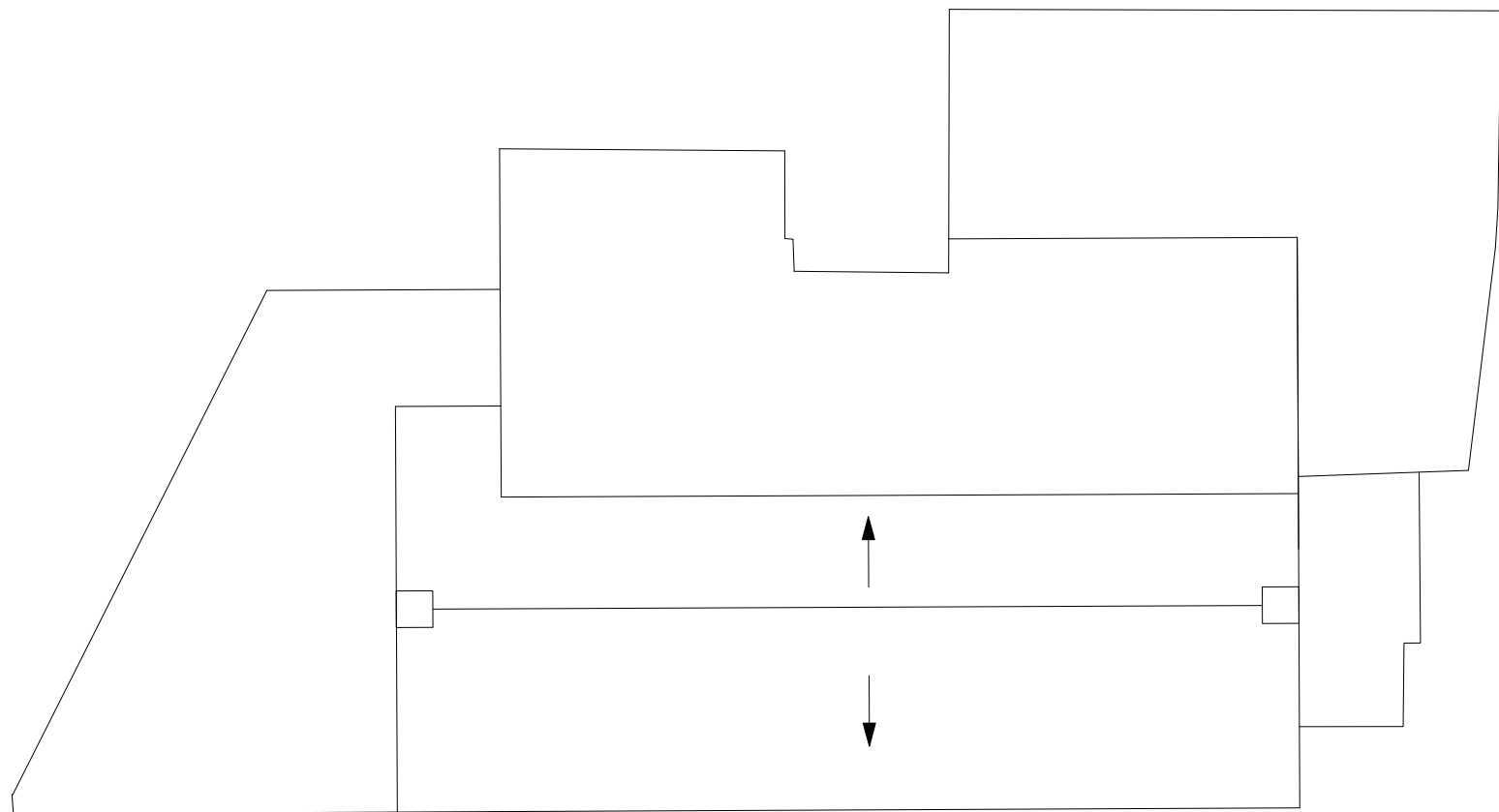
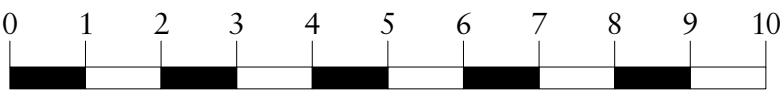
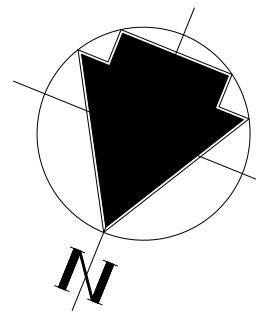


2 Approved Roof Plan
Scale: 1:100

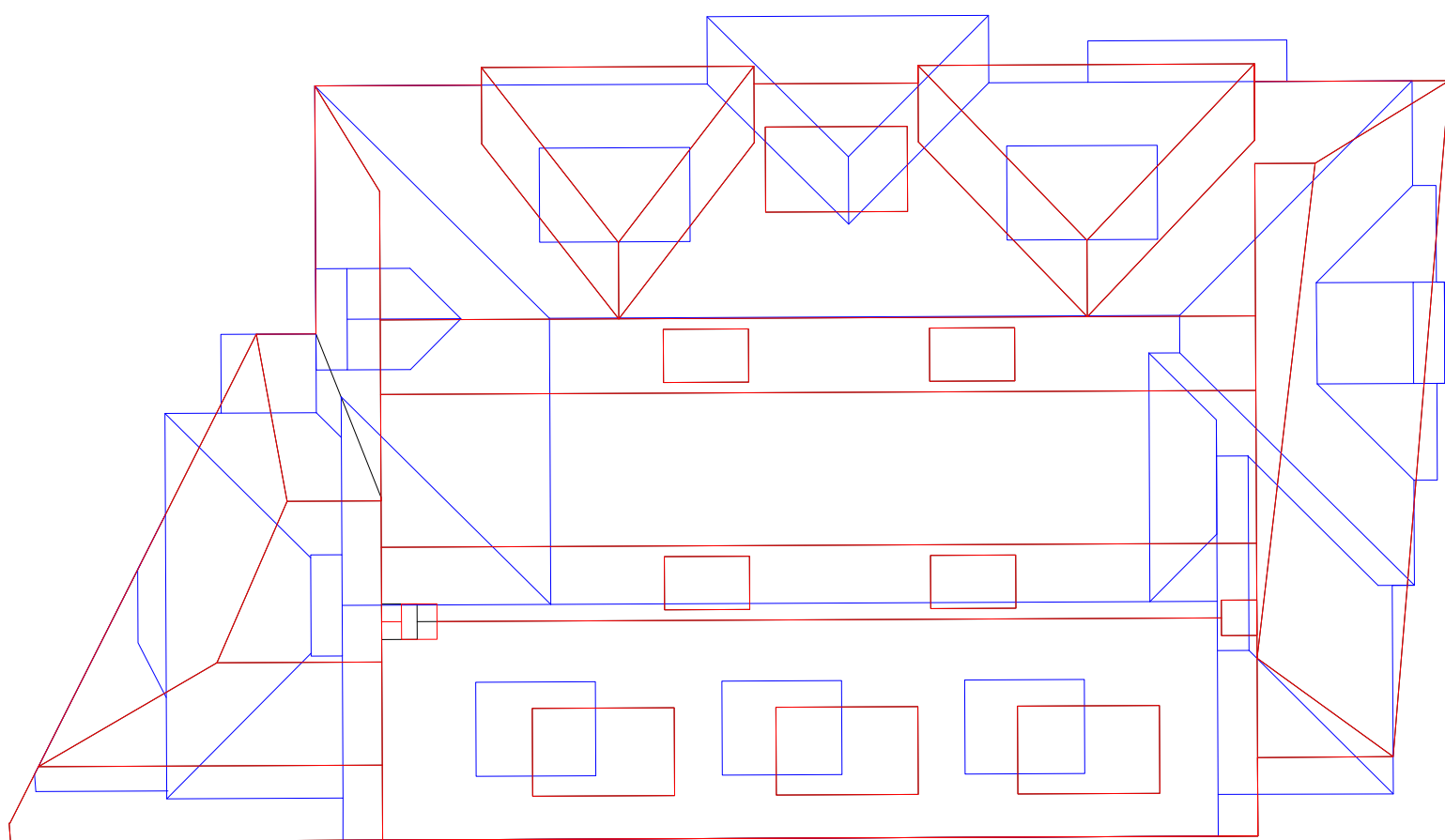
Approved Ref: 2019/4220/P
(approval for full demolition and replacement)



3 Proposed Roof Plan
Scale: 1:100



1 Existing Roof Plan
Scale: 1:100



4 Comparison Roof Plan
Scale: 1:100

Approved Design
Proposed Design

Rev	Date	Details	By
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Drawing Title
Roof Plan

Date	Drawn	Checked
29/09/2020	MCW	JM

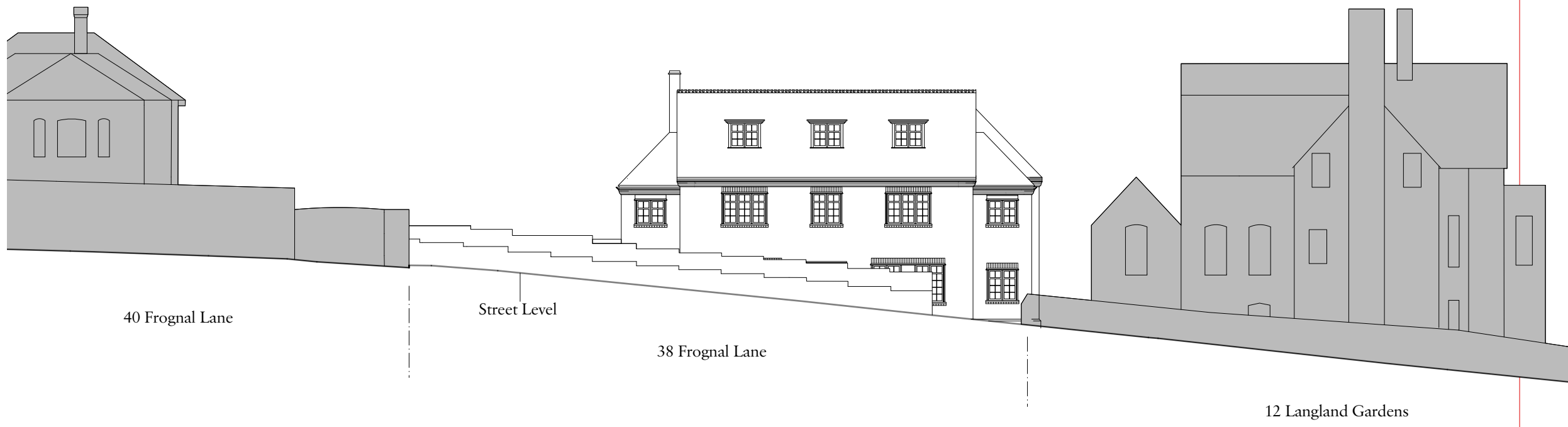
Scale
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Issue Status
Planning Application

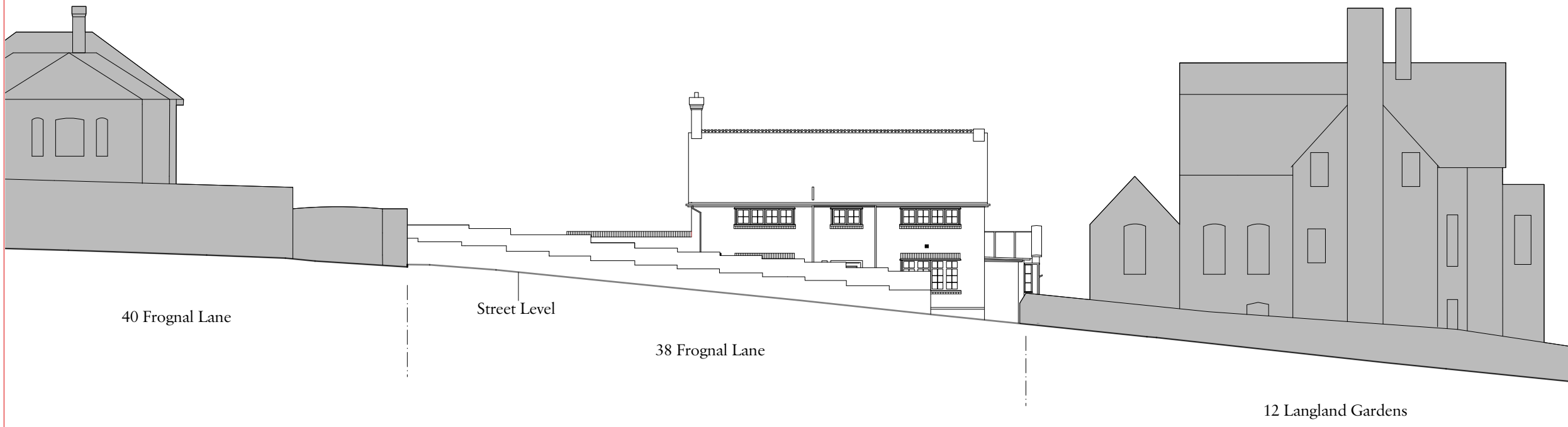
Project Number	Drawing Number	Revision
20022	PL-103	



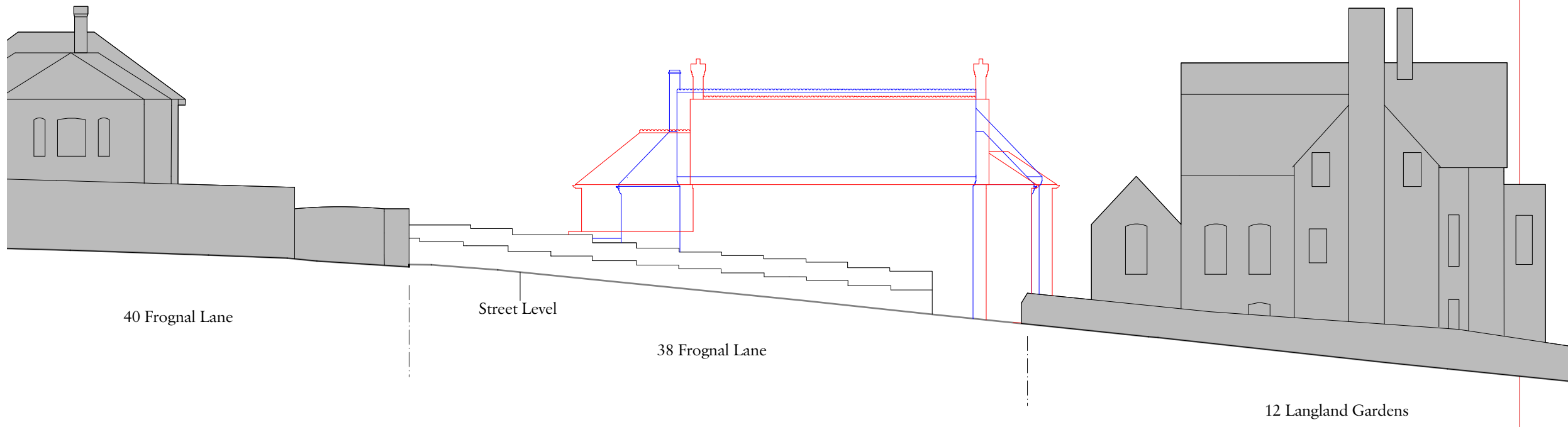
2 Approved Street Elevation
Scale: 1:200
Approved Ref: 2019/4220/P
(approval for full demolition and replacement)



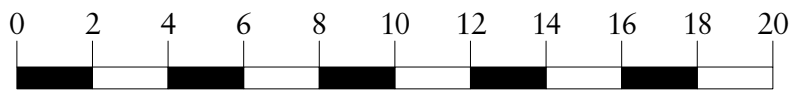
3 Proposed Street Elevation
Scale: 1:200



1 Existing Street Elevation
Scale: 1:200



4 Comparison Street Elevation
Scale: 1:200
Approved Design
Proposed Design



Rev	Date	Details	By
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Drawing Title
Street Elevation

Date	Drawn	Checked
29/09/2020	MCW	JM

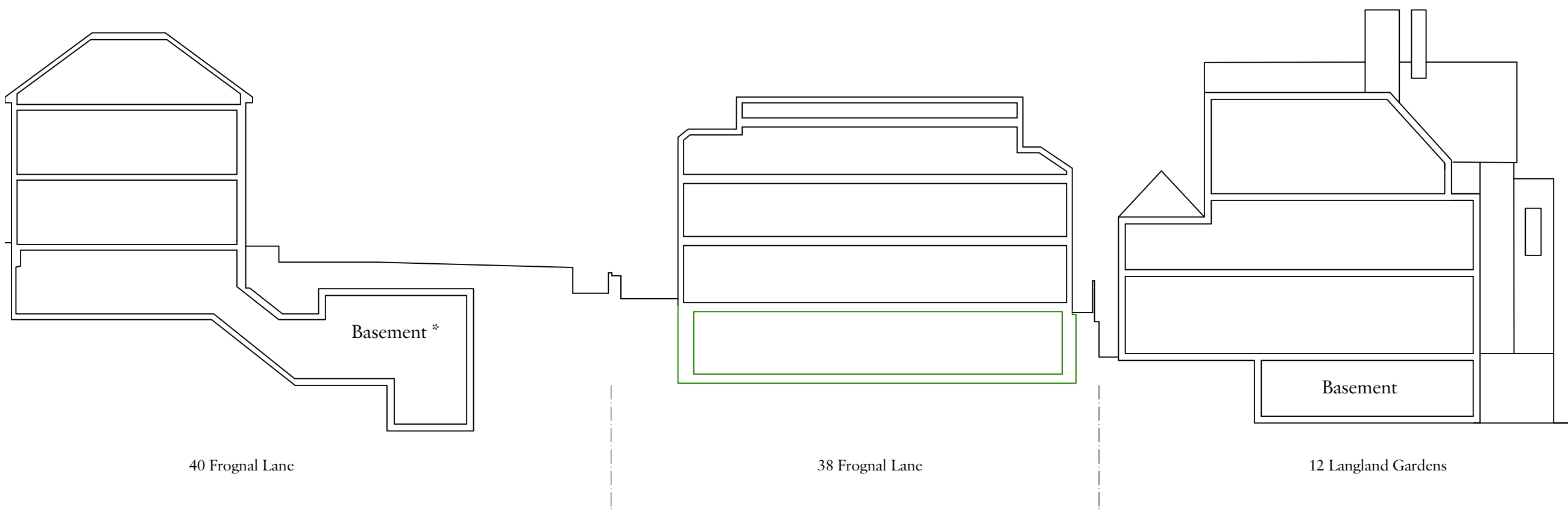
Scale
1:200 @ A1 / 1:400 @ A3

Issue Status
Planning Application

Project Number	Drawing Number	Revision
20022	PL-204	

40 Frogmal Lane position from O/S.

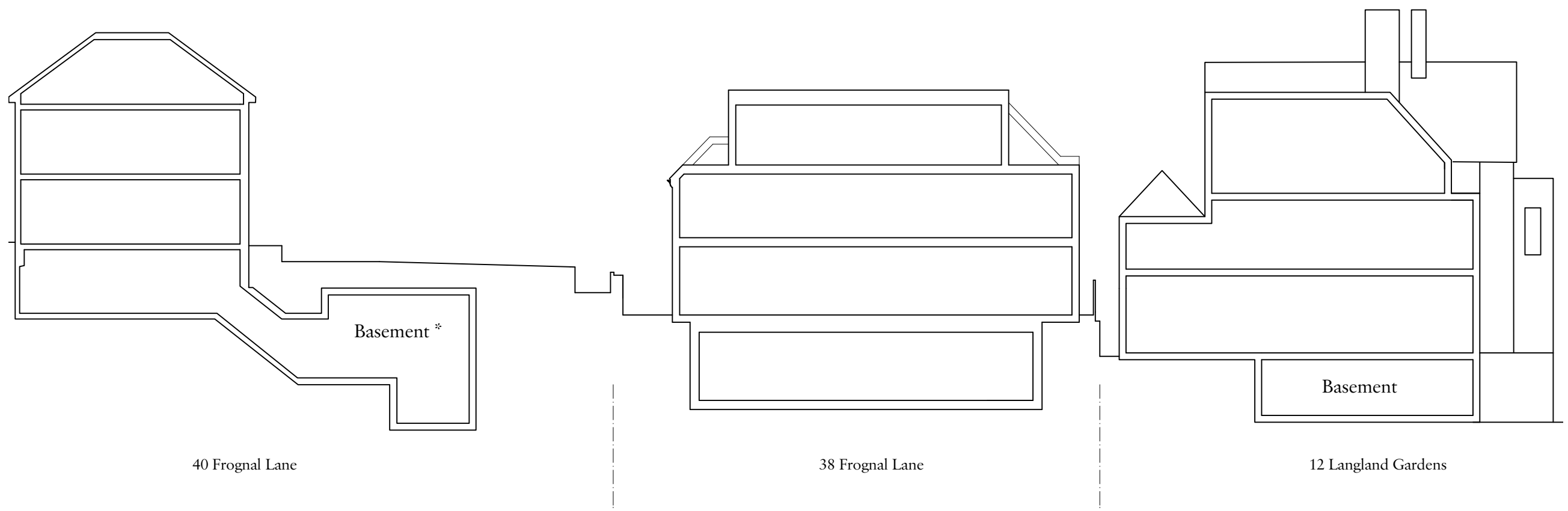
12 Langland Gardens position from O/S.



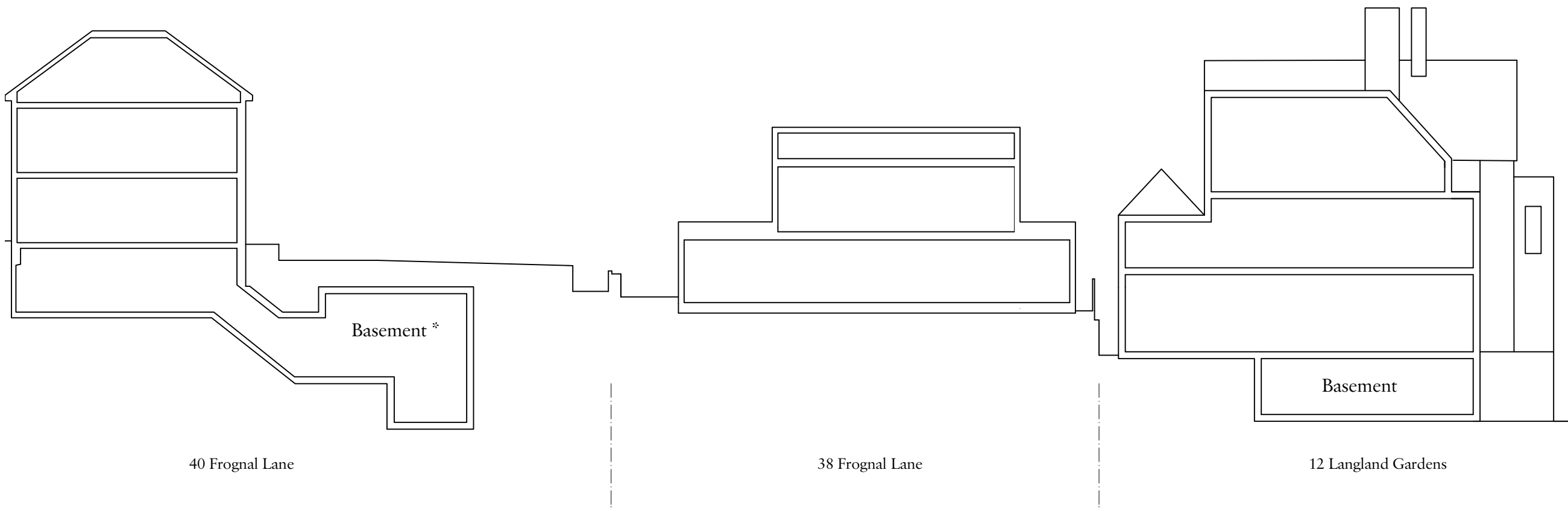
2 Approved + Consented Section
Scale: 1:200

Approved Ref: 2018/5502/P
(approval for full demolition and replacement)

Consent Ref: 2014/5915/P
(consent for basement level swimming pool excavation)
Expired on 11th May 2019



3 Proposed Section
Scale: 1:200

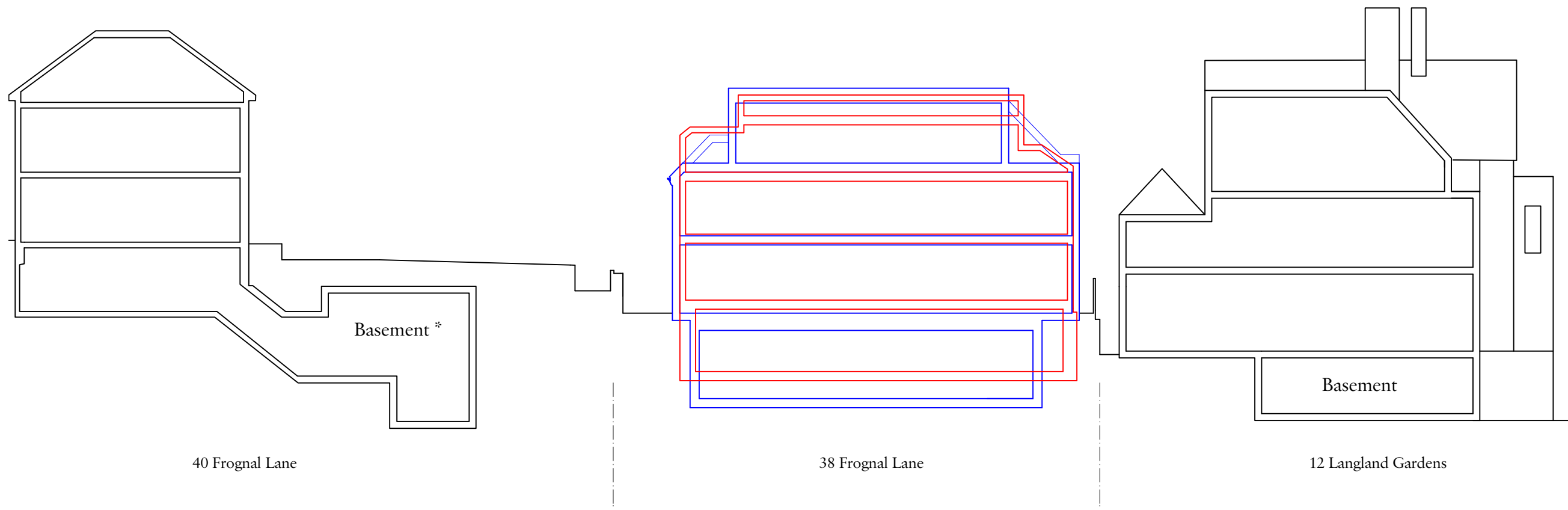


1 Existing Section
Scale: 1:200

40 Frogmal Lane position from O/S.

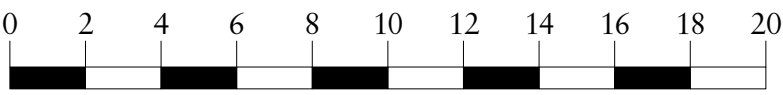
* Basement Plan derived from Planning
application ref: 2014/5915/P
Live consent until 1 May 2021

12 Langland Gardens
position from O/S.



4 Proposed Front Elevation
Scale: 1:200

Approved Design
Proposed Design



Rev	Date	Details	By
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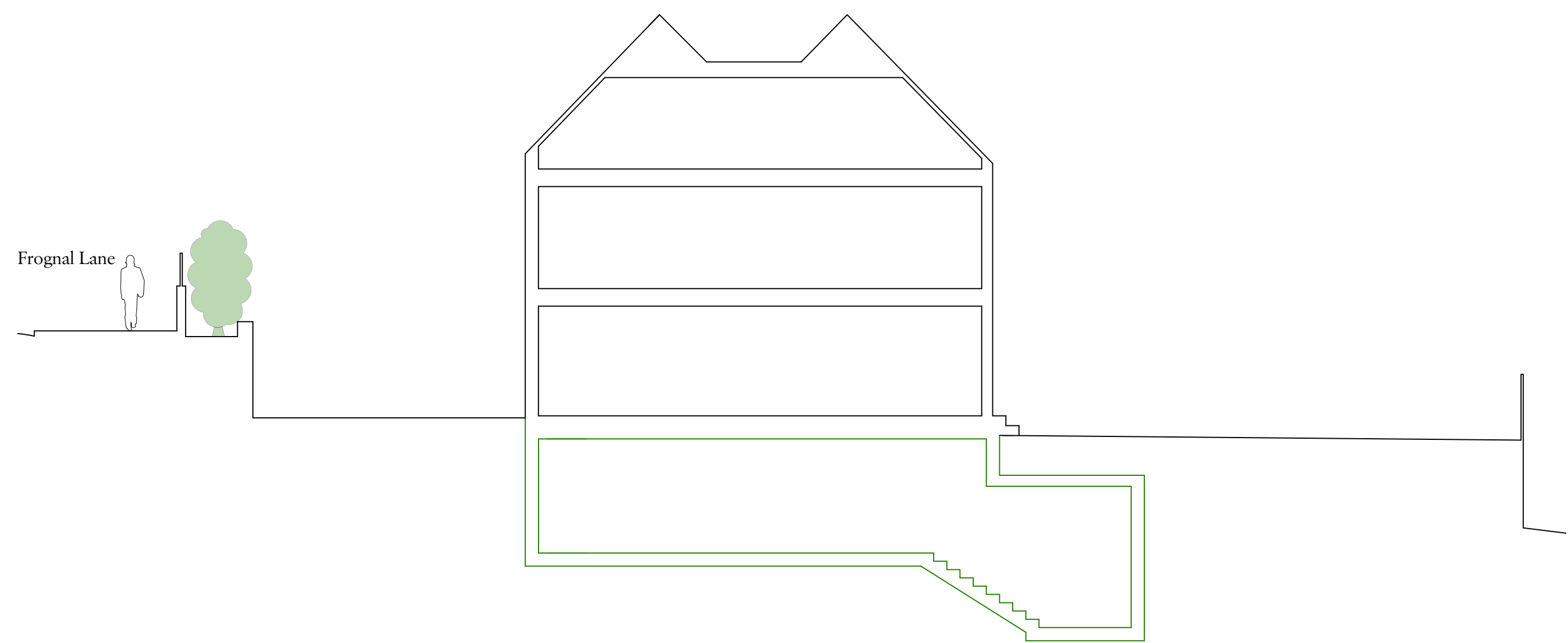
Drawing Title
Sections - AA

Date	Drawn	Checked
29/09/2020	MCW	JM

Scale
1:200 @ A1 / 1:400 @ A3

Issue Status
Planning Application

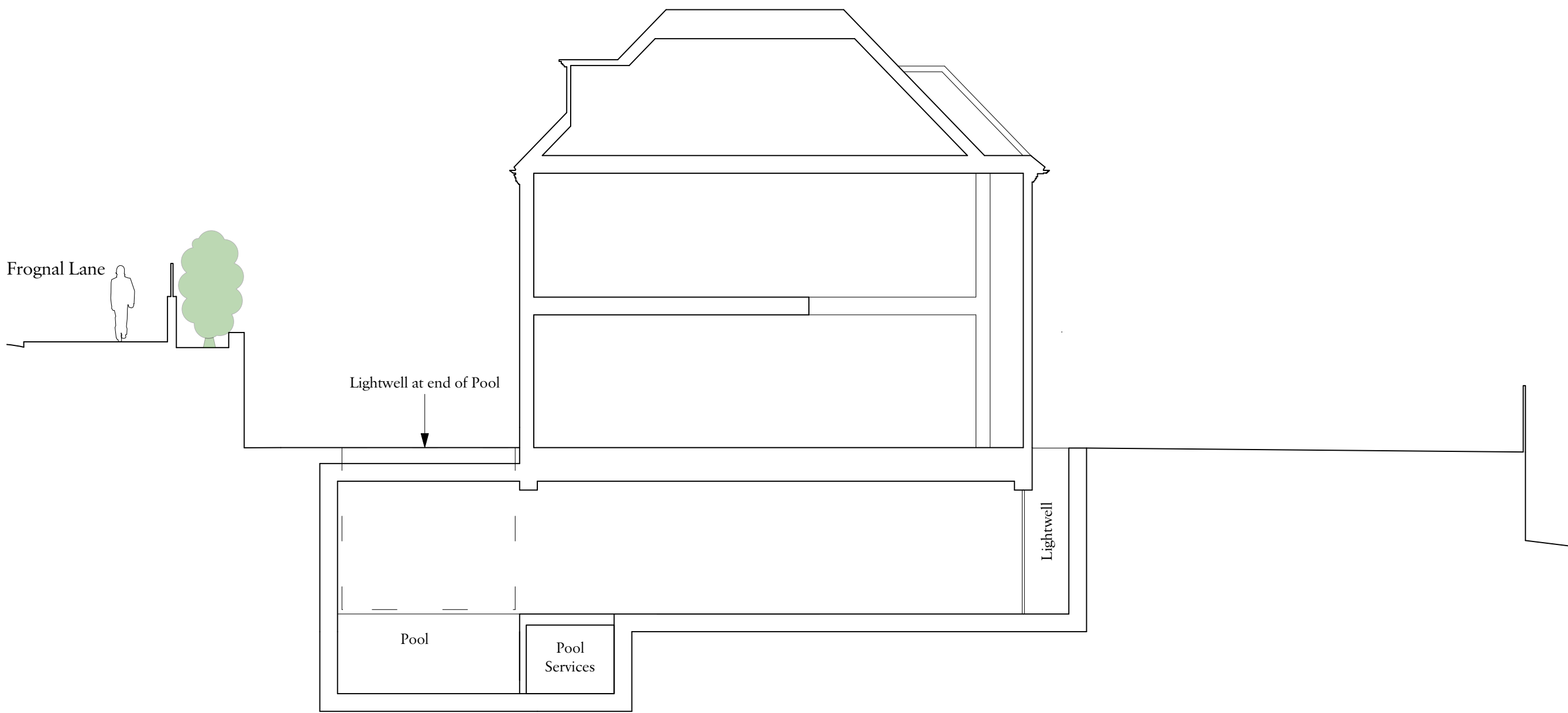
Project Number	Drawing Number	Revision
20022	PL-300	



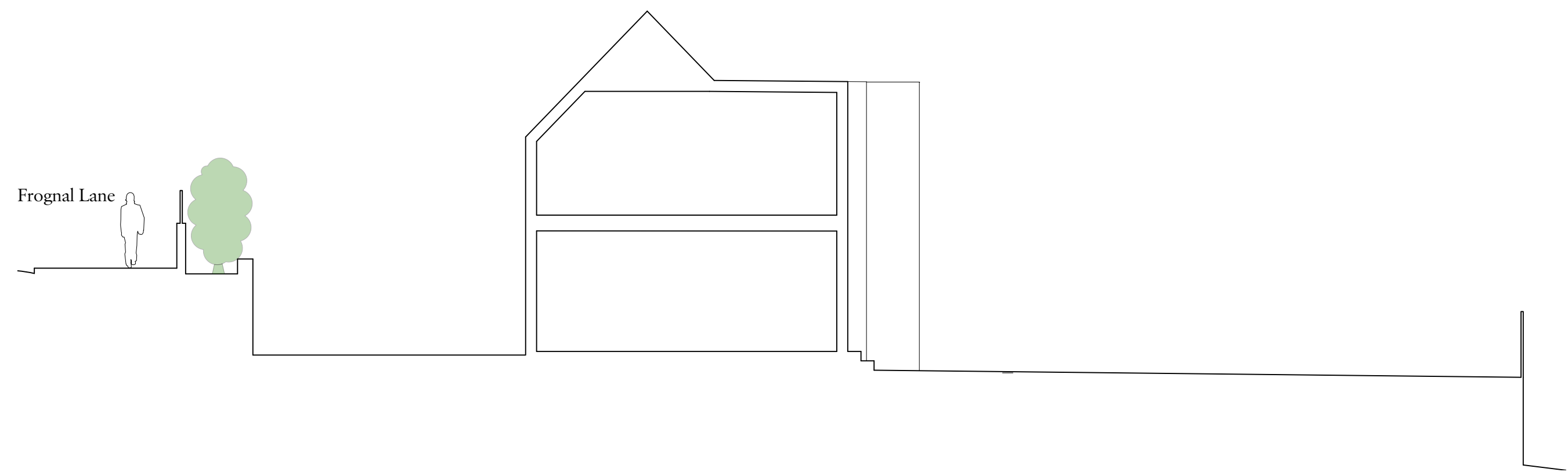
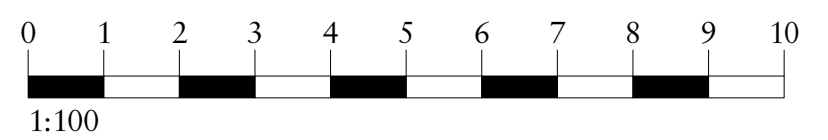
2 Approved + Consented Section - BB
Scale: 1:100

Approved Ref: 2018/5502/P
(approval for full demolition and replacement)

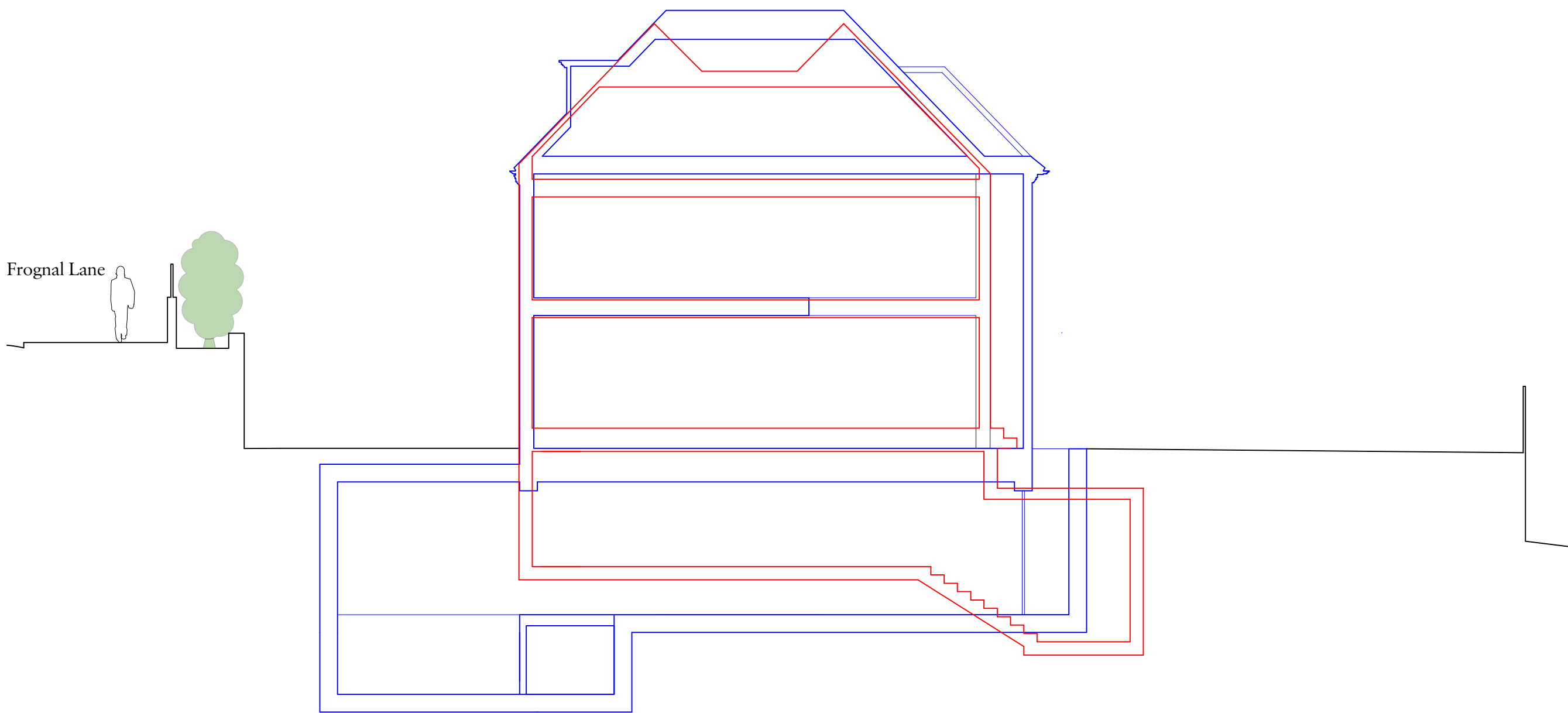
Consent Ref: 2014/5915/P
(consent for basement level swimming pool excavation)
Expired on 11th May 2019



3 Proposed Section - BB
Scale: 1:100



1 Existing Section - BB
Scale: 1:100



4 Comparison Section - BB
Scale: 1:100

Approved Design
Proposed Design

Rev	Date	Details	By
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Drawing Title
Sections - BB

Date	Drawn	Checked
02/10/2020	MCW	JM

Scale
1:100 @ A1 / 1:200 @ A3

Issue Status
Planning Application

Project Number	Drawing Number	Revision
20022	PL-305	