



DESIGN AND ACCESS STATEMENT
FOR
REPLACEMENT OF ROOF AND UPGRADE OF LAUNDRY CORRIDOR
BELOW
AT

St Dorothy's International Student Residence
99 Frognal
London
NW3 6XR



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1. Introduction

The residence offers accommodation to young ladies between the ages of 18 and 35, single, of any creed or nationality, arriving to study in London.

The Sisters of St Dorothy are all over the world and live in a family spirit in simplicity to create a welcoming, safe and friendly place to live while the students face the challenges of city life in challenging circumstances.


The facilities provide and assure the well - being and comfort necessary for their students.

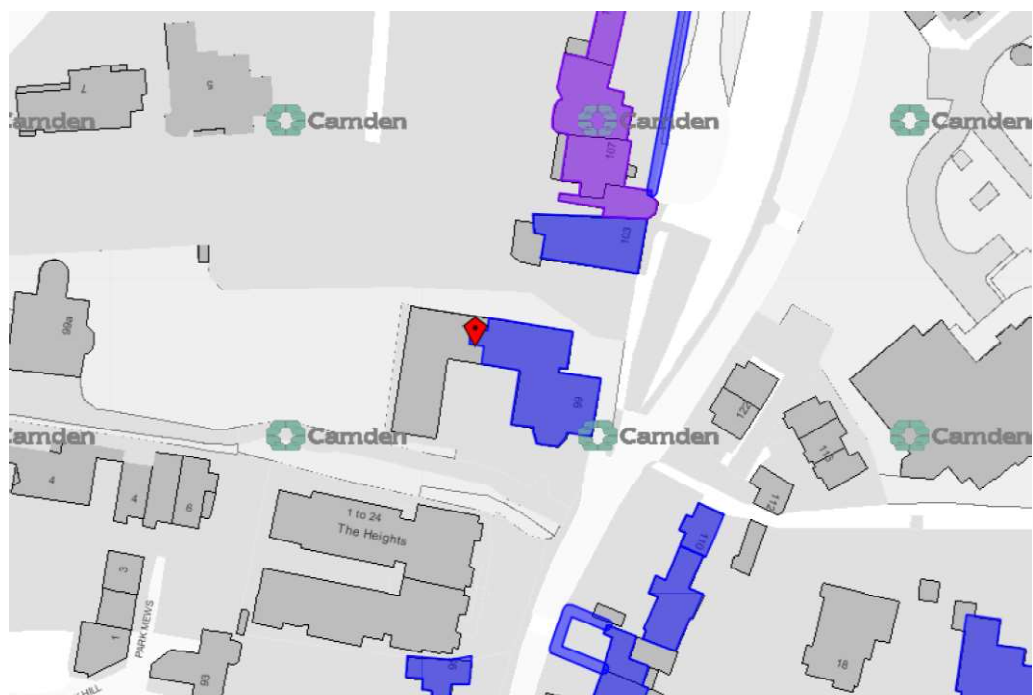
2. Location/Site

The site at 99 Frognal, NW3 6XR is in Hampstead, North London a short walk from the centre of Hampstead Village and Hampstead underground station on the Northern line and a little further to Hampstead Heath.

The site itself as indicated on the plan below is within the Hampstead Conservation Area and as can be seen from the plan below is fronted by a Grade II Listed Property.

Map Legend

-  Grade I Listed
-  Grade II Listed
-  Grade II* Listed



To the rear of this property is the relatively new student accommodation block, built we would think in the 1970's.

Photographs of the front listed building and the new accommodation are set out below.



To the rear of the student accommodation which is on 2 levels the ground is rising and there is a substantial concrete retaining wall which is approximately 3m high, beyond which is a tranquil garden with trees beyond.

The retaining wall and the lowered corridor / light well this creates can be seen marked on the listed map above.

3. Existing Use

As mentioned obviously the existing use is student accommodation, i.e. bedrooms mainly at first floor with kitchen, dining, meeting and recreational rooms below.

The total number of students is about 30. Facilities include light cooking, laundry, chapel and panelled study room in the listed building.

4. The Proposal

The photos below show the rear lower yard / corridor area that is presently covered by a very much DIY structure incorporating a Perspex roof covering. This leaks when it rains and the whole facility that this creates at present is very sub – standard and needs to be upgraded.

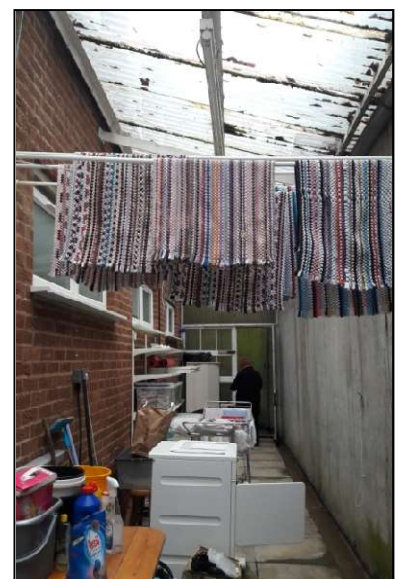
As can be seen from the photos this is the main laundry area, and whilst its size is suitable for the need required it is quite apparent that the conditions of this semi external space are not.

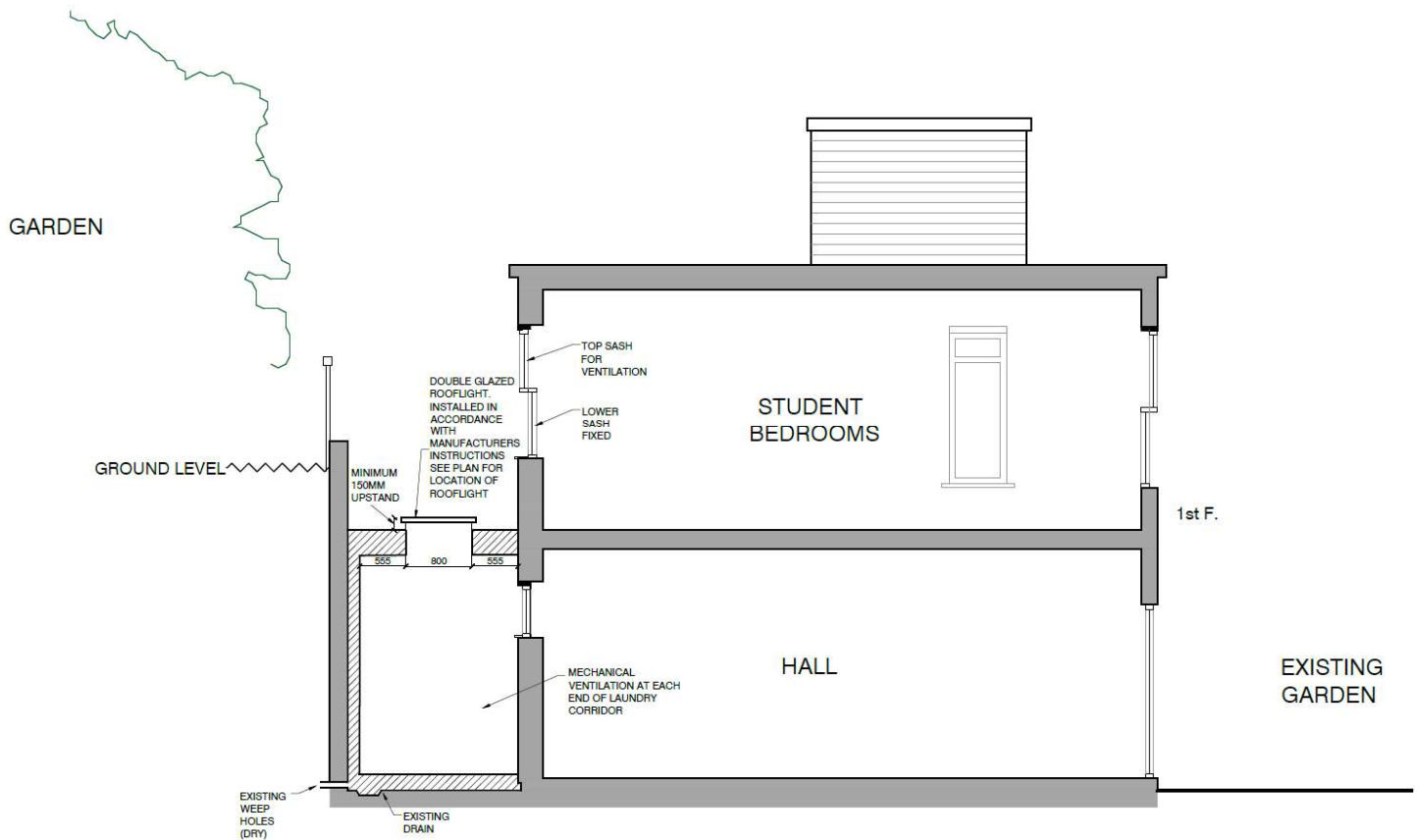
The proposal is to remove the Perspex roof and construct a new flat and more substantial roof including rooflights which will provide a much improved and dryer environment, thus creating a more serviceable utility corridor.

The drawing on the following page shows in section this corridor and how this proposal will work.

The retaining wall will be applied with a Sika render or similar to make sure this wall is dry and then insulated. All drainage etc. from machines will remain as presently constructed.

None of the structure will be visible from anywhere and it replaces what is already there with a far more acceptable roof.





PROPOSED SECTION

(NOT TO SCALE)

5. Conclusion

This is an application to upgrade a very poor facility that desperately needs refurbishment and a degree of upgrade.

It is below ground level, cannot be seen from anywhere and is mostly a replacement of what exists at present.

We hope therefore this can be agreed quickly so that this necessary improvement can go ahead as soon as possible.

The proposal does not seek to alter any of the access points to the building.