

## 30 Frognal Heritage Statement, 18<sup>th</sup> October 2017

This heritage statement has been prepared in support of an application for planning permission to carry out works to the rear elevation and reconfigure the lower ground floor flat at no. 30 Frognal, London. NW3 6AG.

The application site is located in Hampstead, North London and is within the Redington/Frognal Conservation Area. The building is not listed but is considered to make a positive contribution to the Conservation Area. The garden flat is located in the lower ground part of a four storey semidetached Period property located to the eastern side of Frognal.

The Redington/Frognal Conservation area forms a well-preserved example of the late 19<sup>th</sup> century Edwardian residential suburb. The property consists of four storeys of semi-detached houses with stock red brickworks. It is subdivided into four separate units and the application relates to the lower ground flat known as the Garden Flat. The property has recessed glazing bar sash windows in white. The roof characteristics consists of clay tiled roofs with gabled front dormers and chimneys to the sides.

The character and appearance of the conservation area is generally defined by the large red brick houses and mature vegetation.



Image 1: Frognal Elevation from adjacent street