

2.0 Context Analysis

2.7 Contribution of Frognal Gardens to significance of the Conservation Area

Verdant Character

Frognal Gardens is a quiet residential road with a secluded character, set back from the busier main roads. Trees in front gardens obscure much of the historic architecture. Glimpses of the buildings are possible from Church Row and Frognal, but essentially the street is experienced from close up.

Gardens and green spaces play an important role in the Hampstead Conservation Area generally. Buildings have small front gardens with low walls and stone gate piers. Boundary walls, planting and railings all contribute to the attractive character of the area.



1. Looking East: Frognal Gardens towards the Northern Green Corner

- Mature trees partly conceal buildings.
- Planted boundary conditions with trimmed hedges create a “garden wall” boundary condition at the back of the pavement, visually defining the street



2. Looking West: Frognal Gardens

- Trees and vegetation make an important contribution to the street scene.
- Smaller trees, hedges and shrubs form areas of personalised soft landscaping in front gardens.



3. Looking North: Frognal Gardens

- The western side of Frognal Gardens is dominated by mature Lime trees.



4. Looking at the Green Corner

- 18a Frognal Gardens is largely screened by a 3-4m Laurel hedge that acts as a “garden wall” bracketing the high wall adjacent the lane.
- The northern corner of Frognal Gardens where the road turns down the hill is vibrantly green, layered with the mature trees within the back gardens of the houses on Holly Walk.

2.0 Context Analysis

2.7 Contribution of Frognal Gardens to significance of the Conservation Area

Frognal Gardens North Streetscape



No 100 Frognal



Entrance to No 20 Frognal Gardens



No 20 Frognal Gardens



18b & 18a Frognal Gardens



Garden Wall at the corner of Frognal Gardens

Frognal Gardens East Streetscape



No 16 Frognal Gardens



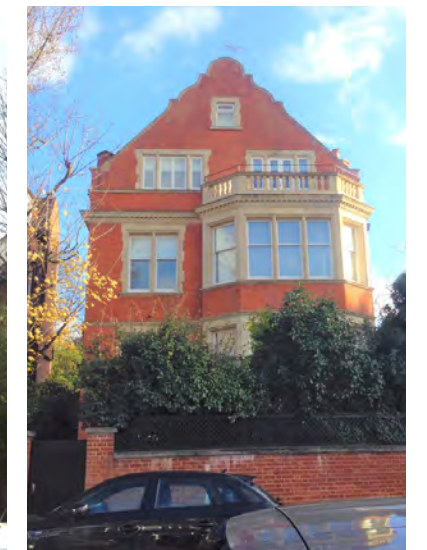
Nos 14 & 12 Frognal Gardens



Nos 10 & 8 Frognal Gardens



Nos 6 & 4 Frognal Gardens



No 2 Frognal Gardens

Frognal Gardens is predominantly of the 1890s, but includes the 1960's brick house under current consideration. The wide range of architectural styles is representative of the entire Hampstead Conservation Area.

Frognal Gardens was laid out in the late 1880s by Alexander Gray, who had bought the Old Mansion (the Grade II* listed 94 Frognal) and its grounds. The corner house on Frognal (No 100 Frognal) is dated 1891 and was

designed by James Neale, a pupil of the renowned Gothic Revival architect George Edmund Street; Neale extended the Old Mansion for Gray at this time as well. 18a stands on the former garden of No 18, Frognal End, a large house of 1892 built for the popular historian Sir Walter Besant.

The five large buildings on the east side of the street (Nos 2-16) date from this period: these very tall houses, which take the domestic inspirations of late Victorian

architecture to elevated heights, are also ascribed to Neale. Building height is one of the contributory factors to this part of the Conservation Area: Frognal Mansions and The Heights are singled out in the Conservation Area Statement (p. 40) but the lofty nature of buildings can be extended also to Frognal Gardens. The hilly situation, rising up to the north east in Frognal Gardens, accentuates the height of these buildings.

Further buildings were built throughout the 20th century,

including buildings by E. B. Musman of the 1920s on the west side of the street. The present nos. 18 a and b date from the late 1960s, and were designed by unidentified architects. The two buildings are considered by the CA appraisal to be neutral in their impact, and are unremarkable brick-fronted designs of no intrinsic interest. All properties stand in substantial gardens defined by low garden walls with mature trees; Frognal Gardens is an entirely appropriate name for this road with its verdant character.

2.0 Context Analysis

2.8 Architectural Features of the Late Victorian / Early Edwardian Period

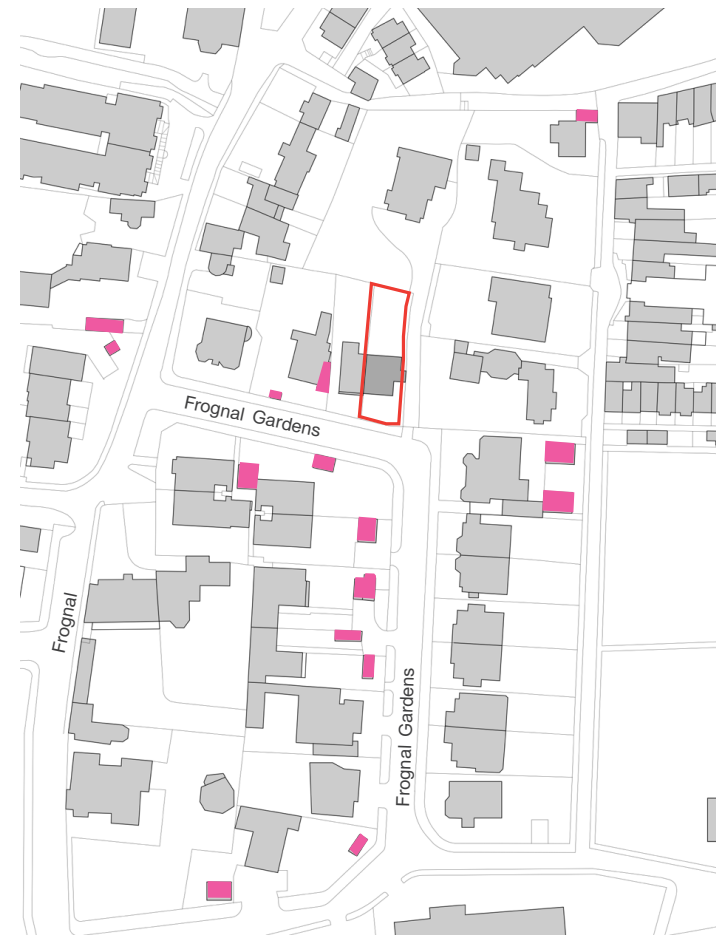


2.0 Context Analysis

2.9 Landscape Context Features

Front Garden Structures

Many one storey structures built out in front gardens can be found in neighbouring properties to the west side of Frogna! Gardens. The majority of these buildings are screened behind planted boundaries, as illustrated in the images below.



Map of low buildings in gardens in the local context.



No 11 Holly Walk



No 3a Frogna! Gardens



No 7 Frogna! Gardens



No 3 Frogna! Gardens



No 7 Frogna! Gardens



No 7 Frogna! Way



No 20 Frogna! Gardens

2.0 Context Analysis

2.9 Landscape Context Features

Landscaped Boundary Conditions

The Conservation Area is characterised by verdant landscaping and mature trees. Boundaries are planted between dwellings and along the pavement edge. The variety of tree species along Froggnal Gardens includes multi-stemmed ornamental trees with a mix of evergreen and semi-evergreen shrubs.



No 20 Boundary



Corner of Froggnal Gardens 18a and 16 boundary



No 10 & 8 Boundary



West Side of Froggnal Gardens



No 16 Front Boundary



No 16 Boundary



No 16 Boundary



No 14 Boundary



No 14 & 12 Boundary



East Side of Froggnal Gardens

2.0 Context Analysis

2.10 Contribution of 18a Frogna Gardens to significance of the Conservation Area

18a Frogna Gardens is not a designated Heritage Asset, but is situated within a Conservation Area. Below, we assess the contribution made by the present building to the Hampstead Conservation Area, in line with Historic England's Advice Note 1: Conservation Area Designation, Appraisal and Management (2016). It provides a checklist for assessing the contribution made by a building to the character and appearance of a conservation area.

Is it the work of a particular architect or designer of regional and local note?

No. The house and adjoining no. 18b Frogna Gardens were built in the mid-1960s. The architect is not known.

Does it have landmark quality?

No, the building does not have landmark quality. It is situated on the north side of Frogna Gardens. While it is visible behind no. 20 Frogna Gardens when seen from Frogna it is not visible from the junction with Church Row and St John's Church (Grade I).

Does it reflect a substantial number of other elements

in the conservation area in age, style, materials, form or other characteristics?

No. The building is a modernist 1960s addition to a largely late Victorian street with "substantial red brick houses with stone dressings and gables in the roof of various designs", all richly articulated in a neo-Renaissance or Arts and Crafts style. The 1960s house is smaller in scale and prominence than surrounding development. It is similar in scale to its western neighbour, no. 20 Frogna Gardens, which takes its cue from the 1920s houses opposite by E. B. Musman. In terms of detailing, it is built in brick with large glazed openings and painted panels which give the elevation a vertical emphasis. The adjoining property, 18b Frogna Gardens, uses the same brick, but the elevational treatment is subtly different. It is slightly lower and the window bands combined with the solid parapet give 18a a squat appearance. The two contemporaneous 1960s buildings form an awkward, unbalanced whole that lacks the composure, richness and quality of the older neighbours.

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

No, as there are no listed buildings along Frogna Gardens,

or in the immediate setting of 18a Frogna Gardens. The two closest listed buildings (The Old Mansion, Grade II*, and nos. 88 and 88a Frogna, Grade II) are on Frogna, and there is no intervisibility with the site. The 1890s houses to the east, like no. 100 Frogna to the west, are not listed but can be regarded as buildings making a positive contribution to the Conservation Area.

Does it contribute positively to the setting of adjacent designated heritage assets?

No, as 18a Frogna Gardens is not in the setting of any listed buildings.

Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?

No. The building is set next to the bend of Frogna Gardens and owing to the arrangement of the road and the scale and orientation of surrounding development, it is not visible from the junction with Church Row to the south next to St John's Church (Grade I). From Frogna only the top can be seen behind the roof of no. 20 Frogna Gardens. It does not contribute to the quality of recognisable spaces.

Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?

No. The building is not associated with any designed landscape, terracing, significant wall or garden building.

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

No. The building is a 1960s in-fill occupying part of the garden of the 1890s house behind, No 18 Frogna Gardens. It is thus a later insertion which has no inherent significance.

Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?

No. The building at 18a Frogna Gardens does not have significant associations with historic landscape features. The house stands on a plot of land that originally formed the garden of no. 18 Frogna Gardens.

Does it have historic associations with local people or past events?

No, the building is not known to have any historic associations with local people or past events.

Does it reflect the traditional functional character or former uses in the area?

Yes, the building remains in residential use, which is the purpose for which it was built. This does not automatically create interest, as the same would apply to any building in the same street.

Does it contribute to the character or appearance of the area?

No. Described as 'neutral in their impact' in the CA Appraisal (p. 41), these buildings make no contribution to the area's character or appearance. They are not good examples of post-war domestic architecture, and relate poorly to their location.



No 18a & 18b Corner



No 18a & 18b Frontage



2.0 Context Analysis

2.11 Summary of Contextual Analysis

Frognal was a small settlement that existed to the west of Hampstead since the 17th century. Towards the end of the 19th century, affluent residents, attracted by the healthy climate of Hampstead, built their homes in Frognal. The streets are lined by grand residential buildings in large gardens.

The interest of the CA lies in the mix of buildings designed in another style that was fashionable at the end of the Victorian era and beginning of the Edwardian period. Opulent neo-Renaissance blocks of flats alternate with simple Arts and Crafts houses or elegant neo-Georgian building. Multiple design accents such as the copper domes, Dutch gables and walls covered in hung tiles, create a varied streetscape while forming a harmonious whole.

The proposed development at 18a Frognal Gardens takes cues from the existing historic context, for example the playful massing and building form is directly derived from the picturesque composition of the adjoining urban villas. The new design takes its inspirations from the countless turrets, oriel and bay windows in Hampstead.

Tiles and shingles were a common material to both protect and decorate the windward side of the historic houses, for example No. 16 Frognal Gardens where the tiles wrap around the building. 18a Frognal Gardens pushes this approach further: the tiles have become the key feature of the entire building design. The green, verdant nature of the Hampstead Conservation Area is also captured by the tiles' verdigris colour. This hue makes the building a part of the lush Hampstead setting while also establishing a subtle reference to Victorian and Edwardian architectural details in copper.



A Verdant Street: Frognal Gardens, Looking North



Victorian Frognal Gardens: Repeating Bays



Playful Detailing



Victorian Hung Tiles

2.0 Context Analysis

2.12 The Existing Building

18a Frogнал Gardens is a semi detached brown brick house which sits within a 400m2 site which is broadly rectangular in shape, running longitudinally from north to south.

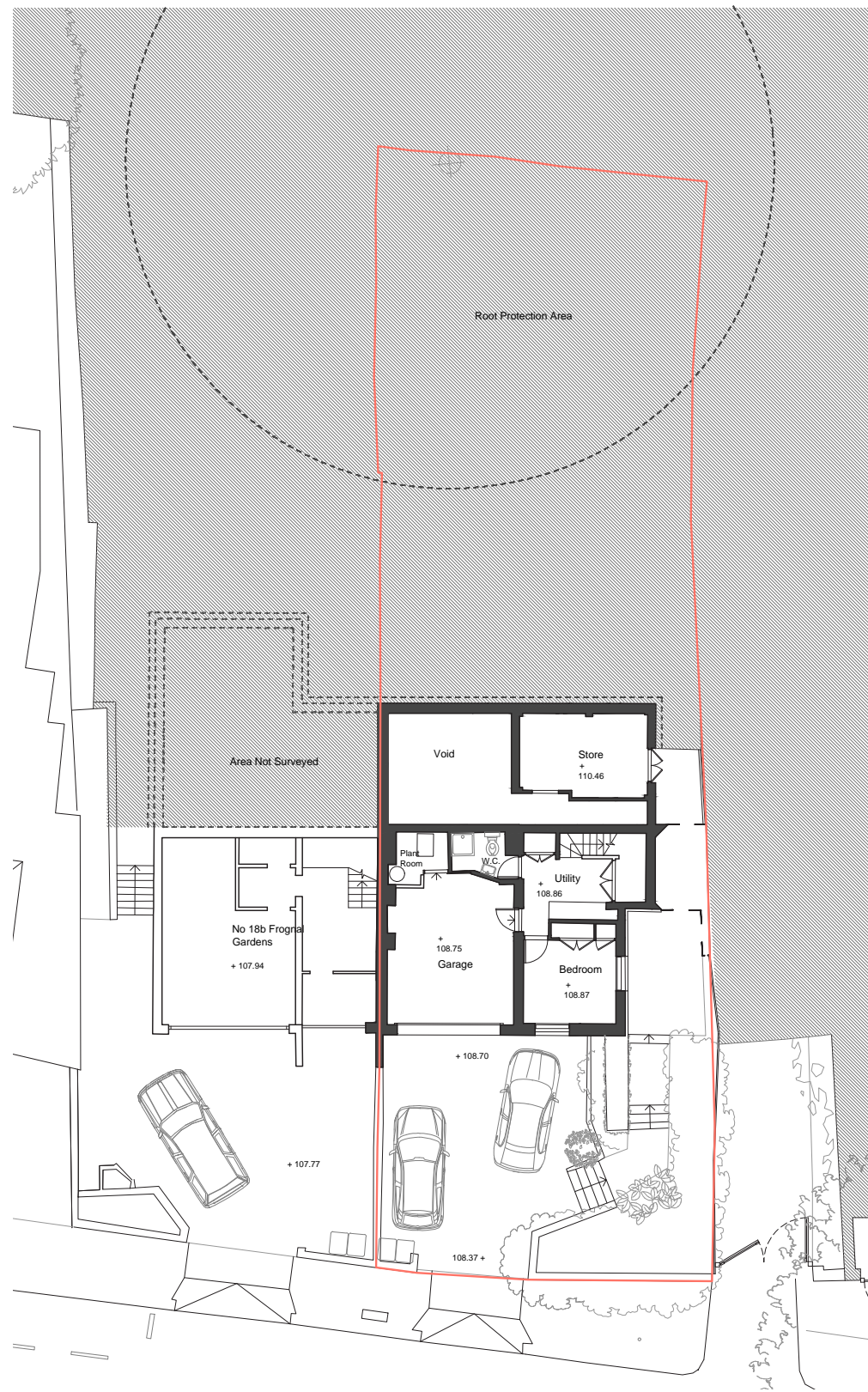
Nos 18a & 18b were built in the mid-1960s in the garden of No18 (Frogнал End). This pair of semi-detached houses reflect the modernist principals of asymmetry, ribbon windows and planar composition on a relatively flat elevational surface. Garage doors dominate the elevations and in the case of 18a, the front door is entirely hidden from the street up 8 steps behind the hedges. The lack of a front door visible from the street at 18a is both inaccessible, unsafe in relation to Secure by Design standards and sterilises the street scene.



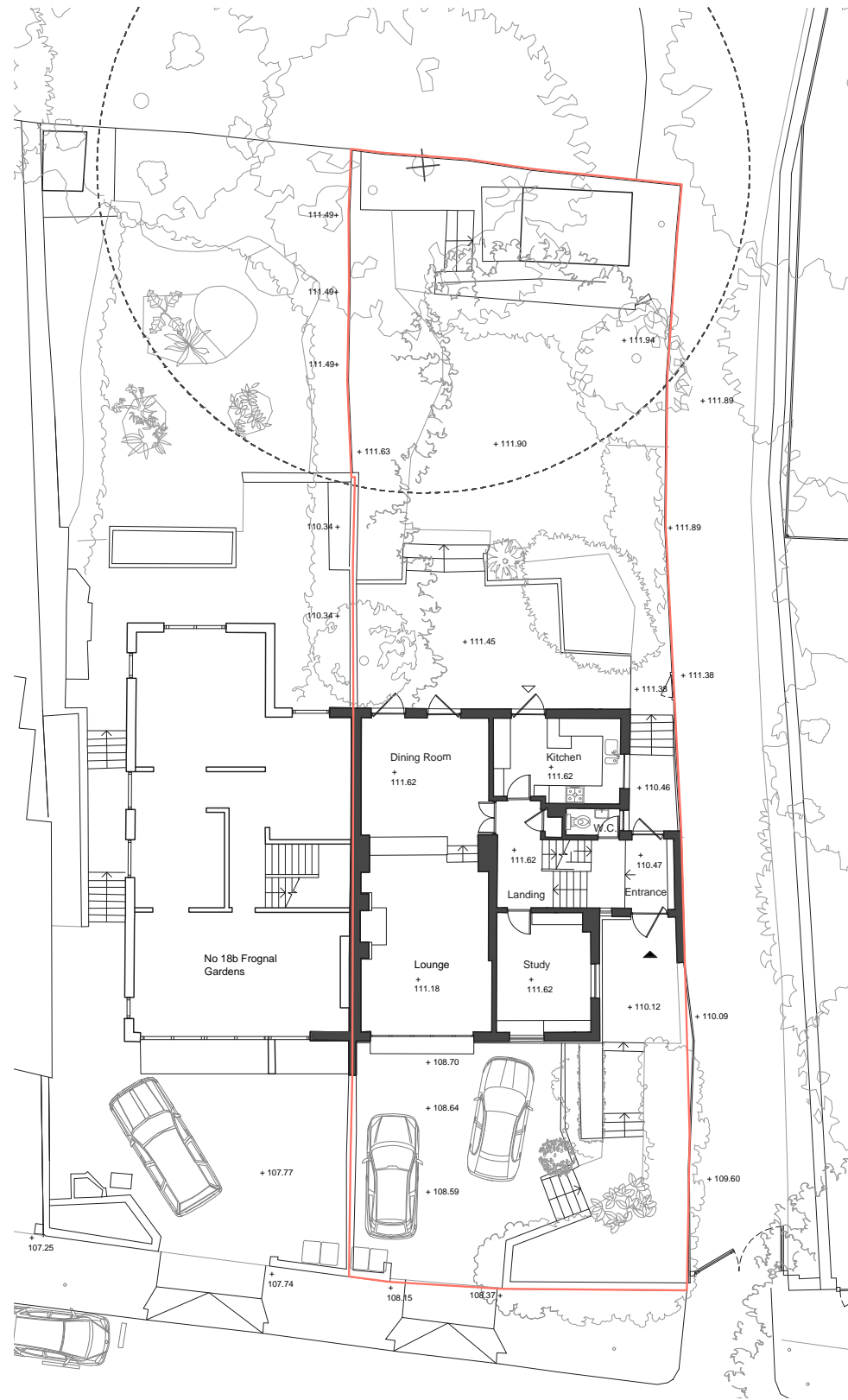
Existing Buildings at 18a & 18b Frogнал Gardens



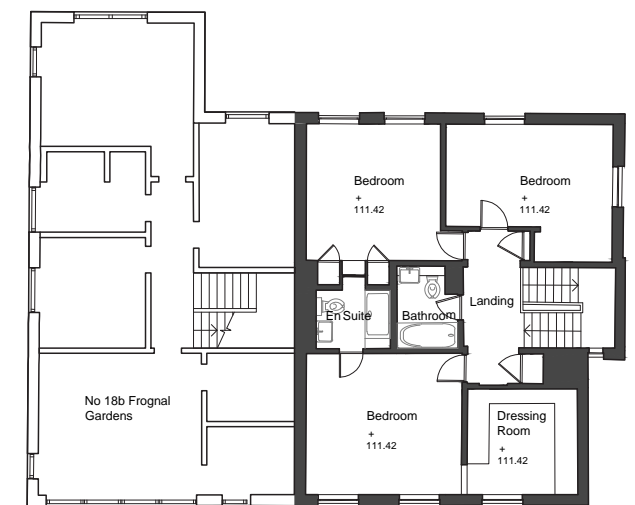
Existing Street Elevation



Existing Ground Floor Plan



Existing Upper Ground Floor Plan



Existing First Floor Plan

2.0 Context Analysis

2.13 Site Analysis

The site is located at the highest point of Frogna! Gardens, an L shaped road that links Frogna! to Church Row which gently slopes down south and west. The plot is occupied by a split level 3 storey semi-detached house built in the mid 1960s. To the east of the site are large detached and semi-detached Victorian villas of 4-5 storeys. To the south is a group of two storey detached houses set back from the road. To the east are No 18b and No 20, three and two storeys respectively, ending with No 100 Frogna! another large 4 storey villa which bookends the street.

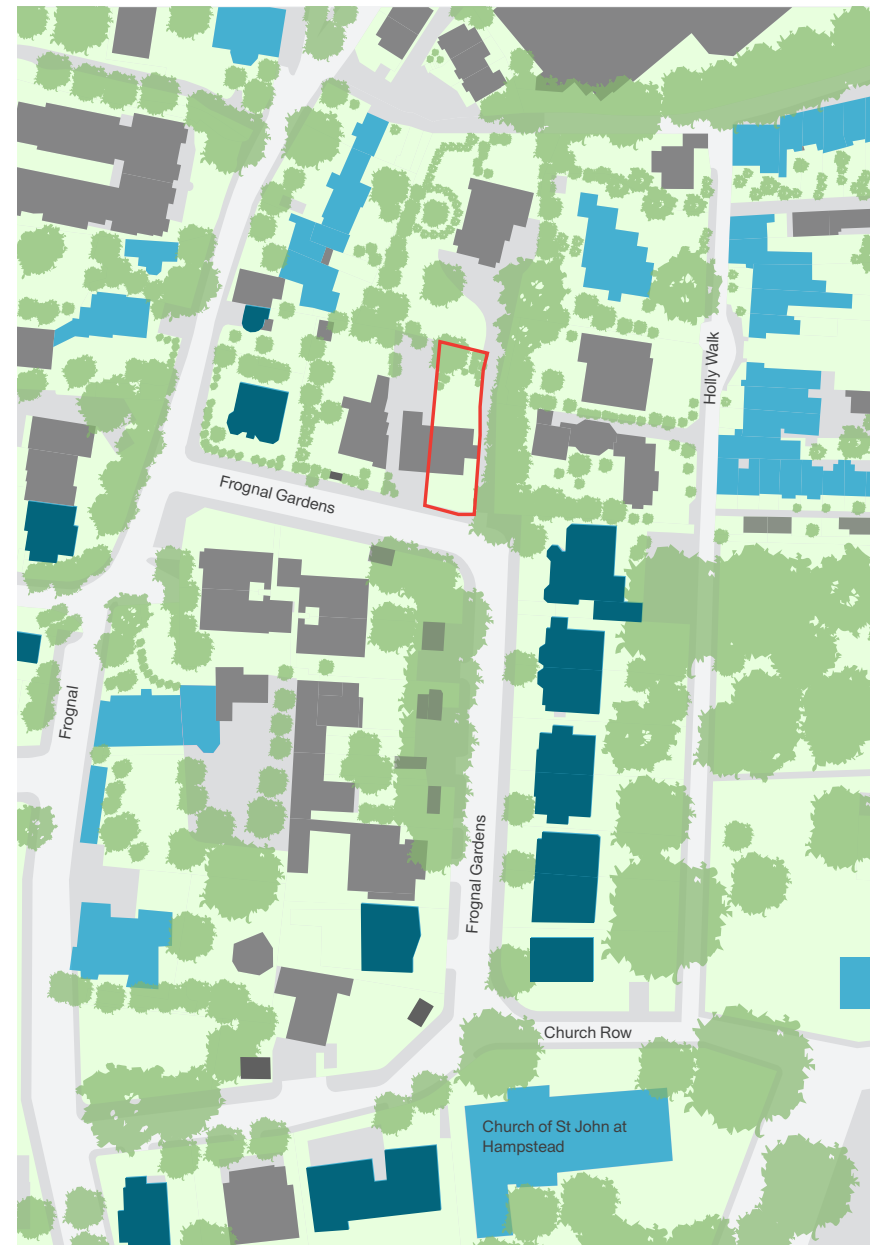
The key site constraints and opportunities which have informed the design development are summarised in the following paragraphs:



Contribution to the Conservation Area

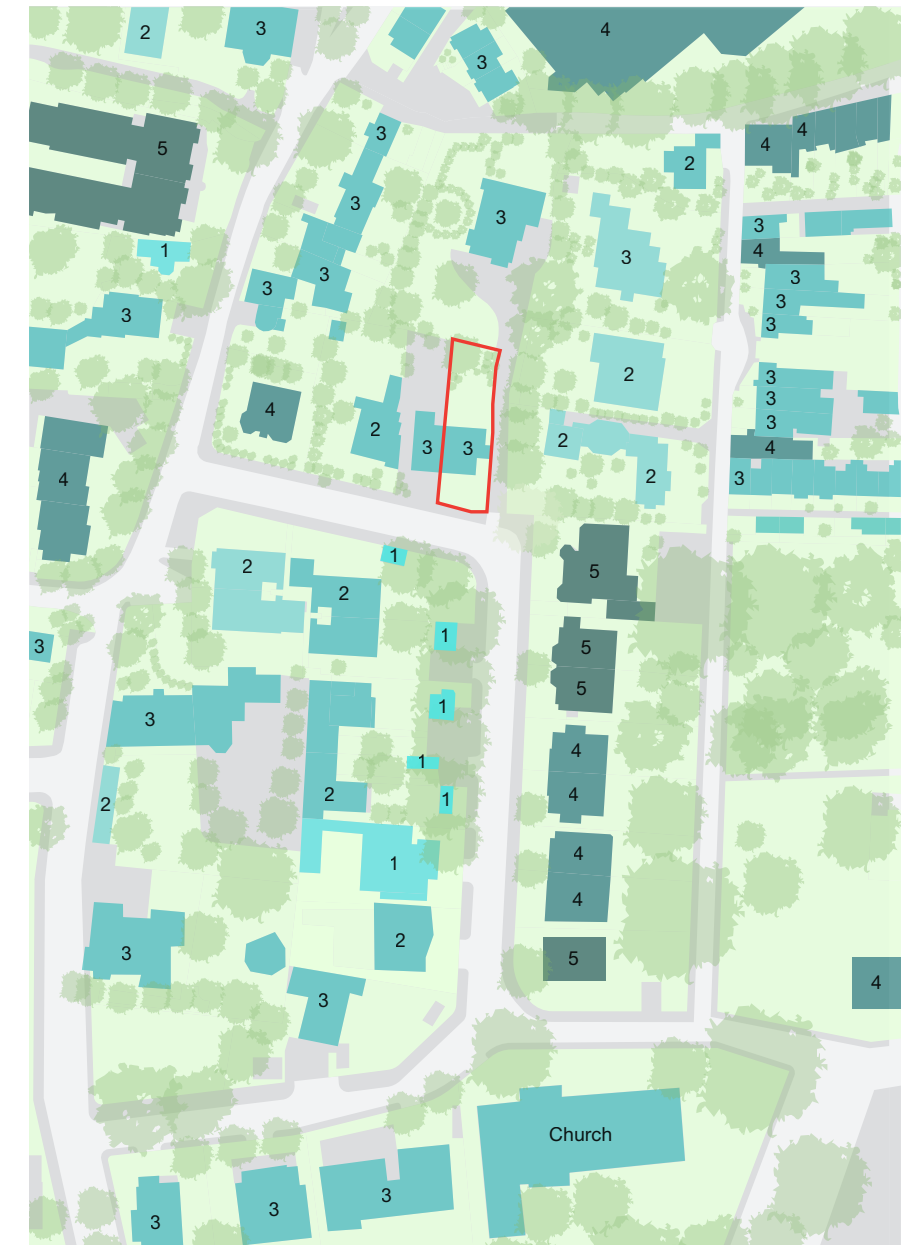
There are no listed buildings along Frogna! Gardens, however many of the existing properties have an abundance of interesting architectural details and are regarded as making a positive contribution to the Conservation Area. No's 18a and 18b are noted within the Conservation Area Appraisal as having a neutral impact. Montagu Evans' assessment identifies a number of detracting features of the building. The site presents a significant opportunity to provide a building of architectural interest to contribute positively to the conservation area.

Scale and Building Heights

No 18a Frogna! Gardens is notably lower than its surrounding context which is predominated by villas of 4 and 5 storeys. The variation in scale and height of buildings along the street combined with the sites corner location provides an opportunity to create a transitional volume between 18b and the site's larger neighbours.



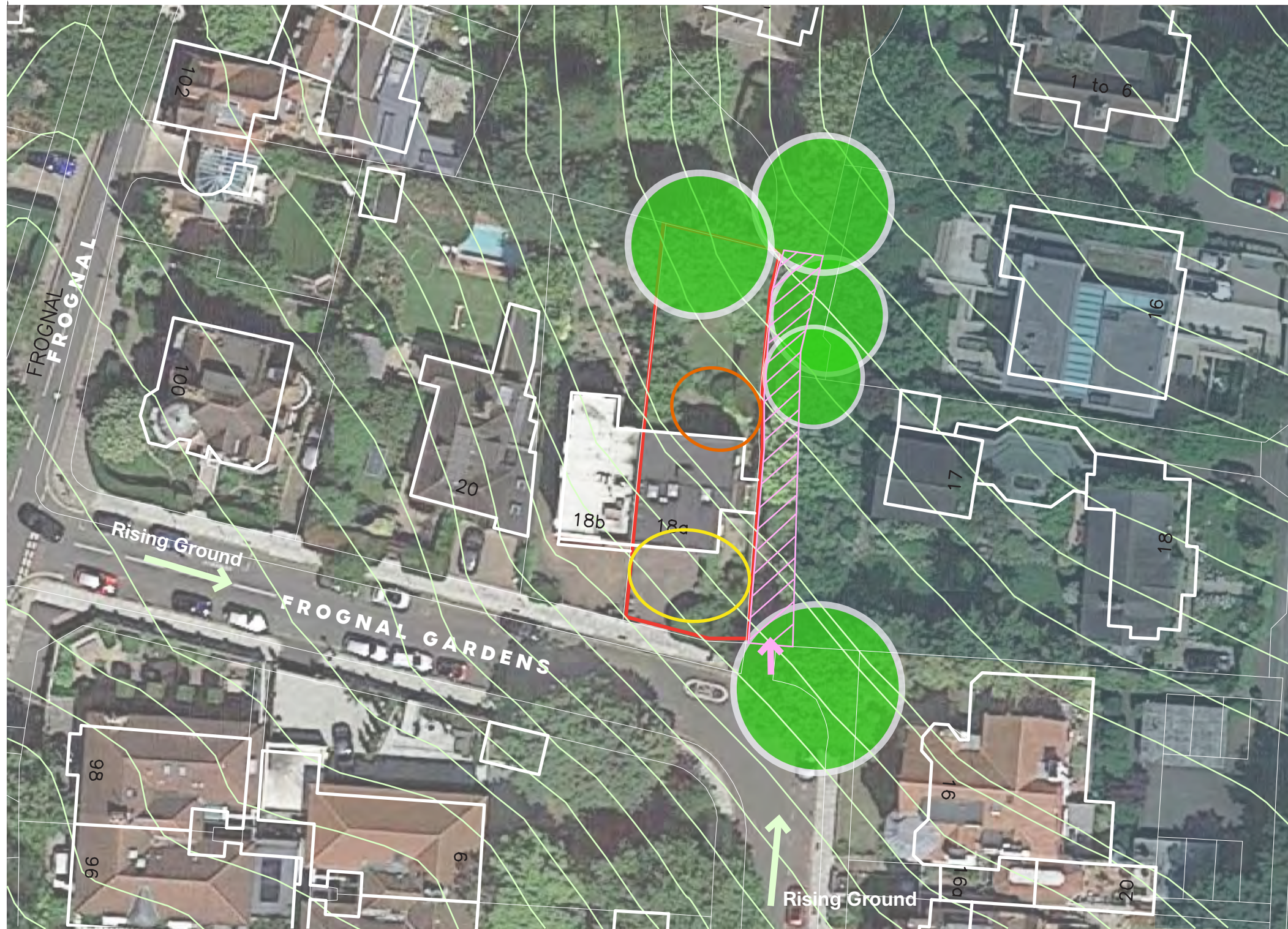
-  Listed Buildings
-  Buildings which make a positive contribution



-  1 Storeys
-  2 Storeys
-  3 Storeys
-  4 Storeys
-  5 Storeys

2.0 Context Analysis

2.13 Site Analysis



Site Constraints & Opportunities

- Site Boundary
- Contours 1m Intervals
- Driveway to No 18
- Higher Ground +3m
- Category B Trees
- Opportunity to extend into the garden to catch the sunlight.
- Opportunity to create verdant terraced street frontage.

2.0 Context Analysis

2.13 Site Analysis

Orientation

The north-south orientation of the site provides a good southern aspect, allowing for plenty of sunlight and views towards London.

Planting and Significant Trees

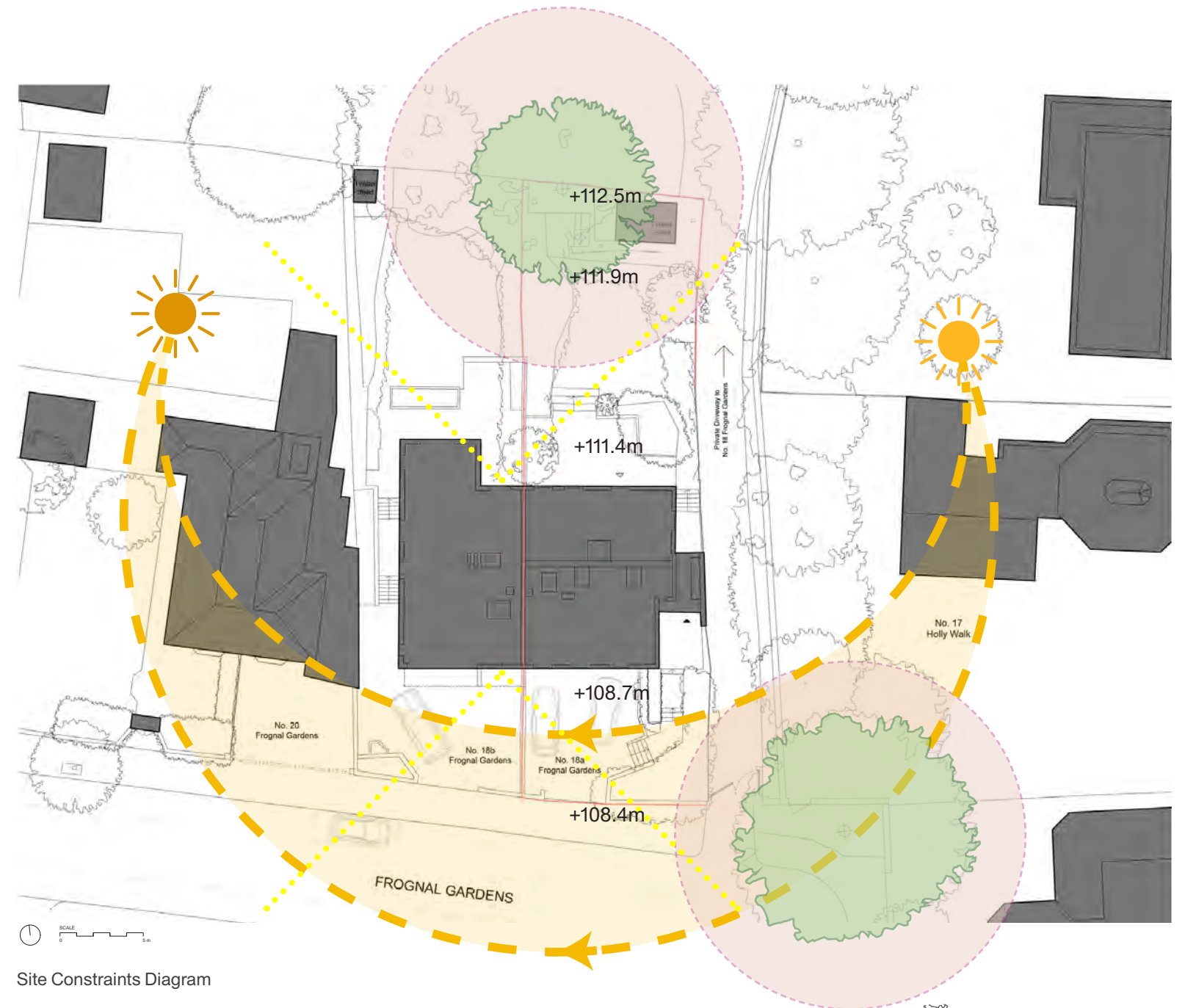
The green and verdant nature of the site and surroundings form part of the conservation area's character. A selection of category B and C trees sit within the site. Boundary conditions are also characterised by planting. The root protection areas of two large trees fall within the site boundary forming below ground constraints.

Details of the Arboricultural Assessment are contained later within this report.

Topography

The site is interesting topographically. Frogнал Gardens slopes considerably from east to west. There is significant terracing present across the immediate context. The lower ground level of No 18b is 1m lower than that of 18a. Similarly the property to the east of the application site (17 Holly Walk) is 2m higher. The driveway to No 18 Frogнал Gardens to the east of the property slopes northwards.

The existing house stands on a sloping north-south site and is built on a split level. The road frontage and drive lead to the lower ground floor level. A set of steps lead further up to the main entrance at a half landing level on the east side. The ground floor and rear garden are a storey higher than street level.



Site Constraints Diagram



Site Section

- Significant Trees ■
- Root Protection Zone ■
- Sun Path ⋯
- 45degree View from 18b Windows ⋯

2.0 Context Analysis

2.14 Site Assessments

Archaeological Assessment

Archaeology Collective have undertaken a desk based archaeology assessment which is appended to this report.

The site lies within a London Borough of Camden Tier II Archaeological Priority Area. The site has been historically undeveloped until the existing house was built in the mid 1960s.

The report confirms that the application site does not contain any designated or non-designated archaeological assets nor are there any designated assets within a 500m radius of the site. The assessment concludes that there is a low potential for encountering archaeological activity of any period within the application site.

Geotechnical Assessment

Soil Consultants have undertaken geological site investigations. The Site Investigations Report is included in the Basement Impact Assessment which has been submitted with this application.

From maps, trial pits and borehole recordings the geology on site is shown to be Bagshot Beds over Claygate Member which in turn overlies London Clay.

Ground water level monitoring established the water table at a depth of approximately 5m below the upper ground level in the rear garden and 3m below ground level in the front land.

No signs of soil or groundwater contamination were detected.

Three foundation Trial Pits were excavated to provide details of party wall foundations.

Risk to ground stability from development is low.

Flood Risk Assessment

A Flood Risk Assessment by Evans Rivers and Coastal is included in the Site Investigations Report. It identifies that the site is located in Flood Risk Zone 1. There is very low surface water flood risk across the site. The report finds that the site has not been affected in the past from groundwater flooding and that the site is not within an area of increased susceptibility to elevated groundwater. However, there is some moderate risk of groundwater flooding through moderate infiltration of the Claygate Member. Waterproofing protection will require consideration at lower ground floor level for demolition of the existing building and new construction.

Arboricultural Assessment

CSG Ushers have undertaken an Arboricultural Assessment which is appended to this report. Communication with Camden Council Tree and Landscape Officer revealed there is a Tree Preservation Order (TPO) within the application site. This is a false acacia (*Robinia pseudoacacia*) located in the front garden which has been felled in the past. A stump is mixed in amongst the shrubbery. There is little in the way of amenity remaining in its current state and its complete removal is recommended.

The most significant tree with respect to the proposal is a Lime located towards the rear boundary of the rear garden. Excavation and construction works will occur outside of the root protection area of this tree. New decking is proposed slightly within the southern portion of this root protection area which will not involve extensive ground excavation.

Measures to safeguard trees have been outlined in an Arboricultural Method Statement within this document.



OS Site Plan

2.0 Context Analysis

2.15 Justification for Demolition

The proposal seeks to demolish the existing three storey building on the application site to construct a new family home.

The justification for the demolition is summarised below:

Accessibility

The current building is situated on a sloping, split level site. The main entrance is at a half landing level, approached via 10 steps. Renovation of the existing building would require considerable investment to make the building wheelchair accessible. It would be difficult to integrate a lift into the current building and significant internal and external reorganisation would be required to create a level entrance.

The clients wish to future proof their home for later life. The proposal includes accessible features such as a lift, level entrance, wheelchair accessible bathrooms and complies with Lifetime Homes criteria.

Energy Efficiency

The existing building is of a simple construction built from single leaf brickwork walls with single glazed windows. The building has a leaky façade with poor permeability leading to an excessive loss of energy to the environment. The heating system comprises of a highly inefficient central ducted air system (typical efficiency 70%) with vents located in individual rooms. The electrical installation is unchanged from its original installation with light fittings consisting of a mix between tungsten halogen lamps and fluorescent tubes. As a result the SAP energy modelling calculation for the existing building shows a dwelling emission rate (DER) of 78.5 kgCO₂/m².annum, a modern building of similar size and shape would expect to achieve a target emission rate (TER) of 16.6 kgCO₂/m².annum. The investment and disruption required to renovate the building to reach an acceptable energy efficient standard would be disproportionate to the overall benefit.

Design Quality

No 18a Froggnal Gardens is noted within the Hampstead Conservation Area appraisal as having a neutral impact. The existing property has little architectural merit and does not contribute positively to the conservation area. Montagu Evans concludes that no harm arises to the significance of the Conservation Area directly arising from the demolition phase of development.

Compared with modern standards the building is not fit for purpose and there is now an opportunity to replace the building with an exemplary piece of architecture where sustainability and energy efficiency are at the core of the design, a building which is accessible for later life and contributes positively to the character of the street and the wider Conservation Area.

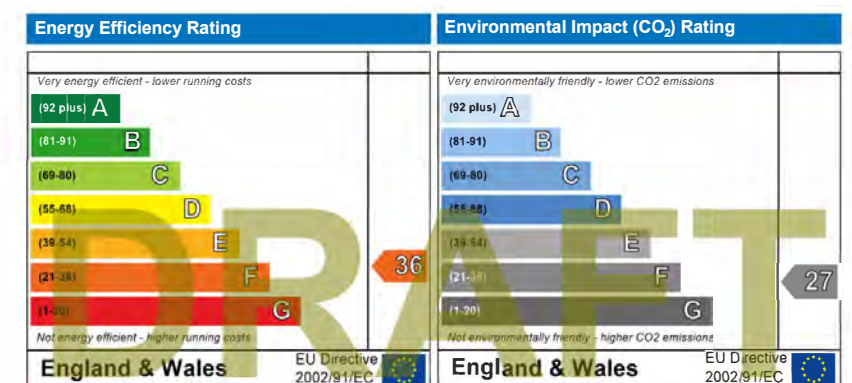
Energy Assessment

18a
Froggnal Gardens
London
NW3 6AX

Dwelling type:
Date of assessment:
Produced by:
Total floor area:

Semi-detached House
30 July 2019
Stroma Certification
260.86 m²

This is a Predicted Energy Assessment for an existing property. Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Steps to Front Door



Split internal levels



Rear