

Charlton Brown
Architecture & Interiors

David Peres da Costa & Richard Limbrick
by email only

10th May 2021

Dear Sirs,

re: 38 Frogal Lane, London NW3 – design amendments

Thank you for the very helpful guidance provided at our meeting on 09/04/21. This note specifically concerns the design changes discussed – adding Arts and Crafts asymmetry into a design which is otherwise acceptable.

In the briefest of summaries, Richard Limbrick kindly acknowledged the design rationale that we put forward and the asymmetry proposed on the side elevations; that if it were possible to amend some elements of the rear elevation, through articulation and variation of fenestration, it would be likely that Officers could obtain support from the Conservation Officers; and advised on some minor adjustments to the front elevation. Removal of the solid course above the front elevation's first floor windows was also suggested. Overall, it was considered that only a small number of adjustments to the design were needed in order to enable Officers to have positive conversations with the Conservation Officers.

We have reconsidered these elements of the design very carefully in the light of the comments above.

On the front elevation, the solid course above the first floor's windows is removed and the once-symmetrical composition of the windows is replaced by a less rigid asymmetrical arrangement.

On the rear elevation, the key element of its symmetry had previously been a central double-height glazed bay beneath a hipped roof inspired by that at Lutyens' Arts and Crafts Deanery Gardens. The amended design omits the central hipped roof and instead this sits atop the projecting bay on the left hand side of the elevation. Other changes to fenestration design and its layout have been introduced, again in accordance with your advice. These changes include the addition of decorative brickwork panels to the projecting bay, a detail commonly

used in Arts & Crafts houses in the nearby Hampstead Garden Suburb. The dormers and the glazing panels themselves have been reduced in scale to match the front elevation.

I also confirm that the revised drawings also show the requested reduction to the extent of the proposed basement beneath the front forecourt (reduced as requested to 50% of the forecourt's depth).

We hope that the revisions fully address the the concerns.

Yours sincerely,

Jo Maudsley
Director

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