

Design & Access Statement / Heritage Statement

Proposed repair and restoration of existing orangery outbuilding including installation of new garden room to:

94 Frognal Hampstead London NW3 6XB

Site Location

The site is located on the western side of Heath Street approximately 300metres from Hampstead underground station.

Design Summary

The Design and Access Statement has been prepared in support of a Planning Application for the repair and restoration of the existing orangery. The existing timber orangery is in an extremely poor state of repair and the proposals are essential firstly to prevent possible collapse and to stem further water ingress to avoid further deterioration of the building unit fabric. Secondly, any repair works that are undertaken are proposed to extend the life of the orangery which can then be used safely for the enjoyment and benefit of the owner. All materials used in the repair works will be of same size and scale in order to maintain and match current detailing.

Finally, there will be a 4 x 3 M² new red cedar timber clad garden room sited in the far corner of the garden as indicated on the attached site plan. This location will be within the curtilage of the existing garden which will enable the owner to utilise area which is currently under used and which we believe will enhance and compliment the house, orangery and the garden.

Access: Accessibility will not be affected by any of the works.

Heritage Statement

The house is listed Grade II and is located in the Hampstead Conservation Area. The works are essentially maintenance retaining the important details of the existing fabric.

All works carried out to the structure(s) within the property boundary will be undertaken to ensure that it will not have a negative impact on the architectural or historical nature on any of the structures located either within or outside the site curtilage as they are maintained with minimal impact on the fabric to ensure longevity. The new design proposals will match exactly the existing roof line and detail profiling in all respects to ensure the current qualities are maintained and do not detract the characteristics of the existing buildings nearby. As far as possible the existing glazing bars are to be retained

A selection of photographs is appended of the existing building and its gardens.

Richard Wallis Associates, RIBA Chartered Practice, January 2014



View of existing house conservatory to terrace



View of existing orangery from garden



View of existing orangery adjacent to house behind garden foliage



View of existing orangery from road



Internal view of existing orangery



Internal view of orangery which shows the deterioration of the fabric to be renewed / repaired



Internal view of Orangery entrance facing onto house and garden area – Currently disconnected solid fuel floor mounted stove in background to be relocated in new garden room

Solid Fuel floor standing stove to be relocated in new garden room



View of existing garden area at rear to new garden room



View of existing garden area at side adjacent to new garden room



View of existing side and rear garden area to new garden room