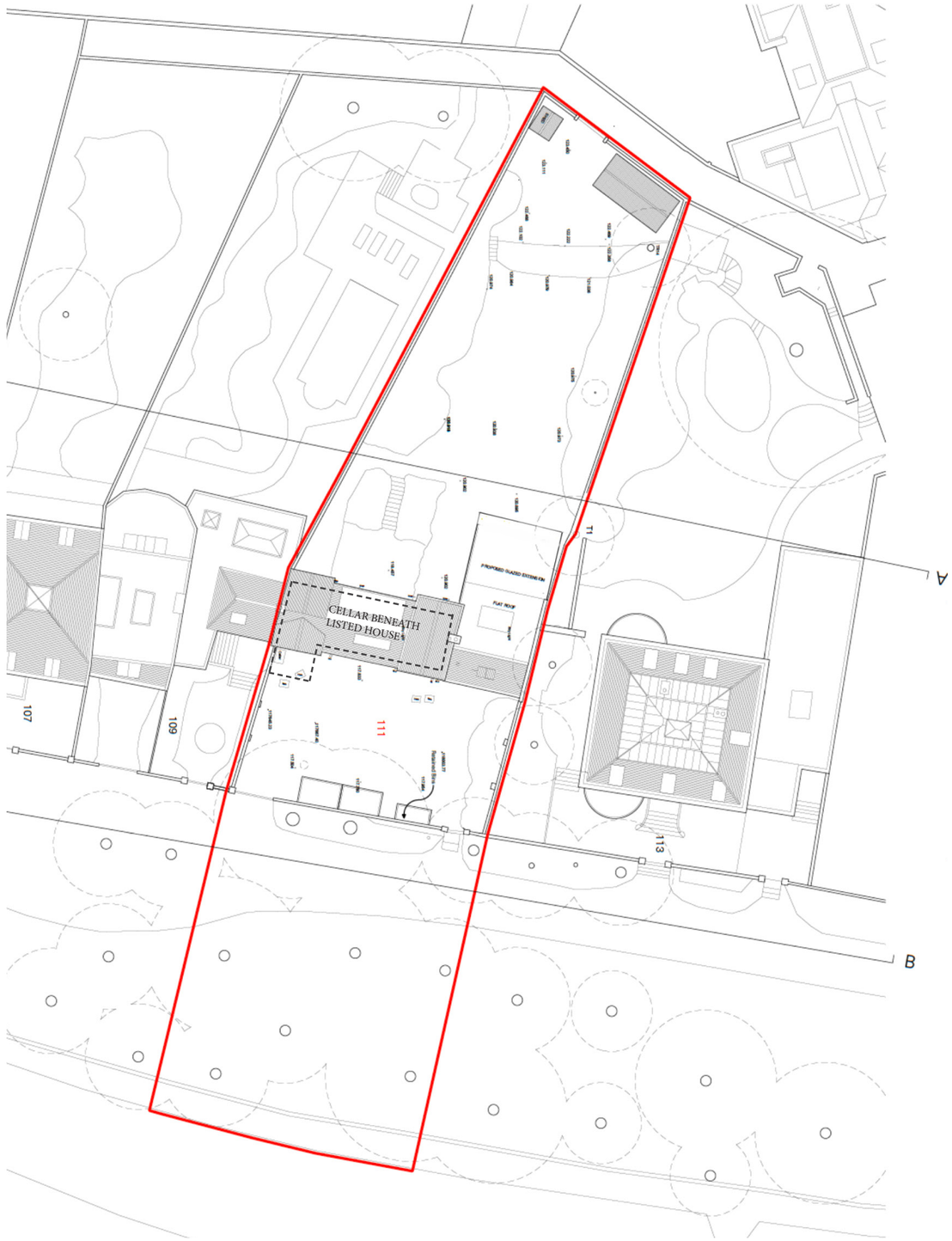
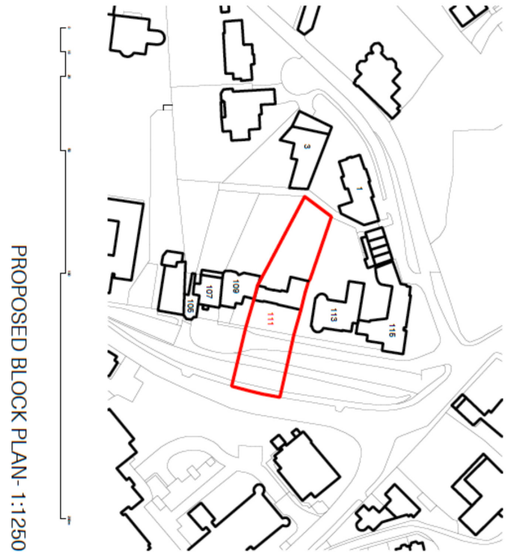


Site Plan (Existing and Proposed)

1.200 @A1



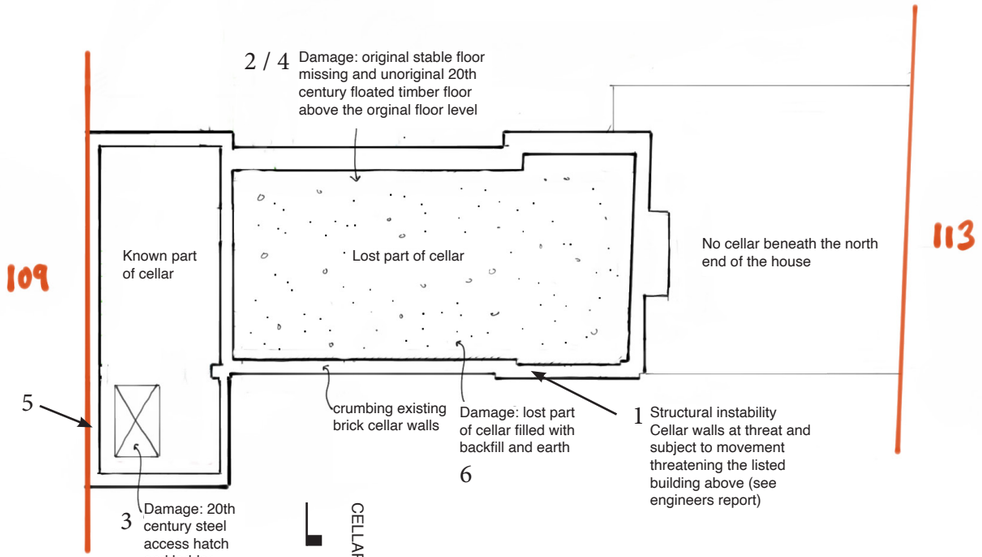
Block Plan (Existing and Proposed)

1.1250 @A1

CHAN + EAYRS 111 Frognal, Hampstead NW3 6XR			N
Zoe Chan Eayrs and Merlin Eayrs			
Project : 111 Frognal			
TITLE : BLOCK AND SITE PLAN (EXISTING AND : PROPOSED - NO CHANGE)			
Date 04/08/21	Scale 1:50 @A0	Drawing No. BP_	Rev.01

0 1 2 5 10

1 Living room walls above cellar propped from inward collapse



CELLAR PLAN PRE- EXISTING

PRE-EXISTING CELLAR AND GROUND FLOOR NOTES

1. LISTED HOUSE AT THREAT OF INWARDS COLLAPSE- Cellar walls beneath the listed house subject to external earth presrues and at threat of collapse endangering the listed building above

2. 20TH CENTURY DAMAGE: ROTTEN FLOATED GROUND FLOOR- unoriginal 20th century ground floor was rotten and floated 400mm above the original ground floor. This damaged the visual character of the above ground listed building and the legibility of the historic building's use as a stable block to Frognal Grove.

3. 20TH CENTURY DAMAGE: MODERN ACCESS
- Pre-existing cellar was accessed through a modern external ladder and steel hatch installed by previous owners in the 20th century

4. 20TH CENTURY DAMAGE: MISSING STABLE FLOOR- the original stable floor beneath the floated timber floor was removed in the 20th century

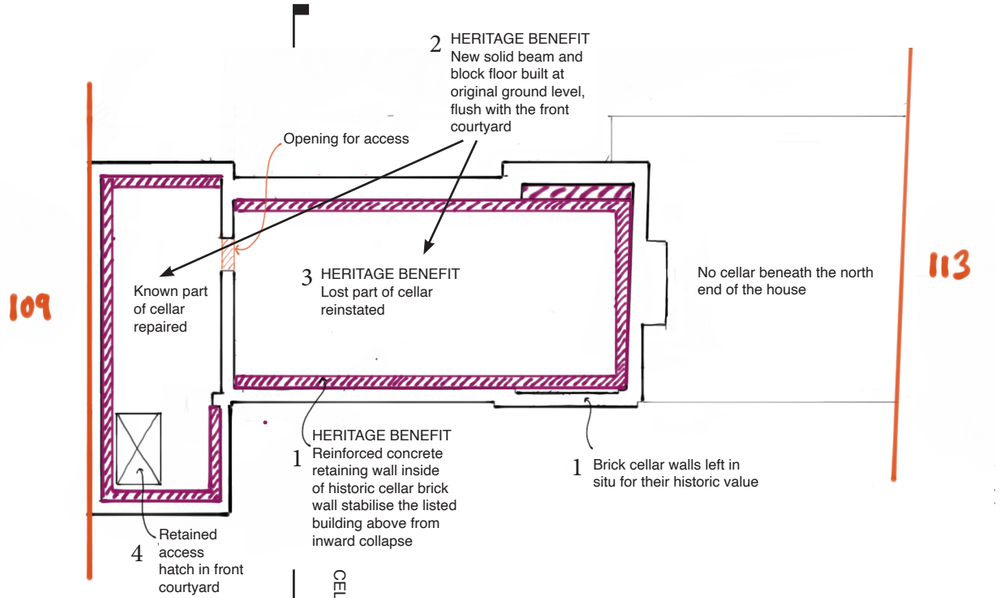
5. 20TH CENTURY DAMAGE: CELLARS AT FROGNAL GROVE SUBDIVIDED WHEN SUBDIVIDED INTO 10 SITES

6. 20TH CENTURY DAMAGE: PART OF CELLAR BACKFILLED

- USE: NOT HABITABLE SPACE

- VISIBILITY: NOT VISIBLE FROM MAIN HOUSE OR ABOVE GROUND

Photo of brick cellar wall propped from inward collapse



CELLAR PLAN AS REPAIRED

REPAIRED CELLAR AND GROUND FLOOR NOTES

1. HERITAGE BENEFIT: STABILISED FROM COLLAPSE- All brick cellar walls retained with structural reinforced concrete walls and slab inserted within the historic fabric. Historic cellar walls which were hidden in their preexisting state are left in situ for their historic value within the ground.

2. HERITAGE BENEFIT: ORIGINAL GROUND FLOOR REINSTATED. - Pre-existing rotten timber ground floor removed and new beam and block floor reinstated at original ground level, flush with front courtyard

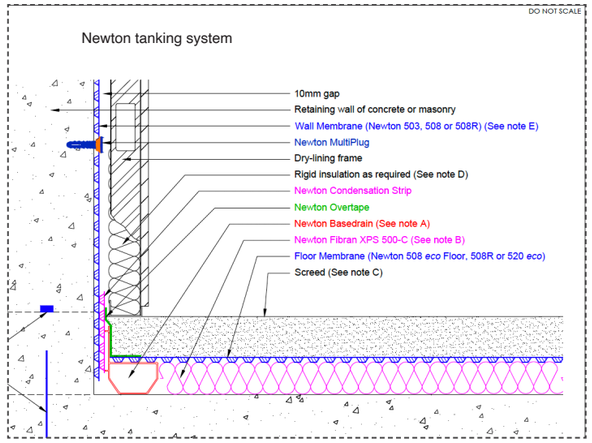
3. HERITAGE BENEFIT: BACKFILLED PART OF CELLAR REINSTATED: backfill earth and rubble removed and lost volume reinstated

4. MODERN EXTERNAL ACCESS UNCHANGED: Via hatch and ladder from the front courtyard

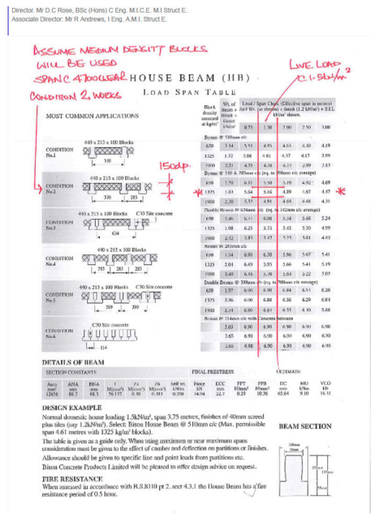
USE UNCHANGED: NOT HABITABLE SPACE

- VISIBILITY UNCHANGED: NOT VISIBLE FROM MAIN HOUSE OR ABOVE GROUND

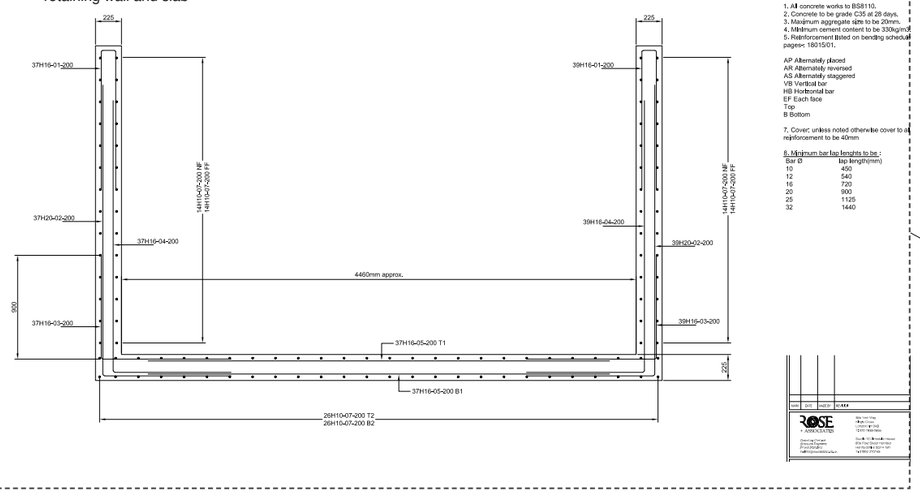
CHAN + EAYRS 111 Frognal, Hampstead NW3 6XR			
Zoe Chan Eayrs and Merlin Eayrs			
Project : 111 Frognal			
TITLE : CELLAR PLAN EXISTING AND BUILT			
Date 04/08/21	Scale 1:50 @A0	Drawing No. CRP	Rev.02

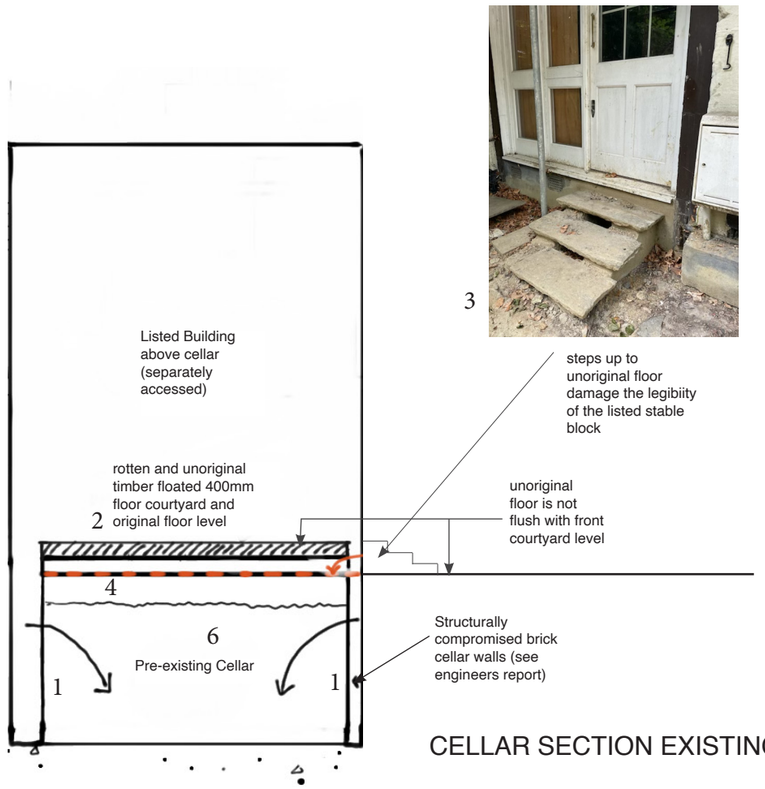


Beam and Block Floor Specification



Rose and Associates Sectional Detail of structural retaining wall and slab





CELLAR SECTION EXISTING

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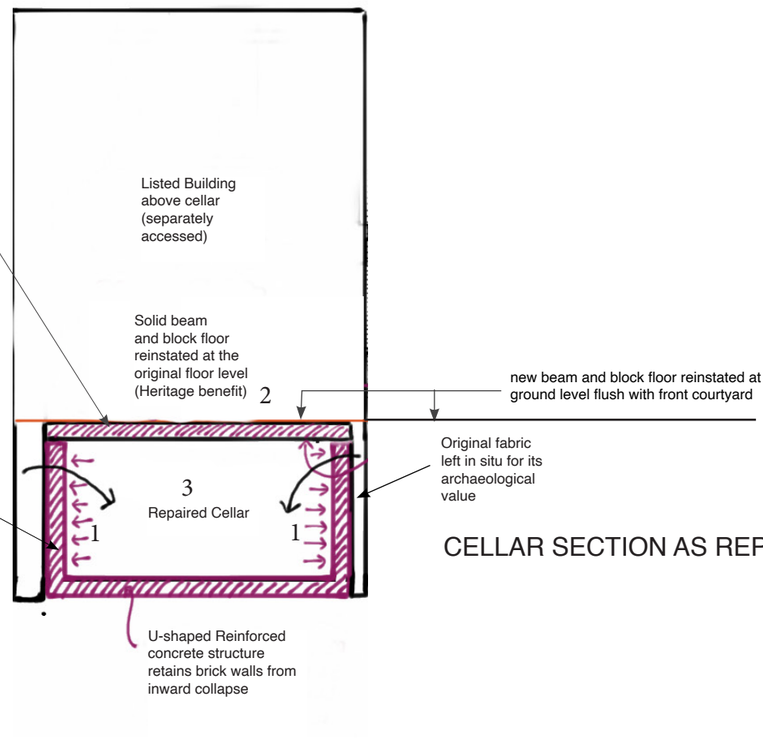

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CHAN + EAYRS 111 Frognal, Hampstead NW3 6XR	N
Zoe Chan Eayrs and Merlin Eayrs	
Project : 111 Frognal	
TITLE : CELLAR SECTION EXISTING AND BUILT	
Date 2/08/21 | Scale 1:50 @A0 | Drawing No. CRP	Rev.02

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