

# Design & Access Statement



22 Flask Walk  
London



SMITH &  
TAYLOR

# 22 Flask Walk, NW3 1HE

## Proposed Fanlight to Front Elevation

### 1.0 Site Description

22 Flask Walk is an end of terrace 19th century town house situated within the Christ Church/Well Walk area (sub-area two) of the The Hampstead Conservation Area. 22 Flask Walk is not indicated as historically or visually significant within either the Conservation Area Statement or the Streetscape Audit, however, the east side of Flask Walk, of which 22 Flask Walk's front facade makes part of, is highlighted as having the character of, '...narrow terraced houses, generally three storeys and hard onto the constricted pavement.'

The property was recently granted planning permission for a replacement rear extension and general refurbishment throughout (2023/0626/P).

### 2.0 Project Description:

The proposal seeks to remove existing pilasters and entablature over the front door and provide a new fanlight over, to match the existing pattern of the terrace.

### 3.0 Description of Proposed Works

External - as described in accompanying drawings:

- It is proposed to remove the existing pilasters and entablature to the front door which is not currently in keeping with the street character. It is proposed to instate a rectangular fanlight over the front door in keeping with the existing pattern and character of the terrace.
- It is proposed to replace the existing render to match the height of No.20 Flask Walk.

### 4.0 Discussion of Proposed Works

External- Street Elevation

Currently No.22 is the only dwelling, as part of the dwellings that make up the 19th century terrace on Flask Walk, with pilasters and entablature to the front door. As such, the proposal seeks to remove these features and instate a rectangular fanlight over the front door in keeping with the character of the terrace.

As part of the works it is proposed to raise the current height of the render to match that of No.20 Flask Walk. The existing render at Ground Floor Level is cracked and exhibits loose sections throughout. Comprehensive repair to match the height of No.20 would greatly improve the facade and onlook from the street.

## 5.0 Sustainability

All new elements, materials and build-up insulation values will be specified to meet or exceed the relevant Building Regulations.

## 6.0 Access

Access conditions are not altered by the proposals.

## 7.0 Conclusion

The proposals to 22 Flask Walk are sympathetic to the character of the terrace, and the interventions proposed to the front facade will enhance the existing streetscape, in keeping with the rest of the terrace and in line with the spirit of the Conservation Area.



Front Elevation ©Goldschmidt and Howland





Front Elevation ©Google Imagery 2023



No.22 Flask Walk Front Door



No.20(Closest), No.18(Far Right) Front Doors

## Contact

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