

28th January 2015

## **DESIGN AND ACCESS STATEMENT FOR MARYON HALL, 19 FROGNAL LANE, NW3 7DB**

### **1.0 Introduction:**

This Design & Access Statement is submitted in support of a Listed Building application for internal works to the above property. There are also minor external works to the southern elevation whereby an existing plastic air grille is bricked up and new cast iron air brick introduced.

Please see the attached Schedule of Changes for the scope of the works

Pre-application advice was sought and this application follows the advice given in Camden Council's email reference 2014/6728 Dated 14/01/2015.

### **2.0 Context:**

The existing property is Grade 2 listed and was constructed in 1793.

The property was originally built as 1 dwelling but was split into 2 separate dwellings in 1896 with modern additions in 1964.

The external walls of the property are predominantly constructed from multi coloured stock brick.

The property has sash windows.

### **3.0 Amount and Scale:**

The proposal does not seek to extend the existing footprint or volume of the property.

### **4.0 Layout:**

Minor internal amendments are proposed predominantly to the non-original structure.

All new walls will be lightweight. Following advice from Mr Nick Baxter (Conservation Officer) new walls will not have coving and will have different skirting boards.

### **5.0 Summary:**

The proposal will have a minimal effect on the original structure. Care has been taken in working up the proposal to ensure that the integrity of the historic fabric is maintained. As such we feel the proposal should be supported.



6.0 Site Photographs:



*From front door looking down hall*



*In Living Room towards front elevation*



*In Bathroom looking to side elevation*

