



Clifton Interiors Ltd
168 Regent's Park Road
Primrose Hill
London
NW1 8XN

DESIGN & ACCESS STATEMENT

Project	57 Flask Walk London NW3 1EY	Ref.	1505 / DAS 01
Subject	Design & Access Statement	Pages	1 of 5
Name	Maria Zappone	Date	3 February 2016



Front elevation – house with blue door

INTRODUCTION

This Design & Access Statement should be read in conjunction with the Heritage Statement and the following drawings:

- 1505-P-001 OS Map
- 1505-P-010 Site Plan
- 1505-P-X-100 Existing Conditions Lower Ground Floor Plan, indicating alterations
- 1505-P-100 Proposed Lower Ground Floor Plan
- 1505-P-X-101 Existing Conditions Ground Floor Plan, indicating alterations
- 1505-P-101 Proposed Ground Floor Plan
- 1505-P-X-102 Existing Conditions First Floor Plan, indicating alterations
- 1505-P-102 Proposed First Floor Plan
- 1505-P-X-200 Existing Conditions Section A, indicating alterations
- 1505-P-200 Proposed Section A
- 1505-P-X-300 Existing Front Elevation
- 1505-P-300 Proposed Front Elevation
- 1505-P-X-301 Existing Rear Elevation
- 1505-P-301 Proposed Rear Elevation



Clifton Interiors Ltd
168 Regent's Park Road
Primrose Hill
London
NW1 8XN

DESIGN & ACCESS STATEMENT

In addition,

- Structural Engineer's Method Statement, by Peter MacGowan, and drawings
 - 1508/S01 Lower Ground Floor Proposed
 - 1508/S02 Ground Floor Proposed
 - 1508/S03 First Floor Proposed
- Photos of the existing property at the end of this document
- Photos of a 3D scaled model at the end of this document

No. 57 Flask Walk is an attached 2 storey, plus basement, single 2 bedroom family residence, London terrace built in 1811 by Thomas Gardnor, and forms one of 8 dwellings in the terrace block.

The property is located in the Hampstead Conservation Area, and is Grade II Listed, although with very few original internal features following a major refurbishment in the 1950s.

The property was constructed as was typical of this period, of London stock brick, sash windows with rendered surrounds and a valley slate roof.

THE PROPOSAL

The description of the works is as follows:

'The erection of a single storey part conservatory rear extension at the basement level; internal alteration to the existing house including an integrated bathroom; replacement of front and rear doors; and various works associated with the refurbishment of the building.'

Use

The property is used on an occasional basis as a residence, waiting for the owners to move in on completion of the works, since it was purchased approximately 18 months ago. Its proposed use will not involve any change of use.

Amount and Scale

The amount of works proposed is considered to represent the minimum necessary to update the property and allow it to function as a modern residential home, specific to the needs of the home owners who are an older couple with adult children who will stay in the house from time to time, requiring the need for living spaces to be closed off to become sleeping areas, and necessitating an integrated bathroom in addition to the existing ensuite.

The extension's additional footprint measures approximately 8.75sqm. The existing rear garden area is approximately 31.8sqm. The total site area including the house, front and rear gardens is approximately 76.54sqm. The proportion and scale of the extension is sympathetic to the existing building mass and garden.

The proposed extension to the rear of the house is to accommodate a new kitchen at the basement level. It is not the full width of the site, which allows the existing door from the stair landing to the garden to be retained. Its projection into the garden is less than 2.2m from the imposing existing chimney breast, which is proportionate to the size of the existing garden being approximately 6.8m long. Due to the rear raised garden level, the proposed extension



Clifton Interiors Ltd
168 Regent's Park Road
Primrose Hill
London
NW1 8XN

DESIGN & ACCESS STATEMENT

is partially below the ground, which further reduces its impact in the garden, as at its highest point closest to the house is 1.85m and the lowest point on the garden side is approximately 1.33m high.

The slight slanting form of the extension regresses back towards the existing house, in a bowing gesture and acknowledgment of its subservience to the existing period house. Please refer to the images of a 3 dimensional model at the end of this document.

As part of the works, careful consideration has been given to the previous Planning Permission and Listed Building Consent approval granted in 2010, upon which our proposal has been developed upon.

Layout and Appearance

The proposed internal alterations are influenced by modern day living requirements and the family's specific needs. These alterations are designed to make the living spaces more useable and flexible; including relocating the kitchen into a conservatory rear extension, which frees up space within the existing building for living and sleeping space.

The existing house currently only has one ensuite bathroom, with a separate shower under the front steps, and separate WC under the internal stair on the lowest level (which is not very hygienic and lacks ventilation), to serve 2 bedrooms. The proposal of flexible living and sleeping spaces increases to 3 sleeping areas. The proposal includes an integrated Shower Room, in a single space, replacing the existing separate shower and WC, on the basement level to serve 2 of the sleeping areas and is a general cloakroom. The integrated bathroom proposes to change an existing door to a matching door with openable section to the top and semi-transparent glazing within panels, to provide natural ventilation, which will be the only means of ventilation on a regular basis, due to the family's living requirements.

It is proposed that the rear extension is recognised as a contemporary structure differentiating it from the existing house and tracking the building's history. This is achieved through the change in materials to a metal cladding of zinc or copper and expansive glazing, contrasting the painted rendered and brick rear façade. Slim-line aluminium framed sliding window and partially glazed roof, contrast the timber sash windows and slate roof. It is intended to feel very light with just enough material volume to balance the existing house.

The original light-well in the rear garden has recently been enlarged, and railings added. The proposed extension replaces the enlarged light-well as well as the existing out-of-character railing, which is not in keeping with the Regency and Georgian style. The railing's current height and extent satisfies building regulations, but feels awkward in the garden.

It is proposed to replace the front and rear door, yet match the current style and details, to provide a more solid door, providing more security. The replacement with slim-line double glazing to the rear door will serve to enhance the thermal performance.

Precedence

No. 61 Flask Walk, which is resident building also Grade II Listed and within the same terrace block, was granted Planning Permission and Listed Building Consent for a rear extension in 2011 – see 2011/3976/P and 2011/4048/L.



Clifton Interiors Ltd
168 Regent's Park Road
Primrose Hill
London
NW1 8XN

DESIGN & ACCESS STATEMENT

ACCESS

The proposal will not alter the existing pedestrian or vehicular access to the property.

PHOTOS



View from street – house with blue door



View of the rear of the house.



Clifton Interiors Ltd
168 Regent's Park Road
Primrose Hill
London
NW1 8XN

DESIGN & ACCESS STATEMENT

IMAGES OF MODEL OF THE PROPOSED EXTENSION



END