



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

HERITAGE STATEMENT

Project	57 Flask Walk London NW3 1EY	Ref.	1505 / HS 01 Part 1
Subject	Heritage Statement – Part 1	Pages	1 of 9
Name	Maria Zappone	Date	3 February 2016



Front elevation – house with blue door

DOCUMENTS

This Heritage Statement should be read in conjunction with the Design & Access Statement and the following drawings and documents. It provides details of the proposed works and considers the impact on a Grade II listed property.

- 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



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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 in the Heritage Statement Part 2.
- Approved details, by Charles Brooking, from the 2010 PP & LBC application, at the end of this document.
- Photos of a 3D scaled model, at the end of this document

INTRODUCTION

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, when all the windows and doors were replaced and all the original Regency joinery was lost except for the staircase.

EXCERPT FROM BRITISH LISTED BUILDINGS WEBSITE

DESCRIPTION: 53-67, Flask Walk

Location: FLASK WALK, CAMDEN TOWN, GREATER LONDON NW3 1EY

GRADE: II

Locality: CAMDEN

DATE LISTED: 14 May 1974

County: GREATER LONDON

ENGLISH HERITAGE BUILDING ID: 477321

Country: ENGLAND

CAMDEN TQ2685NE FLASK WALK

798-1/27/468 (North side)

14/05/74 Nos.53-67 (Odd)

GV II

Terrace of 8 cottages. c1811. Built for T Gardnor. Multi-coloured stock brick. 2 storeys and basements; No.63, 3 storeys. 2 windows each. Built on a hill, Nos 57 to 67 are stepped down. Round-arched doorways with fanlights and panelled doors; No.67 entrance on return. Gauged brick flat arches to recessed sashes. Parapets with concrete pediments linking house pairs. INTERIORS: not inspected.

Listing NGR: TQ2652585881

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: forming a new opening and an integrated shower-room in the basement; partition adjustments to the recently added ensuite on the top



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floor; replacement of the front and rear doors to match the existing, but more robust; and various works associated with the refurbishment of the building, including replacing fitted furniture.'

PLANNING HISTORY

In 2010 an application for Planning Permission and Listed Building Consent was submitted and granted in June after a consultation with Hannah Walker, the Senior Conservation Officer, and the architectural expert in period features Charles Brooking was consulted following the initial proposal submitted and withdrawn earlier in the year. Please refer to 2010/2574/P and 2010/2575/L.

The Heritage Statement included with the above mentioned application covered the history of the building extensively, noting the changing use of the rooms over its history. Furthermore, it refers in detail to relevant policies from the Planning Policy Statement 5 (PPS5) and from Camden UDP. The points and direction of this document has been considered and incorporated within this new application.

PROPOSED WORKS

The proposed works are noted in detail below.

External Alterations

- At the rear, dig out for a half conservatory extension, partially underground, to form a space for relocating the kitchen within.
- Remove the recently installed (after 2010 PP and LBC approval) pair of Georgian style French doors to form a new opening from the house to the rear extension. The opening is slightly widened.
- Replace the front 4 recessed panelled door and lining with a matching door, but thicker, to provide a more substantial front door for security improvements.
- Replace the door under the front steps to a matching door, but with the top half openable and the 2 top panels replaced with semi-transparent slim-line double glazing to provide natural ventilation and light to an integrated shower-room, as is necessary for the owners living requirements. This will also provide better thermal performance.
- Replace the rear half-glazed door and lining with a matching door, but thicker, to provide a more substantial door with slim-line double glazing for better thermal performance and for security improvements.
- Re-organise the external plumbing on the rear façade to suit the proposed works.
- Resurface the steps leading down from the front gate to the front light-well and the light-well in York-stone reclaimed from the property.

Internal Alterations

Basement

- Modify the existing partitions to form a new opening with concertina double doors between the front and the rear rooms to create an open plan living space connecting to the proposed kitchen located in the rear extension.
- In line with the above point replace a swing door with sliding door off the stair lobby.



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- In line with the first point, remove the existing WC under the stair, and relocate it within an integrated shower-room on the same floor.
Replace the space under the stair with kitchen fitted joinery.
- Form an integrated shower-room, replacing the existing shower and separate WC, extending the existing shower-room under the front steps to form a fully functioning bathroom for 2 bedroom areas.
- Retain the reinstated fireplace and replace the surround with a simple wooden frame as per the proposal made by Charles Brooking in the 2010 approved application, as this has not been carried out. See the photo at the end of this document of the existing fireplace.
- Remove the existing cornice from the front room, in line with the proposal made by Charles Brooking in the 2010 approved application, which will also compliment the contemporary modern interior proposed for the basement floor only. (There is none in the rear room currently.)

Ground Floor

- Remove existing kitchen joinery.
- Install a cornice to the rear room (existing kitchen) in line with the proposal made by Charles Brooking in the 2010 approved application as this has not been carried out.
- Install surface mounted sliding screens/doors to allow the rear room to become a sleeping area.
- Retain the existing fireplace.

First Floor

- Alter the partitions to the existing ensuite: to allow a utility cupboard with a washing machine and dryer and the boiler (relocated from the kitchen below) to be accommodated in a discrete way; form a sliding pocket door for convenient circulation; incorporate a walk-in shower; retaining the existing door from the landing.
- Replace the existing fitted wardrobes in the bedroom with new wardrobes.
- Install a period cornice in line with the proposal made by Charles Brooking in the 2010 approved application to the ensuite and replace as required in the bedroom.

Services

- Minimal electrical, heating and lighting alterations as required to suit the proposed layout.
- New plumbing for refurbished top floor ensuite, bathroom and kitchen on the basement level.
- Boiler flue relocated on the rear façade from the rear ground to the top floor, due to the relocation of the boiler.
- All plumbing will be installed by a Gas Safe registered plumber and use existing pipe runs where possible.

JUSTIFICATION OF PROPOSED WORKS & IMPACT ON THE LISTED BUILDING

Our client, the owners of the property, purchased the house approximately 18 months ago, after most of the proposed changes were implemented from the PP and LBC approval granted in mid-2010. The house is used on an occasional basis, waiting for the owners to move in, on completion of the works.

The purpose of the works proposed is considered to represent the minimum necessary to sympathetically adapt the house to function as a modern residential home, *and* suit the family's living requirements, without detrimental impact on the heritage asset. The applicant, our client, who are an older couple with adult children who will stay in the house from time to



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time, requiring the need for living spaces to be closed off to become sleeping areas, and necessitating a bathroom in addition to the existing ensuite.

External Alterations & Basement Extension

The proposed half-conservatory rear extension has been designed in a contemporary style to differentiate it from the existing period house and therefore a physical record tracking the building's history and adaptation into the current century. This is achieved through the change in materials of a metal cladding of zinc or copper and expansive glazing, contrasting the painted rendered and brick rear façade. A slim-line aluminium framed sliding window and half glazed roof, in contrast to the timber sash windows and slate roof. It is intended to feel very light with just enough material volume to balance the existing house.

Its mass and scale is proportionate to the existing building mass and garden. Its projection into the garden is less than 2.2m from the imposing existing original chimney breast, which is short in acknowledgement of size of the existing garden being approximately 6.8m long.

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.

The extension is to accommodate a new kitchen relocating it to the floor it was originally on, and removing it from the principle ground floor level in its current location. It is not the full width of the site, which allows the existing door from the stair landing to the garden to be retained. Due to the rear raised garden level, the proposed extension 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.

Drainage plans from 1901 show a lean-to at the back of the house which would have provided some amenity to the house. The kitchen extension could be regarded as a sophisticated interpretation.

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. The diagonal transition from metal to glazing reflects the layout within the garden and acknowledges the existing chimney breast, and with the more open, glazed side addressing the passage through from the house to the garden.

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

It is proposed to replace the front and rear door, which were installed in accordance with Charles Brookings details submitted with the 2010 LBC application, 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. It is understood that these doors are of authentic design and mouldings, and will be closely replicated given the thicker door proportions, with particular focus on the moulding profiles and size.



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The York-stone finish to the lower flight of stair to the front light-well and light-well itself will be in line with the York-stone steps and landing leading up to the front door from the gate. This will further enhance the appearance of the building.

Internal Alterations

Basement

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 required for the family.

The existing house currently only has one ensuite bathroom, with a separate shower under the front steps, and separate cramped WC under the internal stair on the basement level (which is not very hygienic and lacks ventilation), to serve 2 bedrooms. The client's brief for 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 act as a general cloakroom.

The integrated shower-room proposes to change the existing external door under the front steps 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. The door in the same position on the adjoining property at No.57, has a similar detail. Please refer to the photos in Part 2.

It is considered that since this is the basement level, within the hierarchy of the building's floor levels being of the least important the alterations for a contemporary, clean lined interior are acceptable in order to achieve an open plan living space which runs through to the kitchen extension, yet the original layout of the front and rear rooms is clearly discernible. The 2010 LBC application noted that no cornice would be installed in the basement.

The new opening with concertina double doors also serves to bring more natural light in to the new middle (Dining) room. On the other side the extension will bring light in through a slightly widened width of the existing doors. The insertion of joinery under the existing stair aims to maximise the space available in the compact spaces in a discrete way.

The introduction of an integrated shower-room extending from the space under the front building steps within the front room, avoids proposing to dig out under the front steps which would cause disruptive works, as this has been explored. Even with the shower-room addition the larger front room space is recognised as such. LBC approval for a similar layout has been granted at No. 63 Flask Walk, reference number 2014/6965/L.

The proposed works include to retain the reinstated fireplace and replace the surround with a simple wooden frame as per the proposal made by Charles Brooking in the 2010 approved application, as this has not been carried out.

Ground Floor

Minimal works are proposed to this floor.



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The relocation of the kitchen to the basement, frees up the principle ground floor as living and sleeping space, reflective of the buildings history. The recently formed opening – after 2010 LBA approval - between the main rooms, is to be closed off on occasion by surface-mounted sliding panels to allow the rear Study Bedroom to become a private sleeping area.

The historical details including the fireplace, cornices, skirtings, architraves and panelled doors will all be retained, and the cornice reinstated in the rear room following removal of the kitchen unit. The reinstated features are in line with the proposals submitted with the 2010 applications and prepared by Charles Brooking, an architectural period features expert.

First Floor

Although partition alterations to the ensuite only are proposed, in accordance with how the occupants will use the house, the historical details including the cornices, skirtings, architraves and panelled doors will mostly be retained, and the cornice added to the rear ensuite room as per Charles Brooking's details. This room currently has a no cornice.

The revised layout of the ensuite allows a utility cupboard to be discreetly incorporated in the room, as the restricted size of the new kitchen is not big enough; and allows the boiler in the existing ground floor kitchen to also be discreetly positioned in the room. The original spine wall is maintained, albeit with a pocket sliding door to provide better circulation between the spaces. It is intended that the new partitions within the ensuite will not extend to the ceiling, which allows the space to be read as a single room, as per the original layout. The built in wardrobe on the spine wall is to be relocated within the bedroom on the party wall. This layout improves the spatial quality of the spaces on this floor.

CONCLUSION

These proposals are considered to be reasonable, in light of the buildings importance and historical features, and the applicant's requirements. Consideration has been given to the previous PP and LBC application granted in 2010, where in advice was sort from the council's Senior Conservation Officer and the architectural period features expert Charles Brooking, whose detailed features are to be incorporated within this scheme.

The proposed works are not considered to be detrimental to the building, but act to preserve and enhance the historical and architectural interest of the listed building, and will serve to prolong the building's life and usefulness into the future.

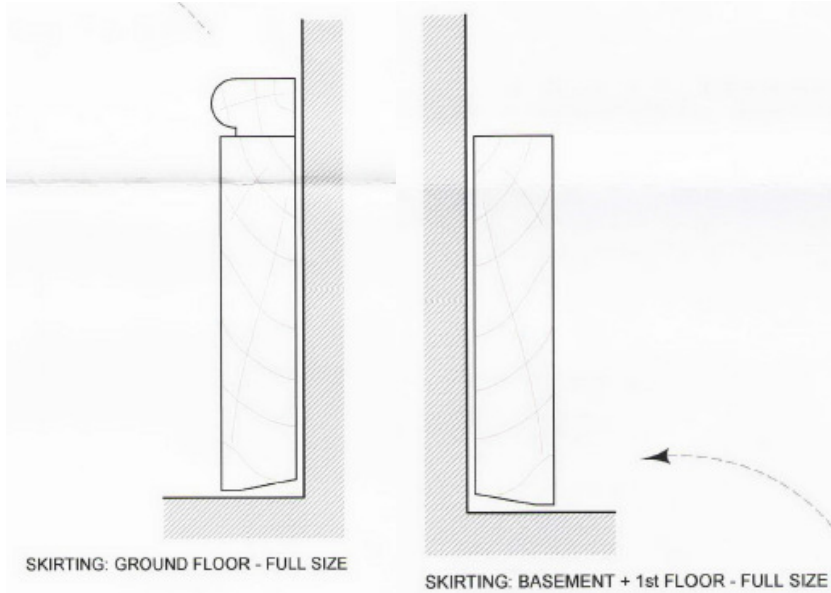
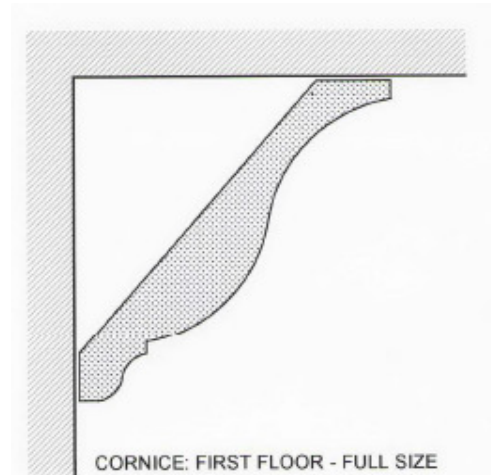
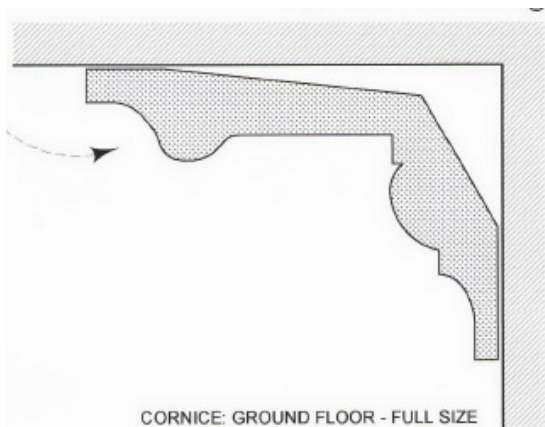


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DETAILS

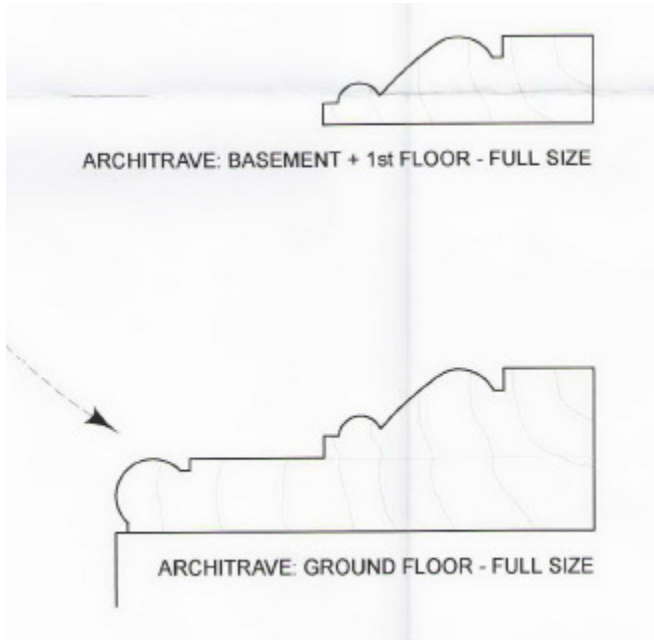
Below are extracts from drawings submitted in the PP and LBC application granted in 2010, in accordance with advice from the architectural period features expert Charles Brooking.





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IMAGES OF MODEL OF THE PROPOSED EXTENSION



END