



DESIGN AND ACCESS STATEMENT

REAR EXTENSION TO LOWER GROUND FLOOR,
23 FROGNAL, LONDON NW3 6AR

October 2022

1.0 GENERAL

- 1.1 This is to accompany the application for Full Planning Permission for the rear extension to lower ground floor flat (Flat No.1) in a multi occupancy semi-detached four storey dwelling at 23, Frognal NW3 6AR

2.0 HISTORY & HERITAGE

- 2.1 The building is in Redington / Frogmal Conservation Area and is not listed. Although not listed, 23 Frogmal is included as buildings that make a positive contribution to the conservation area (RF Conservation Area Statement, p26)
- 2.2 The boundary off the conservation area is shown on Fig 1. Situated on the slopes to the west of Hampstead towards Finchley Road, the Conservation Area is defined by the relationship of the streets and houses to the contours of the hills.. The area is mainly suburban in character. It was designated in 1985 and extended in 1988 and 1992. The boundary was modified in 1991, with part being transferred to the Fitzjohn's and Netherhall Conservation Area. The name Frogmal means a nook of land frequented by frogs, so is consistent with the many ponds which formerly characterised the area.

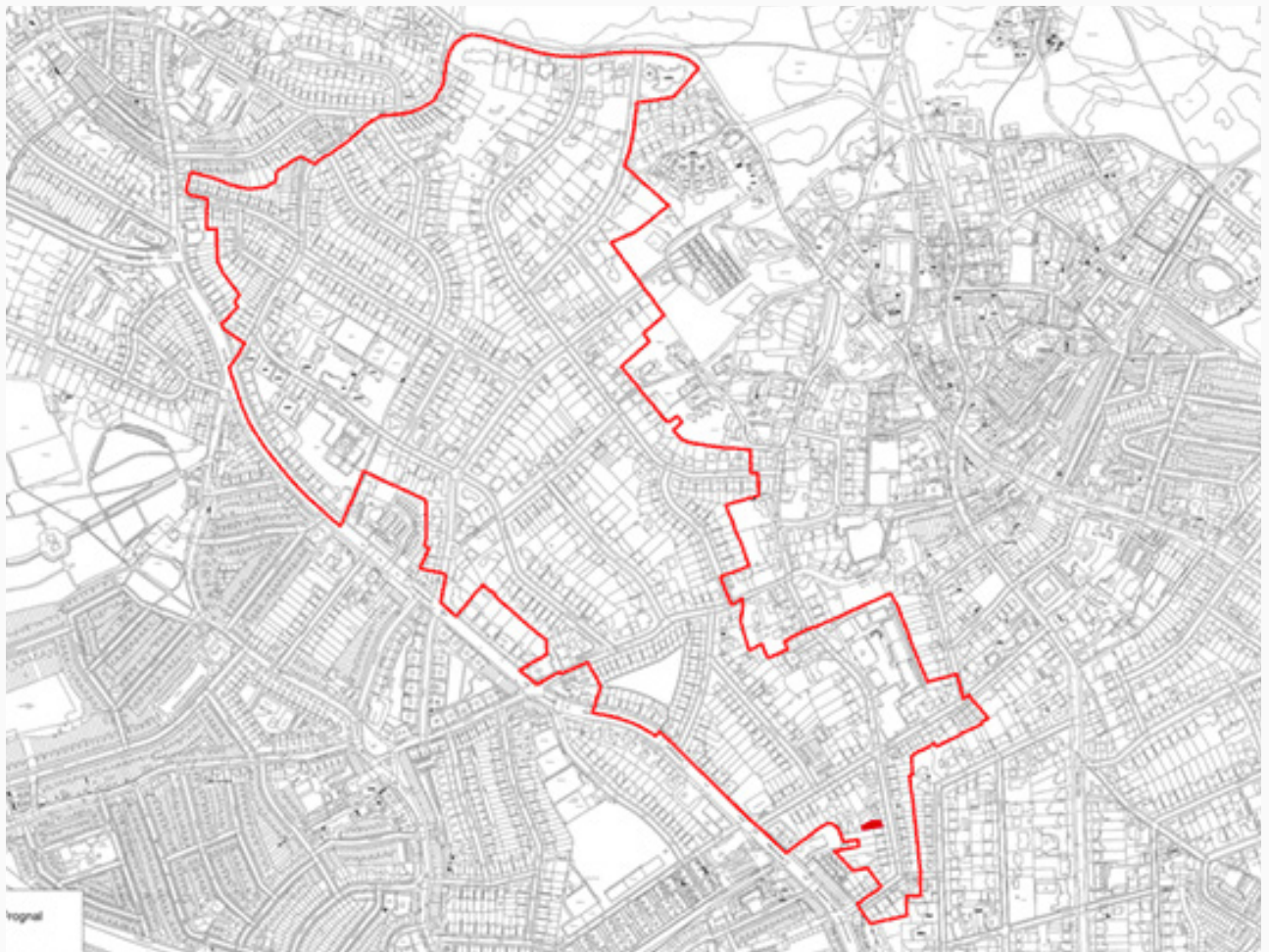


Figure 1: Redington & Frogmal Conservation Area

2.3 The following paragraphs provide a brief overview of the historical development (extract from AECOM Heritage and Character Assessment)

“Frognal was mentioned in the early 15th century as a customary tenement, probably known as ‘the house called Frognal’ on the site of the later Frognal House (Elrington 1989, 32-44). By the 17th century there were several cottages at Frognal and as by 1792 it had become a destination praised for its ‘salubrity of air and soil, in the neighbourhood of pleasure and business’ (ibid.). In the 19th mid-19th century artists came to sketch the picturesque ruins of Frognal priory, a mock-antique mansion dating from around the 1820s and demolished 880 (Wade 1989, 30)



Figure 2: Kiddipore Avenue old map

The 1866 Ordnance Survey (Figure 3) depicts the land which now constitutes the Redfrog conservation area as primarily open fields. In the mid-19th century much of the land situated between the older village of Hampstead to the east, and further open fields to the west, was owned by the Maryon Wilson family, baronets of Eastbourne.

In the first half of the 19th-century Sir Thomas Maryon-Wilson sought to develop the family's farmland privately. However, his proposal coincided with a wider campaign to protect common land around London and as a result, little development was achieved during his lifetime. It was not until after his death in 1869 that the land was sold off to the Metropolitan Board of Works.

Smaller sections of land were owned by Thomas Pell Platt, and John Teil. When Teil died in 1854 his estate was broken up, leading to the purchase of a piece of the land, which included Kidderpore Hall, by Westfield College. The College, founded in 1882 as an all-women's residential college based on the vision of Constance Maynard and Ann Dudin Brown, existed until recently as the Hampstead residential campus of King's College (Sondheimer, 1983). A later addition to the area was another educational institution, University College School, an independent day school which relocated to the area in 1906-07.

Redfrog burgeoned in the late 19th century as the wealthy middle classes sought greener, cleaner places to live away from the city. Streets were laid out from the 1870s onwards and homes, mainly detached villas with large garden plots were built. The Maryon-Wilson estate sold off areas of land large enough for a half dozen or so homes and in order to keep the standard of high quality architecture that characterised the area, made covenants to control the appearance, materials, and size of the buildings (Camden Borough Council, 2004, 7). Many of these houses were also subject to legal covenants which refer to their design and setting and restrict future modifications. Some of the earliest homes were designed by architect Philip Webb in the 1870s along Redington 39 Frogna Road. The architect Charles Quennell played a key role in the development of Redfrog. He and builder-developer George Washington Hart were responsible for the construction of around one hundred houses from around the late 1890s to 1914, creating an area which has been dubbed "Quennell Land" by Alastair Service (Camden Borough Council, 2004, 7).

The 1894 Ordnance Survey map (Figure 4) shows development primarily clustered along the eastern side of the conservation area, logically near the populated area of central Hampstead. The map also depicts Westfield College and the surrounding development to the south-west corner of the conservation area. The central and southern character areas are generally characterized by a mix of Neo-Georgian and Arts and Crafts style homes, built before or after World War One. The 1915 Ordnance Survey map (Figure 5) demonstrates how rapidly Redfrog expanded, largely due to Quennell and the multitude of buildings he designed, which constitute the majority of listed buildings in the conservation area. While there was some development during the interwar and post-war periods the layout Redfrog has remained relatively unchanged since.



Figure 3: 1866 OS map

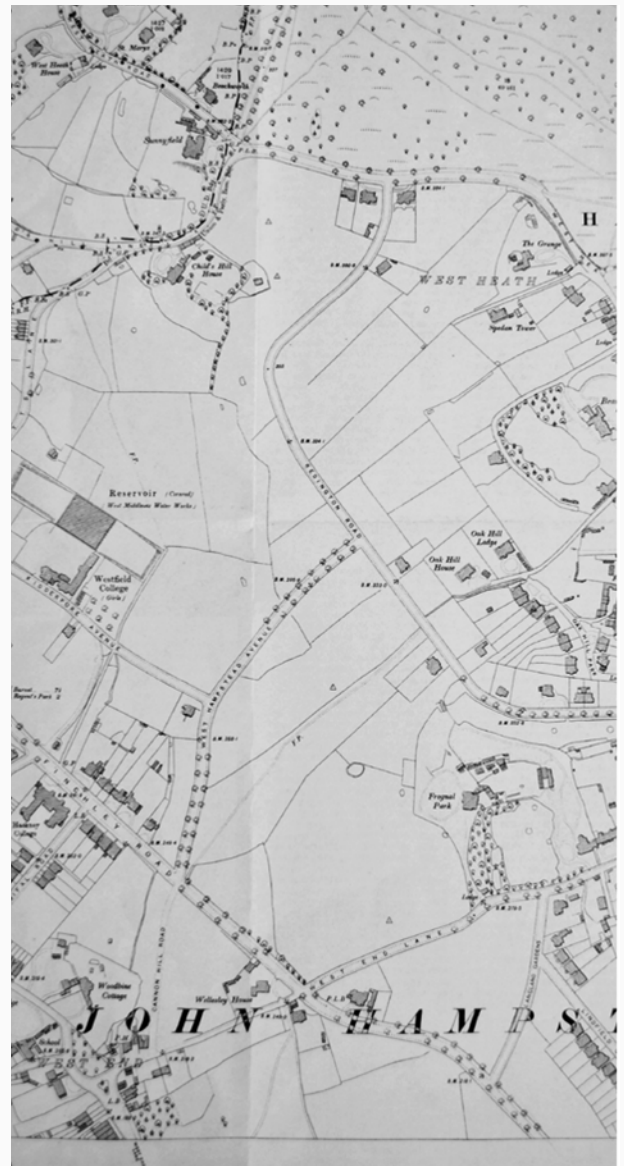


Figure 4: 1894 OS map

The larger area of Hampstead has a history of famous and influential residents including writers, architects, artists, musicians, and intellectuals from the late 19th century onwards. Redfrog contributed to this history, and the list of local residents includes Aldous Huxley; the children's book illustrator Kate Greenaway; the Sculptor Sir William Hamo Thornycroft; the engineer Sir Owen Williams; the musician Dennis Brain and the Irish tenor John McCormack.

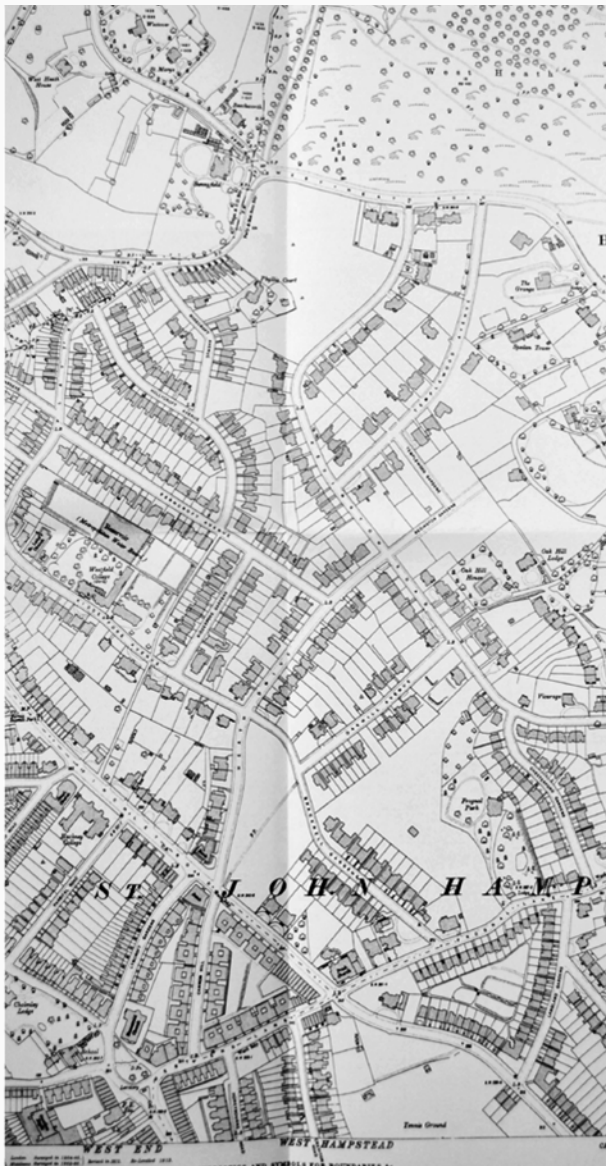


Figure 5: 1915 OS map

3.0

CHARACTER

- 3.1 The special architectural or historic interest and character of the Conservation Area is based broadly on the following factors (extract from Redington / Frognal Conservation Area Character Appraisal & Management Plan)

Landscape:

The landscape infrastructure, influenced by garden suburbs, characterised by smaller front gardens and extensive rear gardens. Many front and rear gardens contain mature trees. The streets often have grass verges and are lined with street trees, notably veteran plane trees, planted when the streets were first laid out.

Townscape: The associated townscape characteristics, based on residential buildings set-back behind small front gardens or front courts, with low front walls or hedges. There are also some larger-scale mansion blocks. The scale of buildings varies greatly, from 3 storeys as the predominant height (this varies in different streets) to six storeys or more on part of Finchley Road (between Frognal and Frognal Lane).

Architecture: Buildings tend to have common features, reflecting their time of construction in the late 19th and first half of the 20th century. These are stylistically diverse, but predominantly draw on Queen Anne Revival and Arts and Crafts influences. In addition, there are a small number of individual buildings of distinctive design quality, sometimes contrasting dramatically with surrounding buildings.

Buildings are set back behind modest front gardens or grassed and landscaped strips (usually only a few metres deep). This creates a green character to streets, but also creates a clear enclosure and definition of those streets by the set-back building frontages and front boundary treatments. Many properties have large gardens to the rear. The arrangement of built forms set in extensive garden spaces creates the suburban, rather than urban, townscape character, with glimpses through the gaps between properties to the trees and gardens to the rear.

- 3.2 The conservation area is architecturally diverse, based on an eclectic mix of styles. Influences include Queen Anne Revival, Tudor-Gothic, Arts and Crafts, Classical, International, Modern and the domestic revival architecture of garden suburbs.

Whilst the area is architecturally diverse, there are predominant materials and common architectural features.

Materials: Among the most prevalent walling materials are red brick, sometimes used together with render or tile hanging. Modern properties often also use brick and render

Modulation: Modulation is created in building facades by projection and recession of different sections of walling

Windows: Timber or metal framed. Window proportions tend to reflect pre-Georgian classical influences

- 3.3 Frogna is within the sub area 8, the most southern part and the most varied in character in the Conservation Area. Housing is large-scale, of around three/four storey (some properties subdivided) and includes variations on Queen Anne or freestyle. Several properties have mature trees in front gardens. Many properties are red brick with terracotta heraldic reliefs (royalty, facial, basal), set back behind small front gardens or courts. Many properties have prominent gables and some tile hanging. There are white timber frame windows, some with round or cambered heads or ocular windows, and some with small panes. Other features on some properties include stone dressings, painted bay windows, and open porches with a distinctive double volute and sphere pediment feature.

4.0

PLANNING HISTORY

4.1 Below is selected planning history (granted only) of 23 Frognal, NW3.

PL/8501980/R2 Grant Full or Outline Planning Permission

07/04/1986

Change of use and works of conversion to form seven self-contained flats including alterations to the rear elevation at basement level (Refer to Figure 6-10)

PL/9500038 Grant Established Use Certificate

17/01/1995

Application for certificate of lawfulness of existing use as a ground floor flat rear extension.

Note: The building had laid derelict following a period as a squatted building. This application was submitted by new owners who wished to legalise the current situation in order that the building can be again offered for residential use

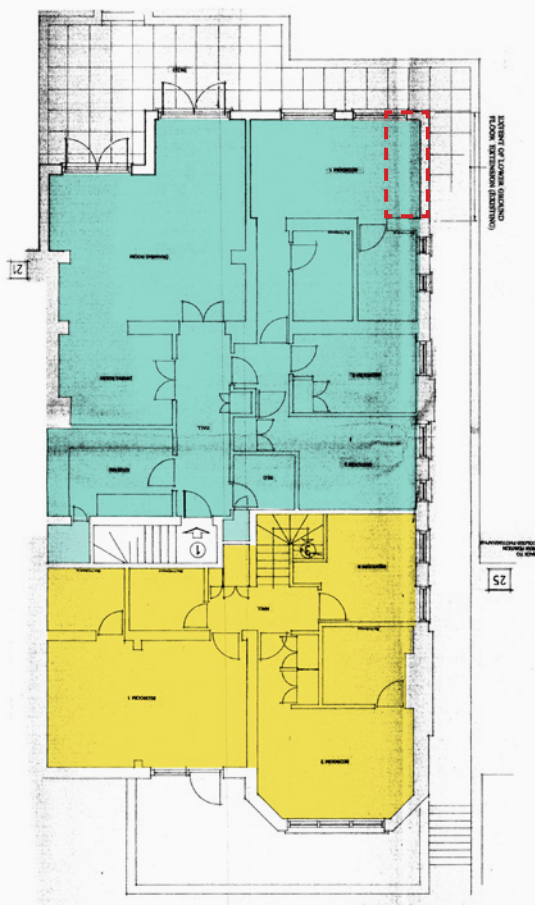


Figure 6: Lower ground floor

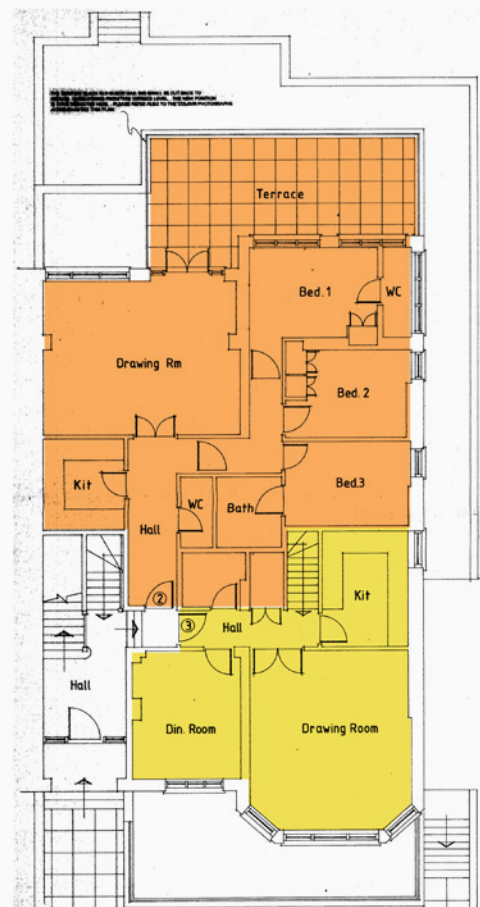


Figure 7: Ground floor

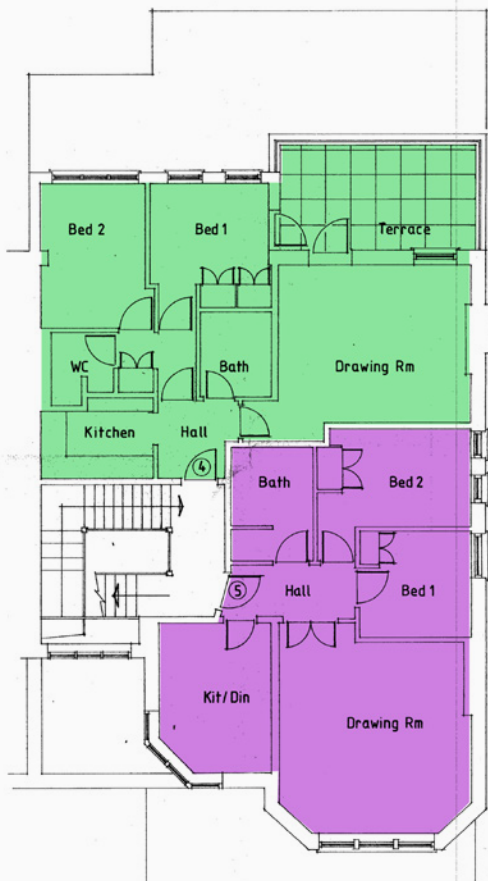


Figure 8: First floor

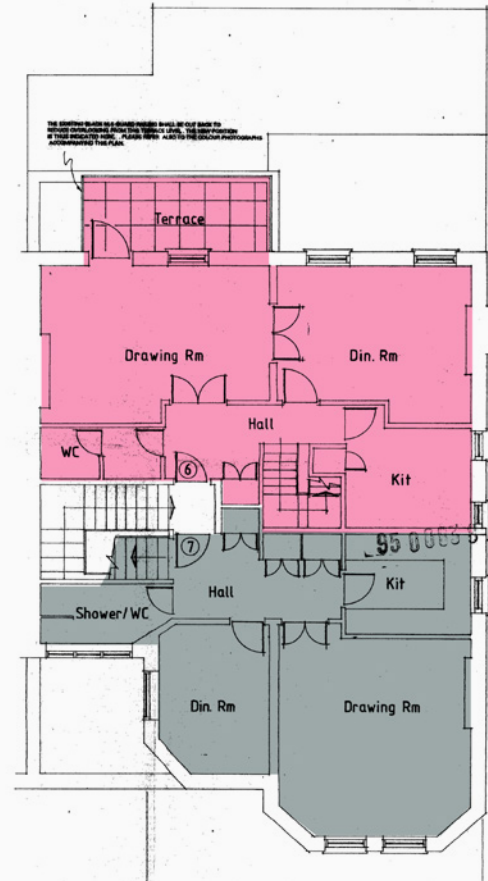


Figure 9: Second floor

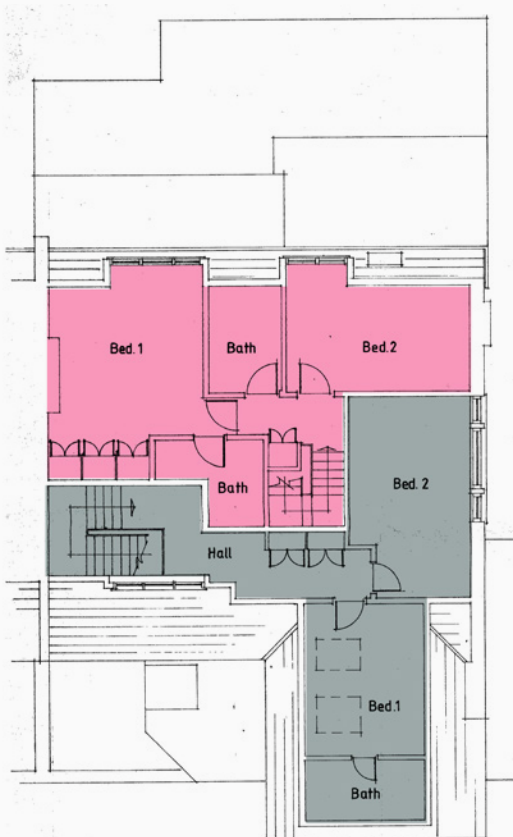


Figure 10: Third floor

Key:

- Alterations to lower ground floor
- Flat 1
- Flat 2
- Flat 3
- Flat 4
- Flat 5
- Flat 6
- Flat 7



All floor plans are obtained from Camden Planning Portal

5.0 EXISTING

- 5.1 No. 23 Frognal is a semi-detached, red brick turn-of-the-century house that spread over four/five storeys: Lower ground floor, Ground floor, First floor, Second floor and Third(within roof space) floor. The house was granted change of use to form seven self contained flats in the 1980s including alterations to the rear elevation at Lower ground floor.
- 5.2 Flat 1, on the lower ground floor has a patio with hard paving surfaces and direct access to its private rear garden. No.23 also has a separate access path from the main road to the rear garden, adjacent to Flat 1 which is entered through the arch of 25, Frognal (Coach House). Please refer to figure below showing the site context of Flat 1, 23 Frognal



Figure 11 : Flat 1, Lower ground floor of 23 Frognal

6.0

PROPOSED

- 6.1 The new owner's intention is to upgrade the house facilitating better living spaces suitable to post-pandemic lifestyle changes. The proposed rear extension to the lower ground floor is subtle yet modern addition to the rear elevation which has varied modulation of projections and terraces. The intrusion is minimal to the neighbours as the height of the extension is lower than the existing terrace and slightly higher than the trellis on the top of the garden wall between the two gardens.
- 6.2 The extension is constructed in brick and beige colored render with grey flat roofing, grey painted gutter detailings, Crittall screen with double doors. The Crittall screen and doors are to be clear glazed with white powder coated finish to the frame. There will be a skylight on the rear extension to bring in natural daylight into Flat 1 with etched glass for privacy. The design approach uses similar finish to the existing house to make the extension more subservient to the main building.

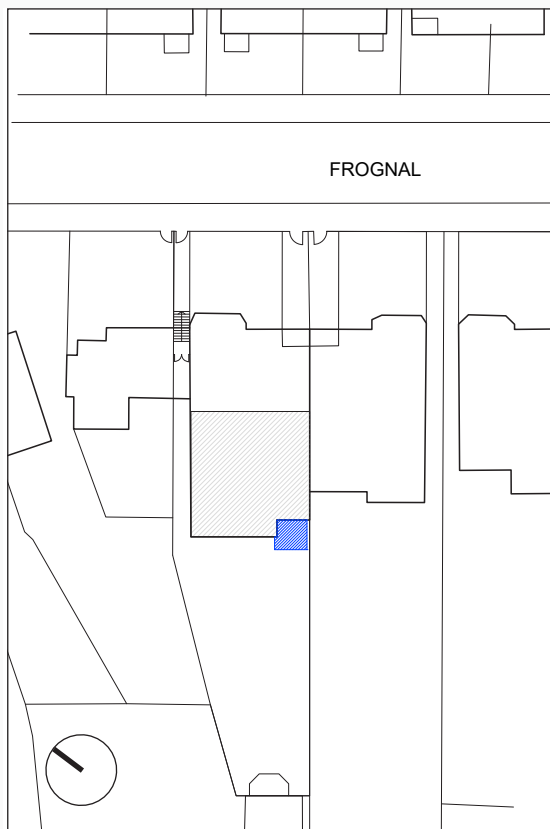


Figure 12 : Rear extension



Figure 13 : Existing rear elevation with varied modulations and projections

7.0

IMPACT ON NEIGHBOURS

7.1 IMPACT ON NEIGHBOURS:

The impact of the proposed rear extension on the neighbours will be minimal
The height of the extension is slight over the existing trellis on the garden wall.
The communal access pathway to the rear garden will be used while carrying out the extension works.

7.2 PRE-SUBMISSION CONSULTATION WITH NEIGHBOURS:

We have informed the neighbour from the ground floor of 23 Frognal of our intention to apply for the rear extension. Furthermore, we have written to the neighbour in the garden flat in 21 Frognal about the proposed extension. Please see a copy of the letter in the Appendix at the end of this Statement. We have pointed out to the neighbours that they will be given a chance by the Council to formally comment on the application under the Public Consultation part of the Application decision process.

8.0

GREEN AND ECOLOGY

8.1 TREES AND LANDSCAPING:

The proposal retain the garden suburb character with no reduction in the overall area of natural soft-surface. The existing retaining wall in the rear garden will be repaired and reconfigured and no existing trees in front of the house or in the back garden will be affected by the proposals.

8.2 SURFACE WATER TREATMENT:

New permeable paving on the rear patio will be proposed

9.0

ACCESS

- 9.1 The access to the building remains in principle as existing which is from the main street, via the front garden. The secondary access through the arch of Coach House also remains.

10.0

CONCLUSION

The proposed extension is subtle and subservient to the main building but will improve the quality of living spaces considerably and more suitable for the current lifestyle. The choice of materials and detailing will ensure that the house continues to make a positive contribution to Redington and Frognal Conservation Area



Figure 14 : Proposed rear extension

APPENDIX 1

PRESUBMISSION CONSULTATION WITH NEIGHBOUR

HELM
www.helmprompts.co.uk

8 HANSARD MEWS | LONDON W14 8BJ

14th October 2022

From:
Garden Flat (Flat 1) in 23 Frognal

To:
Garden Flat in 21 Frognal

Re: Our Planning Application for a New Rear Extension

Dear Neighbour of 23 Frognal,

Our Client's flat is on the other side of the garden wall to the right (as you look out into your garden).

We are about to submit a planning application for a rear extension at the back of our Client's Flat.

The height of the extension is lower than the existing terrace, however slightly higher than the trellis on the top of the garden wall between our two gardens. The extension is to be approx. 2.85 m deep.

For your information and comment, we attach the following:

- Plan as existing
- Plan and elevation as proposed

My contact details are as follows if you require any further information

Milan Nedelkovic

Mob no.: 07799 065743

Email: milan@helmprompts.co.uk

Please note that, as a part of the Council's decision procedure, you will be invited by the Camden Planning Department to formally comment on the application. The Council will inform you of this, most likely in a form of a letter.

Should you have any comments or queries, please call or email us. We would be happy to discuss the proposal with you.

Kind Regards,



Milan Nedelkovic

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REFERENCE

Camden's Local Plan policies 2017

Camden Planning Guidance (CPG) 2015

Redington Frognal Conservation Area Statement and Guidelines

Redington Frognal Neighbourhood Plan

AECOM Redington Frognal Heritage and Character Assessment

Redington / Frognal Conservation Area Character Appraisal & Management Plan
December 2021

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