



# **HERITAGE STATEMENT**

**FOR**

**ST DOROTHYS INTERNATIONAL STUDENT RESIDENCE**

**99 FROGNAL**

**NW3 6XR**

This relates to the replacement of a dilapidated Perspex roof covering to the laundry corridor at basement level behind the student accommodation block at St Dorothy's International Student Residence at 99 Frognal, London NW3 6XR

## 1. Introduction

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99 Frognal consists of a Georgian detached property fronting Frognal in Hampstead, a short walk from the centre of Hampstead Village with a 1970's purpose built bedroom block built in the rear garden.

The attached google aerial image taken in 2019 clearly shows the listed building at the front with the 70's bedroom block to the rear. They were joined also in the 70's by a single storey link which houses the dining facilities.



**LISTED BUILDING**

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.

## 2. Proposal

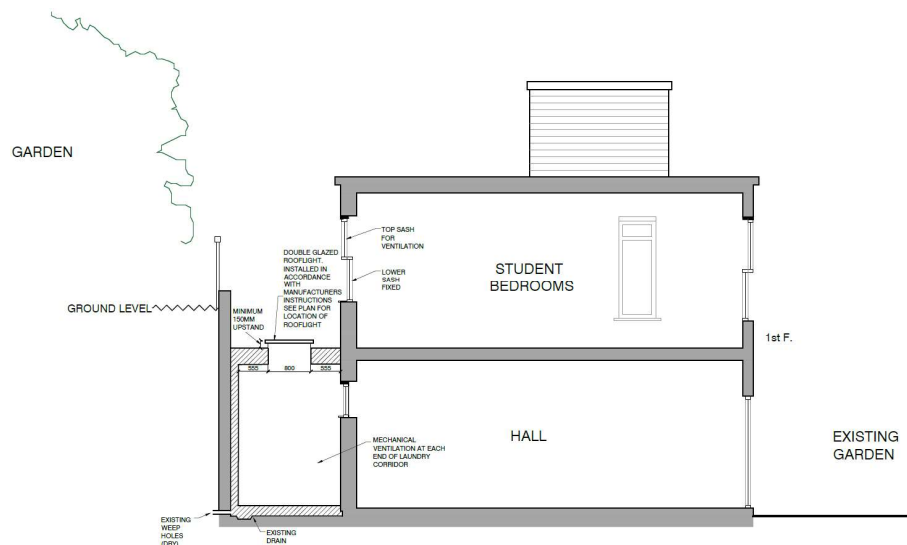
The 2 photos below show the basement rear corridor between the rear high level garden and the 70's bedroom block being used as a rather makeshift laundry area with a Perspex roof.



It can be seen that whilst this has been used like this for very many years it is well past its sell-by-date and needs a more acceptable roof and general improvement.

It leaks, is generally an unpleasant space and it has been known for foxes to jump onto the Perspex from the garden and damage the Perspex.

The section below shows how this area is well below ground level and is to the rear of the bedroom block.

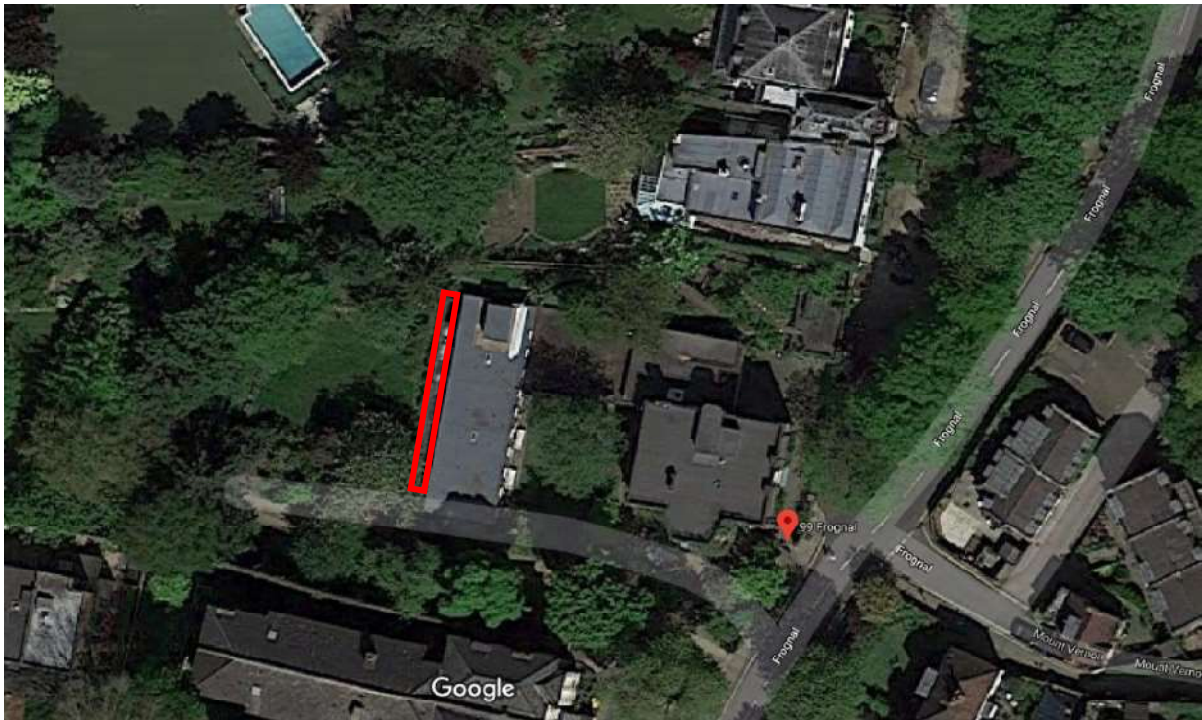


### PROPOSED SECTION

(NOT TO SCALE)

The aerial photograph clearly also indicates it will have absolutely no impact on the Listed Building to the front. It can be seen from nowhere other than by peering over the railings from the west of the bedroom block.

The area is highlighted in red on the aerial photo below.



### 3. Conclusion

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As stated in the Design and Access statement 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 replacement of what exists at present.

It has absolutely no impact on the historic listed building as has been indicated, it is a necessary improvement to the facilities, it is not creating more bed spaces or anything else.

It is in desperate need of attention and hope therefore this application can now move forward quickly so that the improvement can be in place for next year's intake of students.

All the above will be completely obvious when the planning site visit is made.