

Heritage Statement

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The Old Haybarn
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Site Address: 1 Frognal Gardens, NW3 6UY

Proposal: Installation of a stainless steel flue on the side elevation

Significance of the Property and Area

1 Frognal Gardens lies within a designated conservation area. The architectural character of the property and its contribution to the wider streetscape are important to the area's heritage value. The principal elevation, with its period detailing and bay windows, is a key feature that contributes to the character of the conservation area.

Description of Proposed Works

The proposal is to install a slim stainless steel flue on the side elevation of the property. The flue will not be visible from the front elevation, as it is screened by the existing bay windows. The installation will be discreet, functional, and finished in a manner sympathetic to the existing fabric of the building.

Justification for the Works

The existing heating system is causing damage to the external brickwork, including staining and deterioration, due to inadequate extraction. The new external flue will address these issues by providing a safe, efficient outlet that prevents further harm to the historic building fabric. This intervention will protect the long-term preservation of the property while avoiding visible intrusion on its architectural character.

Impact on Heritage Assets

The flue will be located on a secondary elevation, hidden from principal public viewpoints. As such, it will have a negligible impact on the appearance of the building and no adverse effect on the character or appearance of the conservation area. By preventing further brickwork damage, the proposal will have a positive conservation benefit, preserving the property's historic fabric.

Conclusion

The proposed external flue is a modest, sympathetic alteration designed to resolve ongoing fabric damage while ensuring the architectural integrity of the principal facade remains unaffected. The works are considered to have no harm to the character or appearance of the conservation area, in line with national and local planning policy.