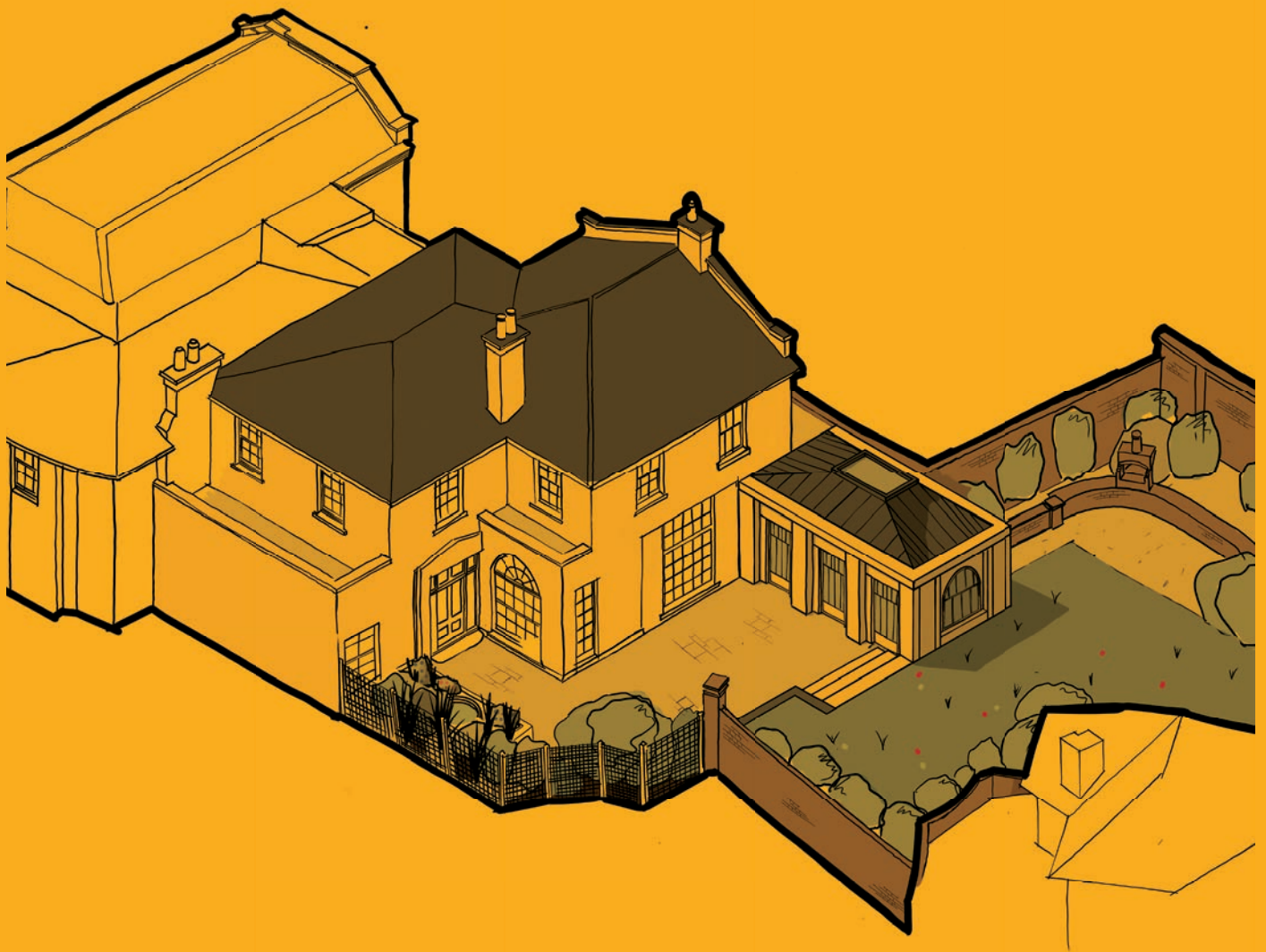


90 Frognal
Heritage Statement
Planning & Listed Building Consent
March 2025



1. Introduction

- 1.1. This heritage statement has been prepared to support an application for planning and listed building consent for the proposed works at 90 Frognal, a Grade II listed building located within the Hampstead Conservation Area.
- 1.2. This heritage statement should be read in conjunction with all other submitted drawings and documents.
- 1.3. The proposed works encompass a rear extension, a side link extension, and general internal renovations. The aim is to thoughtfully preserve any original features while reinstating appropriate elements where feasible, enhancing the overall character of the house. The proposal also intends to replace modern additions with more cohesive designs, ensuring the property functions effectively as a single contemporary family dwelling.
- 1.4. 90 Frognal is Grade II listed and located within the Hampstead Conservation Area.



Photo of front elevation

2. Heritage and Conservation

2.1. 90 Frognal is Grade II listed as it sits within the curtilage of number 88. The below listing refers to 88 and 88a, however it is assumed that the listing is referring to 90 Frognal.

- CAMDEN
- TQ2685NW FROGNAL 798-1/26/525 (East side) 14/05/74 Nos.88 AND 88A and attached railings
- II
- Pair of semi-detached cottages. Early C19 with later additions to rear. Stucco. Slated hipped roof with projecting eaves. 2 storeys. 5 windows plus single window projecting bay to right. No.88 with good entrance having enriched console-bracketed hood, panelled door and patterned fanlight and sidelights; No.88a has bracketed hood, architraved doorway with panelled door and overlight. Architraved sashes; that to projecting bay ground floor blind. Right hand return with full height canted bay.
- INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with pineapple finials.
- Listing NGR: TQ2608985656



Sub-area 5 (Frognal) of Hampstead Conservation Area

2.2. 90 Frognal was originally formed as part of a period house named Frognal Lodge.

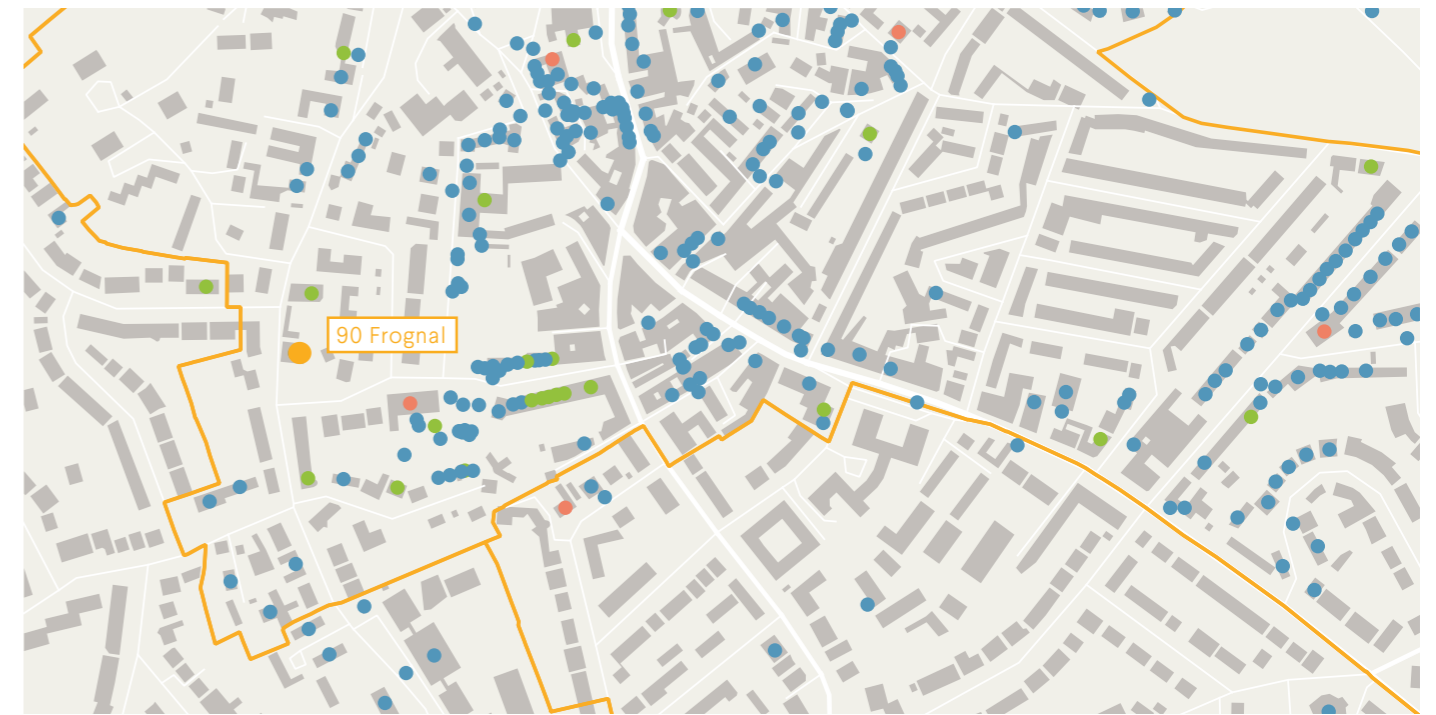
2.3. The earliest map showing Frognal Lodge is the 1829 CRUNSHLEY'S New Plan of London. Which is indicative of where the building is located in comparison to surrounding landmarks.

2.4. A 1864 OS Map shows Frognal Lodge, its grounds and coach house.

2.5. A 1934 OS Map shows Frognal Lodge with the circa 1915 extension added.

2.6. A 2023 Ariel Map shows 90 Frognal sitting within its Frognal context.

2.7. From 1931 to 2024, numbers 88 and 90 Frognal were owned by one extended family. Initially connected as a single house with two front doors but one shared staircase, the homes were split about 60 years ago with a new staircase added in No. 90. Despite this, the outdoor space remained shared until 2024 with older generations living in No. 88 and younger ones in No. 90.



Key

- Conservation area
- Grade I listed building
- Grade II* listed building
- Grade II listed building

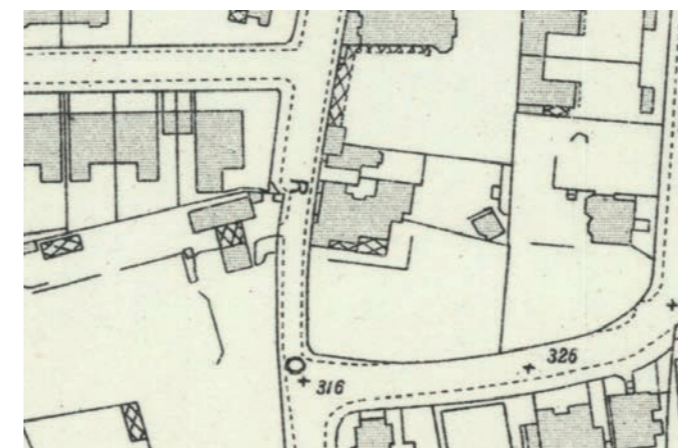
Frognal and Hampstead conservation map.



1829 CRUNSHLEY'S New Plan of LONDON



1864 OS Map



1934 OS Map



2023 Ariel Map



Diagram showing estimated historical building phases of 88 and 90 Frognal
Credit: The Townscape Consultancy

2.8. Frognal Lodge has undergone many phases of building which has formed the unique sequence of spaces that make up the property and grounds. The multiple roof pitches highlight the different phases of the building's development. Overall, the roof slopes are quite shallow, reflecting the late Georgian architectural style.



Etching of Frognal Grove c. 1740



Frognal Lodge in 1915 being used as refuge for wounded soldiers

