

Studio 303 Ltd

Heritage Statement

Minor amendment to rear window of 45 Flask Walk

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INTRODUCTION

This statement is submitted in support of an application for Listed Building Consent to amend retrospectively a window in the rear extension of 45 Flask Walk

The amendment is illustrated on drawings 651/NMA/001 AND 651/NMA/002. A householder application for a non-material amendment has also been submitted.

SIGNIFICANCE OF HERITAGE ASSET AFFECTED

A Householder consent and a Listed Building consent, Refs.: 2016/3900/P & 2016/3900/L was granted in 2017 for the demolition of an existing two storey rear extension and the erection of a replacement three storey rear extension, a single storey basement excavation and internal alterations. The window in question is contained at first floor level of the new rear extension.

The significance in Heritage terms of the property in its entirety was considered in detail as part of these applications. The rear extension which has replaced an extension constructed in the sixties or seventies was designed as a modern subservient addition to the original building. The amendments to the window consisting substantively in a reduction in height have no significant effect on the approved scheme and the asset in general.

JUSTIFICATION FOR THE PROPOSED WORKS

The window as drawn as part of the original application was not possible to construct at the proposed height. The window overlooks a flat roof to a single storey section of the rear addition and the cill height as originally drawn did not fully allow for the flat roof build-up and upstand. As the entire window could not be raised due to restrictions imposed by the storey height it was necessary to raise the cill reducing the overall height of the window.

The original window as designed was split into 8 panes, 4 high and 2 wide. The upper 6 panes was shown as an openable casement and the lower 2 panes as fixed. The window as constructed simply omits the lower two panes in order to raise the cill and retains the upper opening casement with 6 panes maintaining the original proportions.

There is no significant difference between the opening dimensions of the casement as originally drawn to the opening casement as constructed.

Since the window overlooks a flat roof, the council as is normal in such cases sought to impose a condition to the original consent stating that the flat roof shall not be used as a roof terrace.

The flat roof is not designed as a roof terrace. Imposed loads are limited to those only expected from repair and maintenance operations. The roof surface is not suitable for a terrace and importantly there is no guarding to the roof edge. As the size of the opening casement could allow a person to pass through it relatively easily on to the roof, for health and safety reasons and to comply with building regulations, a permanent device has been fitted to restrict the extent the window opens in order to prevent unauthorised access to the roof by persons who could then put themselves in danger due to the lack of guarding on the roof edge.

As far as accessing the roof is concerned however, there is no difference between the window as originally consented and the window as constructed.