

Keith Fawkes

3 Flask Walk

Revised rear roof configuration

Heritage Design and Access Statement

- 1. Introduction** This statement accompanies and forms part of the application made on behalf of Mr Keith Fawkes to alter the rear roof configuration of 3 Flask Walk. The roof was altered without planning permission or listed building consent in summer 2015 in an attempt to resolve a rainwater management problem. Listed building and planning enforcement notices were served and are the subject of an appeal but this application is lodged in the hope that a satisfactory replacement rear roof configuration can be negotiated leading to grant of planning permission and listed building consent. It would then be implemented in the summer of 2016.



Fig 1 Front elevation of 3 Flask Walk showing raised roof ridge

- 2. Background** Planning permission and listed building consent were granted in 1974 for alterations which removed a stair and another structure which was probably a water tank from the north east rear corner of the building and replaced them with an internal staircase and balcony at first floor level. This was well below the party wall level of the adjoining rear of 45 Hampstead High Street and was evidently subsequently infilled to second floor level. So that there was a flat roof formed outside the dormer window.



Fig 2 Google Maps extract showing 1

and 3 Flask Walk

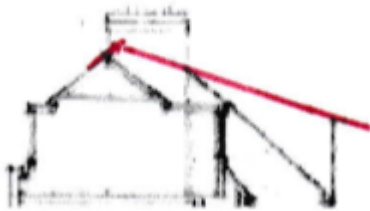


Fig 3 3 Flask Walk **section** (taken from 1974 drawings) showing roof from NE and new unauthorised construction

3. Subsequently there were water ingress problems and in 2015 a new roof was constructed to cover and enclose the entire area. This roof is slated, as are the rest of the roof of the building, and in order to achieve the necessary 22 degree pitch to enable slat roof covering to function, the roof ridge was raised and the lower edge of the roof located so as to overhang the parapet of the adjacent rear of 45 Hampstead High Street.

4. This is the configuration – a practical monopitch - which the Council has objected to. It is not visible from the street, but can be seen from the rear of buildings in Hampstead High Street and Streatley Place to the north and west. The raised ridgeline which has been added is visible from the front of the building and therefore affects the public appearance of the listed building and the appearance of the conservation area.



Fig 4 Rear roof of 3 Flask Walk as reconstructed

without authorisation.



Fig 5 Interior of unauthorised construction showing original roof slope and existing leaded dormer (to be retained)

5. The unauthorised construction has a slated side roof facing no 5 Flask Walk



Fig 6 Slate roof facing no 5 Flask Walk (Note – the flat roof all forms part of no 3.

6. **The Present Proposal - Design** The present proposal takes the ridge height back to that which previously existed and reinstates the rear slope of the roof. A slated roof cannot be used to enclose the area between the eaves and dormer at the rear of the second floor, as the angle of pitch is too shallow, so a leaded structure is proposed which will keep rainwater out and conduct it to a new gutter along the parapet with 45 Hampstead High Street where the falls will take it towards no 1 Flask Walk and away from no 5. Internally, the existing dormer window installed in 1975 will be enclosed within the lead sheathed enclosure.
7. **The Present Proposal - Access** Access arrangements are not changed. There is no vehicle access to the property other than the pedestrian walk of Flask Walk. Pedestrian

access to the shop unit comprising nos 1 and 3 will remain through the existing door. Access to the upper floor is via a staircase constructed in 1975, and access to the newly enclosed space will be through the fully enclosed existing dormer window.

8. **Heritage Assets** The building is listed Grade II for group value and is located within the Hampstead Conservation Area.
9. The listing citation for nos 1 and 3 which are a single building is as follows

Pair of terraced cottages with later shops. No.1: early C18, altered and refronted mid C20. Painted brick. Tiled roof with dormer; noted to retain original roof timbers. 2 storeys and attic. 2 windows plus recessed entrance bay. Early C19 wooden shopfront with C20 fascia and slightly splayed window with some original glazing bars. 1st floor has recessed sashes. Parapet. No.3: early C18, altered. Stuccoed front with 'S' tie plate; rear timber framed with weatherboarding. Slated mansard roof with dormer. 2 storeys and attic. 2 windows. Reproduction C19 wooden shopfront. 1st floor has flush framed sashes with exposed boxing. Parapet. INTERIORS: not inspected.

10. The conservation area statement says that Flask Walk '*... is a wide pedestrian alley leading to residential streets behind..*' and '*...a pedestrian alleyway of early 18th century cottages with later alterations of ground floor shops...*'



Fig 7 Flask Walk from west



Fig 8 Flask Walk from East, showing nos 1-3 (with green

awning) and no 5

11. The proposed roof form will replace the original slope of the rear roof in the same material (natural welsh slate) as is used on the rest of the roof and cited in the listing description. The lead covered enclosure of the balcony will be traditionally detailed. It will not be visible from any public place, but will be capable of being seen from upper windows located to the rear. This is a proposal for a practical solution to be carried out in a traditional way. What will be visible from the rear will be an area of leaded roof.

12. Assessment

13. This assessment assumes the replacement of the monopitch and compares the proposal both to the monopitch and to the previous balcony configuration. The latter comparison is more important since the monopitch is unauthorised .

	Listed Building	Conservation Area
Present configuration	Local Planning Authority considers that the raised ridgeline and monopitch detracts from the appearance and integrity of the listed building. Effect of unauthorised works was medium adverse	Local Planning Authority considers that the raised ridgeline and monopitch detracts from the appearance of the conservation area. Effect of unauthorised works was medium adverse
Proposal	Return to previous ridgeline and rear roof pitch of building is neutral in impact. Replacement of non functioning balcony by traditional leaded roof is minor beneficial in impact	Return to previous ridgeline and rear roof pitch of building is neutral in impact.

14. If the proposal is compared to the monopitch, there are significant improvements. However the monopitch is not authorised and is the subject of enforcement action.

15. Ignoring the unauthorised monopitch roof which has been erected and which will be removed, the proposal is therefore minor beneficial in relation to the listed building and neutral in relation to the conservation area.