Planning Statement rev 00

8 and 10 Flask Walk
London NW3 1HE

Contents

Existing Site

The subject of the planning application are two adjacent properties in a terrace of primarily retail and commercial buildings in a lane accessible to pedestrians only.

The properties back onto Bird in Hand Yard which is a narrow no through road. This road is surrounded by larger commercial buildings, lower residential buildings and car-parking.

10 Flask Walk comprises lower ground floor, upper ground floor, first floor and second floor. The current use is as single occupancy office space. The primary entrance is from Flask Walk. There is also a rear access used for servicing the building.

8 Flask Walk comprises lower ground floor, ground floor, first floor and second floor. The lower ground and ground floor are currently used as retail space (Butchers shop). The first and second floors are a single residential usage – although access to this does involve crossing through part of the shop below. The current accommodation is very restricted and the stair exceptionally steep.

We suspect that both buildings date back to pre-Victorian period although both seem to have been much altered over time. The shop front fittings to 8 Flask Walk may date from the 1940's or 1950's.

At 10 Flask Walk permission was granted for a new shop front (1972) and rear extension (1988).

Site Location Plan

Photographs of existing site


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Description of Proposal

The existing uses are to remain unchanged.

The proposal involves the extension of 8 Flask Walk to the rear at lower ground, ground, first and second floor. The extension at first and second floor level will allow a single two bedroom flat to be accommodated with a separate entrance from Bird in Hand Yard.

The extension at the rear of the lower ground and ground floors will allow the residential space to be expanded and accommodate an adequate staircase, WC and kitchen facilities.

The proposal also includes the extension of the office space of 10 Flask Walk at first and second floor level.

Areas

WEBB ARCHITECTS LIMITED

8 Flask Walk
Area Schedule

Gross internal areas (approximate)

	Existing	Proposed	Use
Basement	25.40	43.50	Retail
Ground Floor	28.40	46.00	Retail
BASE + GF subtotal sqm	53.80	89.50	
BASE + GF subtotal sq ft	579.10	963.37	
First Floor	26.70	46.00	Residential
Second Floor	24.50	44.00	Residential
FF + SF subtotal sqm	51.20	90.00	
FF + SF subtotal sqft	551.11	968.75	
TOTAL sqm	105.00	179.50	
TOTAL sqft	1130.21	1932.12	

WEBB ARCHITECTS LIMITED

10 Flask Walk
Area Schedule

Gross internal areas (approximate)

	Existing	Proposed	Use
Basement	55.00	55.00	Office
Ground Floor	60.00	60.00	Office
BASE + GF subtotal sqm	115.00	115.00	
BASE + GF subtotal sq ft	1237.85	1237.85	
First Floor	34.00	61.00	Office
Second Floor	28.00	55.00	Office
FF + SF subtotal sqm	62.00	116.00	
FF + SF subtotal sqft	667.36	1248.61	
TOTAL sqm	177.00	231.00	
TOTAL sqft	1905.21	2486.46	

Design Statement

Style
It is proposed that the extension will be built in a style that is sympathetic to the existing building. Windows openings will be proportioned and fenestrated as traditionally and currently seen.

Massing
The massing of the buildings varies enormously at the rear of the properties and generally round Bird in Hand Yard. The proposal to extend to the rear boundary and the full height of the building is not out of character in this collection of irregular rear elevations.

Materials
It is proposed that brickwork to match the existing brickwork (London Stock) is used for the external envelope of the proposal.

The windows will be timber framed (painted white) sliding sash.

The new rear extension roof will be a shallow pitch to match the existing roof at the rear of the building. This roof will not be visible from most places – it is therefore proposed that a more modern finish is used than the existing lead. This finish however will be restrained in it's visual appearance and will suggest a grey lead finish.

Overlooking
The rear of 8 and 10 Flask Walk are only overlooked by commercial buildings or car-parking.

We do not believe that the development will cause any overlooking of other premises to a greater degree than existing.

Overshadowing
The nature of the existing rear developments, the absence of gardens or habitable rooms in the near vicinity gives reason to say that the proposed extension will not cause problems of overshadowing.

Traffic
The residential unit will be increasing in size. Potentially 2 or 3 people will live here rather than the current 1 or 2. The nature of both Bird in Hand Yard and Flask Walk means that vehicle use is currently quite difficult. Hampstead Underground station is only two minutes walk away. The small increase in number of occupants and the difficulty of using car access and the proximity of pubic transport suggests that any affect on traffic congestion will be negligible.

Flask Walk is currently a street with shops and offices. Increasing the capacity of the shop in 8 Flask Walk and the office at 10 Flask Walk will only increase a small amount the number of people requiring to access the immediate area. For the reasons outlined above we believe this will not have an impact on the volume of vehicular traffic.

Access

The flat and retail unit have been designed to allow ease of accessibility and use.

01 Access from Car Parking

Cars can access to the rear of both properties in Bird in Hand Yard.

This is a big improvement on the current arrangement for the flat at 8 Flask Walk that can only be accessed through a shop and up very steep narrow stairs.

The shop will also have a new rear access at street level. Currently vehicle access would be followed by a walk up several stairs.

03 Approach

The flat is at first and second floor which give no alternative but to access by stair.

04 External Entrances

The external entrances to the flat at rear and retail / commercial units on Flask Walk will all be illuminated and protected.

05 Communal Stairs

The stair to the flat is for the sole use of that unit. It will be of a width and tread and riser dimensions and handrail installed to comply with Part M of the Building Regulations.

06 Doorways and Hallways

New internal doors will have a 900mm clear opening width.

07 Wheelchair accessibility

All living and dining spaces are open plan giving adequate circulation and turning space for wheelchairs.

08 Living Room

The living room is on the lower of the two residential floors and is therefore the most accessible that site conditions will allow.

09 Bed space at ground floor

It may be possible to use the space in a flexible manner that allows a bedroom to be sited at the lower of the two residential levels.

10 WC at ground floor

The retail unit will have a WC at the main (Flask Walk) entrance level to the shop.

11 Bathroom and WC walls

In the residential unit the walls of the WC and bathroom will be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift will not be possible on such a restricted site.

13 Main Bedroom

Access to an ensuite allows a hoist to be used between bedroom and bathroom at he upper floor of the residential unit.

14 Bathroom Layout

The detailed bathroom layout will allow for easy access between appliances.

15 Window Specification

The living room windows and doors will be openable with long lever handles which allow easy operation.

16 Fixtures and Fittings

Switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.

Sustainability and Energy Efficiency

Construction Materials

The intention is to use the environmentally preferred alternative products outlined below:

Foundations	Concrete with reclaimed aggregate
DPM	Polyethylene
Thermal insultation	Expanded Polystyrene
Intermediate floors	FSC Softwood
Acoustic Insulation	Coconut Fibre board
Balustrades	None
Floor Screeds	Flue gas gypsum anhydrate
Tiling	Ceramic tiles
Paving	n/a
Sewers	Vitrified Clay
Gutters	Polyester coated
Drainpipes	Polyethylene
External Wall	Reclaimed brickwork
Internal walls	FSC timber elements
Cavity Wall insulation	Cellulose or mineral wool
External wall rendering	
Plasterwork	Flue-gas gypsum
Studwork	FSC Softwood
Linings	Karlite medium bard
Doors and Windows	FSC durable timber
External Cills	FSC durable timber
Internal window frames	FSC timber
Internal Doors	Honeycomb with hardboard skins
Glazing	Argon filled low emissivity with dry installation
Roof shape	Shallow Pitched
Roof structure	FSC durable timber
Roof insulation	Cellulose
Roof covering	tbc
Flashings	Polyethylene membrane
Water supply piping	Polyethylene
Internal waste pipes	Polyethylene
Hot water system	Correctly sized condensing boilers
Decs – internal joinery	Water borne acrylic gloss
Decs – external joinery	Natural paint
Des – internal walls	Linseed oil emulsion
Decs - metalwork	Natural paint

Insulation

Insulation in walls and roof will be equal or higher than required by Building Regulations.

Glazing

New windows will be low emissivity glass, double glazed with an argon filled cavity.

Boilers

A condensing boiler is a high efficiency modern boiler that incorporates an extra heat exchanger so that the hot exhaust gases lose much of their energy to pre-heat the water in the boiler system. When working at peak efficiency, the water vapour produced in the combustion process condenses back into liquid form releasing the latent heat of vaporisation.

It is proposed that boilers of the highest efficiency, such as the Keston Celcius 25, will be installed.

Celsius 25 boasts high performance and energy-efficiency with a SEDBUK ‘A’ rating of 90.4% and a peak efficiency of 97% when in full condensing mode. NOx emission levels have earned a Class 5 rating, the highest achievement under European Standards, meaning minimal atmospheric pollutant emission. Heat output is automatically adjusted to suit installation heating requirements from 7kW (23,900 Btu/h) to 25.2kW (86,000 Btu/u), making the unit ideal for most domestic applications. Optimum modulation maintains combustion efficiency at all heating output levels. The appliance automatically sets the heating output required for each individual installation up to 25.2 kW (86,000 Btu/h), by constantly monitoring the boiler temperature as required by the thermostat.

For additional efficiency, the unit monitors the water flow-rate and controls the integral standard domestic pump to match the pump speed to the boiler output.