

Design & Access Statement

37 Flask Walk
Hampstead NW3 1HH



Prepared by 51 architecture
1a Cobham Mews
London NW1 9SB

0203 355 1205
info@51architecture.com

www.51architecture.com

April 2025



37 Flask Walk street elevation (Dexters)

1 Brief description

Number 37 is a two-storey cottage in a Grade II listed terrace. The ground floor is open plan with kitchen, dining and living areas, while the first floor is split level with a bathroom and study on the lower portion, and two bedrooms on the upper portion. The cottage was built c. 1770 - 1810, but its internal arrangement and rear elevation have been substantially altered.

The proposal is for four minor works to the rear facade of the existing listed cottage.

It replaces the previously permitted winter garden in its entirety. (See PP-11327012 with a Design and Access Statement that included a detailed contextual analysis, policy environment, sustainability, access and a bibliography)



Existing rear facade



Site photographs showing view of rear facade with existing hard cement render, timber stable door (with approval to be removed in previous application) and location of shed on existing flags.

2 Site description

Number 37 Flask Walk is a two-storey cottage, the second in a terrace of four. It has maintained use as a private dwelling throughout its history. The building is modest in scale with an open-plan kitchen and living area on the ground floor and two bedrooms on the first floor.

The fabric of the building is in good condition and has been substantially altered and restored since its construction.

The cottage has a front garden, as do others in the terrace. These were described in the Conservation Area Statement as “*small but luxurious*” and adding to the lush character of the street.

There is also a back garden, which sits above ground floor level and is accessed via a modest paved terrace. At the NE boundary of the garden there is a single-storey outbuilding with bow window.

The wall adjoining Number 39 supports a well-established wisteria vine and a mature purple plum tree stands next to the outbuilding, the latter having recently been professionally thinned to accommodate its small site.



Site boundary, adapted from imagery via Google Earth



Site photographs showing view of back garden from first floor with plum tree on right, terrace with wisteria, view of cottage from back garden and view of studio from back garden respectively

3 Proposal

The proposal is for four minor works to the rear facade of the existing listed cottage.

It replaces the previously permitted winter garden in its entirety. (See PP-11327012 with a Design and Access Statement that included a detailed contextual analysis, policy environment, sustainability, access and a bibliography)

Proposed works include:

1. to remove existing hard cement render to rear facade that has caused damp to be trapped in the bricks behind it and replace with a breathable lime render
2. to replace the existing partially glazed timber stable door with a new fully glazed timber back door
3. to install a painted timber shed on existing flags in previously permitted location of proposed bathroom
4. to install an additional new heritage rainwater downpipe to augment the existing downpipe which has insufficient capacity and is causing damp in the walls



1. replacement render

existing hard cement render to be removed and replaced with a breathable lime render

2. shed

proposed painted timber shed with metal roof to be installed onto existing flagstones, in location of previously consented WC

3. replacement kitchen door

proposed fully glazed timber door to replace existing partially glazed timber stable door. The existing stable door was given consent to be removed as part of application 2022/3207/L

4. additional rainwater downpipe

proposed new heritage style downpipe to augment existing downpipe, which has insufficient capacity and is causing damp in rear walls

© 51 architecture. Reproduction in whole or in part is forbidden without written permission of 51 architecture.

All dimensions are to be checked on site before any work proceeds. Do not scale this drawing but use only figured dimensions. Any errors or omissions are to be reported to 51 architecture.

The Contractor shall submit full size drawings and specifications to 51 architecture for approval, without which, manufacture shall not commence.

This drawing is to be read in conjunction with all the relevant consultants' and/or specialists' drawings/documents, and any discrepancies or variations are to be notified to 51 architecture before work commences.

For further information please see other drawings and documents enclosed with this drawing. For information on Structure use Engineer's drawings. For further information on Services use Engineer's and/or Contractor's drawings.

Where works are part of a listed building fabric the contractor is to confirm that the works have relevant permissions prior to the commencement of any works.

NB: All drawings subject to relevant Listed Building Consent and Planning Approval (including conditions). No alterations to be made to the building fabric without Planning and Listed Building Consents.

51

37 Flask Walk
Hampstead,
London, NW3 1HH

Project No. 37 Flask Walk

51% Studios
1A Cobham Mews, Agar Grove, London NW1 9SB
+44 (0) 203 355 1205

For Planning
RIBA Stage
Proposed
Rear Elevation

Scale 1:25 @ A3

Drawn by AB, EM 04/25

Issue Notes: