

Design Access and Heritage Statement

94A Frognal NW3 6XB

11 January 2016

1.0 Background

The site is a two storey semi-detached building constructed circa 1700 and Grade II* listed. The attached property no 94 is also Grade II* listed. The building is located on the east side of Frognal on a bend in the road, substantially set back from the road and the driveway entrance.

2.0 Amount

The proposed works involve the replacement of the existing timber entrance gate and bin store behind and to one side.

The replacement timber gate would be automatic but in terms of appearance would be in keeping with the current gate, as well as that of 94 Frognal.

The existing bin store is in poor condition and is also too small for the recycling bins provided by the local authority. The proposal would be to replace the bin store with one of similar appearance but of a size to enabling the recycling bins to fit.

As the gate would be automatic the proposals would also involve the rebuilding of 1no brick pier to accommodate a built in post box. The brick pier would be to match the appearance of the existing pier.

3.0 Layout

The layout of the property would be as existing.

4.0 Scale

There would be no affect on the general scale of the existing property.

5.0 Landscaping

The removal of 1no tree would be required to accommodate the sliding gate. To our knowledge there are no TPOs on the site.

6.0 Appearance

The appearance of the property would not be altered generally.

7.0 Access

The main access into the property would remain unchanged.

8.0 Heritage

As previously mentioned the site is a two storey semi-detached building constructed circa 1700 and Grade II* listed. The attached property no 94 is also Grade II* listed. The building is located on the east side of Froggnal on a bend in the road, substantially set back from the road and the driveway entrance.

The proposed works would not affect the existing house or neighbouring listed property, are of a relatively minor nature and are low in both scale and in impact on the site generally.

9.0 Existing photos

Photo 01 Existing gate



Photo 02 Bin store

