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**11 Frognal Way  
London  
NW3 6XE**

**Household Planning Application & Listed Building Consent  
Replacement of existing single storey rear extension  
Heritage statement**

**July 2022**



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## Introduction

This heritage statement is prepared to accompany a Household Planning Application & Listed Building Consent for the replacement of the existing single storey rear extension at no. 11 Frognal Way.

In brief, the proposed works comprise part demolition of the existing non-original rear extension & conservatory to the north of the main house and rebuilding a new brick extension with timber sash windows and timber glass panel door all in keeping with the character of the original house.

## Site and surrounding area

The application site is located on the northern side of Frognal Way. It is a private road covered in gravel stone with vehicular access from Frognal. There is an alleyway connecting Frognal Way and Church Row. Frognal Way is characterised by large detached family houses which vary in architectural style.

11 Frognal Way was built in 1925 by Albert Farmer. The site consists of a three storey detached family house on the west side and a two storey garden building on the east. The garden building is currently used for residential ancillary purposes. There is a long, wide garden between the two buildings. The main house and the garden are elevated more than 3 meters from the street level of Frognal Way.

The application building is not listed but is within the Hampstead Conservation Area and is noted as making a positive contribution to the character and appearance of the Conservation Area.

There are several listed buildings in the immediate surrounding area of the site. The neighbouring property 9 Frognal Way is Grade II\* Listed and the boundary wall of St John's Church which is attached to the existing rear extension is grade II listed. St John's Church and the tombs in the churchyard beyond the boundary wall are also listed.

It should be noted that this planning application does not include any proposed works which may harm or disturb the listed St John's churchyard boundary wall.

## Existing rear north extension

The existing rear extension and conservatory, currently used as a family room, utility and storage, is of low quality build, in poor condition, not fit for purpose and does not relate to the host building. It does not enhance the main house and doesn't provide efficient space to function as a utility and storage area for a modern family.

Currently there are two existing entry points to the rear extension – from the west and east side of the extension. There are two sets of pitched roof lights over the extension.

Due to site location and positioning of the rear extension, there is no visibility of the extension from the churchyard or at street level and very limited visibility from neighbouring properties.



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### **Proposed rear north extension**

The use of the replacement extension will remain as existing as a family room, utility & storage room. However, the new re-configuration of the internals will provide for a very functional and efficient space including bike storage and a utility / laundry room for the family.

The proposed rear extension will remain as a single storey building. The footprint of it will be enlarged very slightly - about 6sqm and the height is generally the same as existing.

The appearance of the extension will be greatly improved. The building will be brick facing with 3no. timber sash windows to the west and a traditional timber glass panel door to the east - all in keeping with the character of the original house. The new extension will be well insulated and highly energy efficient.

The existing rear extension walls which were built adjacent and attached to the listed boundary wall will be retained. Therefore, the St John's churchyard boundary wall will be undisturbed.

### **Access**

There is no access change in the proposal.

### **Conclusion**

The replacement of the poor quality rear extension and conservatory, with a new architecturally aligned well-built energy efficient building, will significantly improve the appearance of the property as well as provide for the requirements of a modern family.

The use of brick and timber sash windows and a traditional timber door have been carefully considered to improve the appearance and security of the property whilst in keeping with the original style of the house and the conservation area.

It is considered that the replacement rear extension will both preserve and enhance the character of the conservation area to which the house makes a positive contribution.



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West Elevation





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West Elevation



East Elevation





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East Elevation





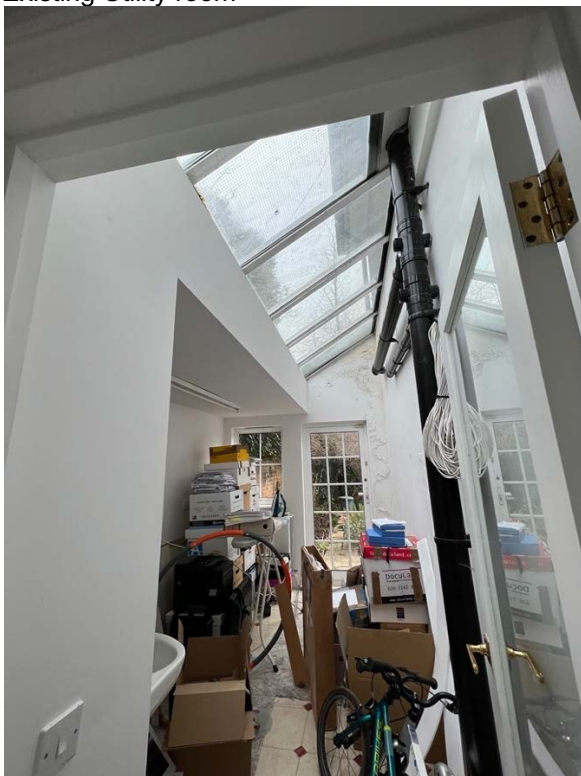
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## Existing Conservatory



Existing Utility room



Existing Storage/ rooflight



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Existing Storage/ rooflight