

22 FROGNAL WAY

DESIGN & ACCESS STATEMENT

June 19



1.0 INTRODUCTION

This Design and Access Statement is submitted in support of the planning application and associated conservation area consent for the proposed renovation of the existing outbuilding and repair works to the adjacent boundary wall at No. 22 Frognal Way, London NW3 6XE.

The proposed works comprise the renovation of the existing unused outbuilding fronting the garden of the site and associated repair works required to ensure the structural stability of the adjacent boundary walls. The existing outbuilding would be refurbished within its current footprint and brought back to life.

This Statement should be read in conjunction with the supporting documents which include existing and proposed drawings.

2.0 LOCATION AND CONTEXT

The site is located in Hampstead, approximately 250m to the south west of Hampstead London Underground station and is situated at the end of Frognal Way.

22 Frognal Way is currently under development and the works include the demolition of the existing property and the construction of a new family home on site (planning ref: 2015/3530/P).

The outbuilding that the application refers to forms part of the north-eastern boundary wall with No.20 Perrin's Walk.



3.0 SITE DESCRIPTION

The outbuilding subject of this application is located in Conservation area and forms part of the boundary with No. 20 Perrin's Walk. It is currently unused and in desperate need for repair.

Outbuilding is a single storey brick structure attached to the adjacent boundary walls. These adjacent brick boundary walls have been identified as structurally unstable in several locations and also requires repair works to ensure their longevity and stability.

The structure is raised in yellow stock bricks of some age, laid in lime mortar, although the upper part of the structure is raised in mass produced machine made bricks, laid in cement mortar.

The roof is shallow flat felt roof. Where the ceiling has collapsed, a relatively modern construction of joists with boards, on which the felt was laid, with mineral wool insulation can be observed.

The three windows facing onto No.20 Perrin's Walk are steel framed Crittall types and are spanned by a continuous reinforced concrete lintel beam. The window sills are of cast concrete.

The corner opening is glazed with timber framed windows and door with modern bricks and a concrete lintel to support the opening.



Photo 1: Outbuilding – front view (corner glazing) as viewed from No.22 Frogmal Way



Photo 2: Outbuilding as viewed from No. 20 Perrin's Walk



Photo 3: Outbuilding and adjacent boundary wall as viewed from No.20 Perrin's Walk

4.0 DESIGN PROPOSAL

It is proposed to bring the derelict outbuilding back to life within its current footprint and retaining its current height, with the corner glazed opening enlarged to form a closer relation with the garden.

The slim profile full height corner glazing is proposed in keeping with the aesthetics of the main house that was granted a planning permission in 2016 (ref. 2015/3530/P). The old unsightly felt roof will be replaced with a new green roof with a rooflight to bring more light into the space. The existing corroded metal rear windows will be replaced with the matching ones within their current window openings and all damaged rainwater goods will be replaced with the matching cast iron new ones.

As part of the proposed works to the outbuilding, required repair works to the brickwork and adjacent boundary walls have been also considered to ensure their longevity and structural stability. The existing brickwork will be repaired and repointed with lime mortar, missing brick courses carefully reinstated using the salvaged/reclaimed bricks from the wall where possible.

The structural stability of the adjacent boundary walls will be achieved by carefully rebuilding the existing piers to Structural Engineer's requirements, new brick piers will be introduced to provide the required support to currently bowing unstable sections of the brickwork wall. Salvaged/reclaimed bricks from the existing piers with lime mortar will be used where possible.

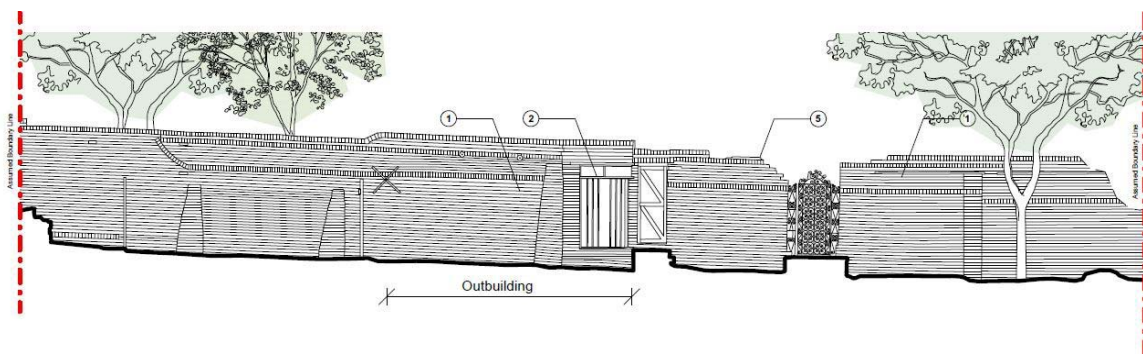


Image 1: Existing front elevation as viewed from No. 22 Frogmal Way

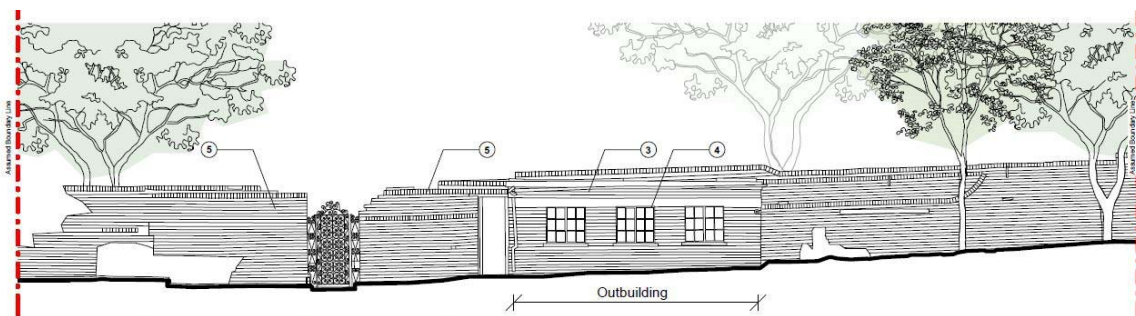


Image 2: Existing rear elevation as viewed from No. 20 Perrin's Walk

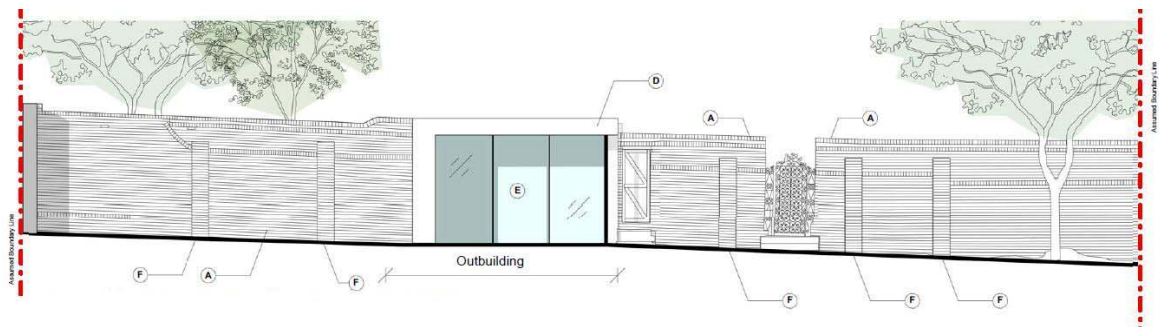


Image 3: Proposed front elevation as viewed from No. 22 Frogнал Way

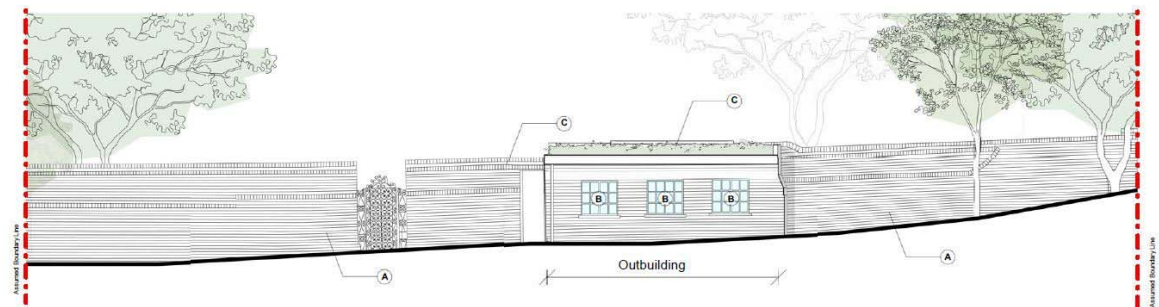


Image 4: Proposed rear elevation as viewed from No. 20 Perrin's Walk

5.0 EXISTING CONDITION

A Structural Inspection Report is included in support of this application, prepared by Price & Myers (ref: 23061 version 2, dated June 2018).

The structural investigation has been carried out to assess the current condition of the boundary wall that is integral with the outbuilding referred to in this application.

The report has identified key areas of the wall that are structurally unstable and require strengthening by either full rebuilding of the wall or by constructing new brick piers.

The overall condition of the wall was in need of repair and further repointing works were recommended using lime mortar.

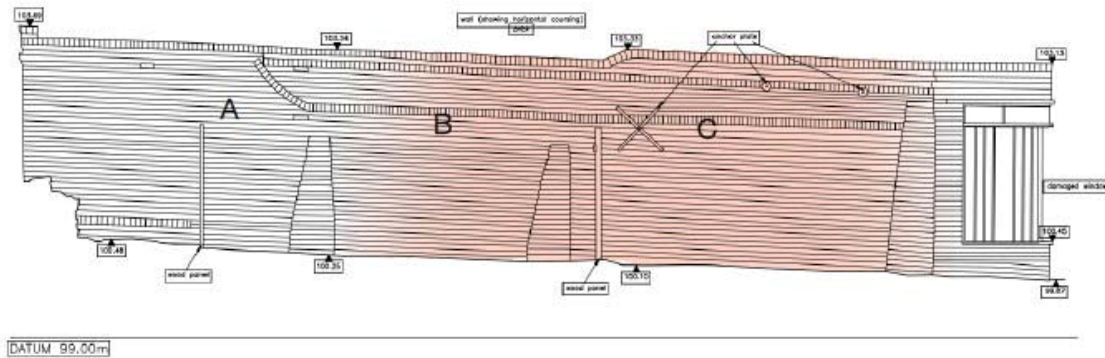


Image 5: North end of the boundary wall as viewed from No. 22 Froggal Way.
(Structurally unstable sections of the wall highlighted in red)

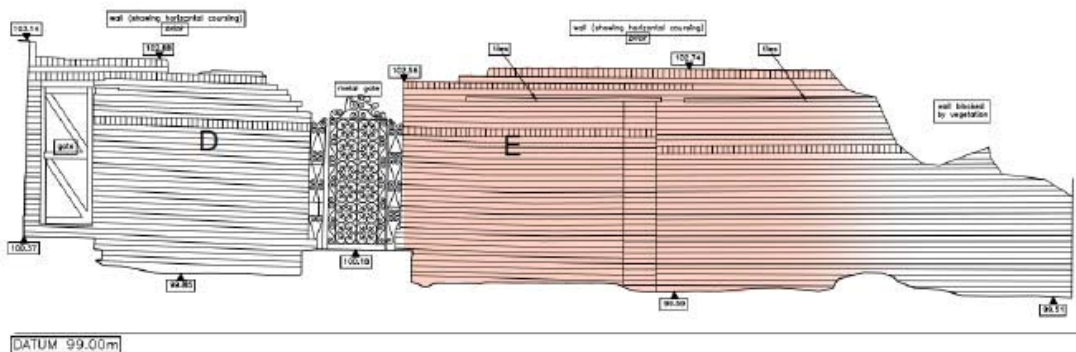


Image 6: South end of the boundary wall as viewed from No. 22 Froggal Way.
(Structurally unstable sections of the wall highlighted in red)



Photo 4: Outbuilding and adjacent boundary wall as viewed from No. 22 Frognal Way



Photo 5: Boundary wall as viewed from No. 20 Perrin's Walk

6.0 CONCLUSION

It is evident that the outbuilding and the adjacent brick boundary walls have been neglected for some time and are in need of repair to ensure its longevity.

The proposed renovation of the outbuilding will be in keeping with the aesthetics of the main house, respecting its setting within the Conservation area. The brickwork walls will be also carefully repaired using the salvaged/reclaimed bricks from the outbuilding where possible, lime mortar will be used for repair works including the repointing and reinstatement of the missing brick courses.

7.0 ADDITIONAL DOCUMENTS

This Statement should be read in conjunction with the supporting documents which include existing and proposed drawings below:

- P001 - Site location plan
- P120 - Proposed second floor plan
- P130 - Proposed roof plan
- P210 - Proposed section
- P310 - Proposed front elevation
- X120 - Existing second floor plan
- X130 - Existing roof plan
- X210 - Existing section
- X310 - Existing front elevation