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HERITAGE STATEMENT

Proposed development at 5, Flask Walk
London NW3 1HJ

The property faces Flask Walk, a small pedestrian road in the heart of the Hampstead Conservation Area.

The building is a Grade II listed property and the English Heritage Listing (list entry number 1322188) describes it as follow:

"pair of terraced cottages with later shops, probably originally one house. Early C18, altered. Painted brick front; some weatherboarding retained at rear. Originally timber framed. Tiled roof with dormers. 2 storey and attics. 4 windows. C20 timber shopfront to right, central entrance and 3 sashes to left. 1st floor has C20 2-pane flush sashes. Wooden band below parapet. Interiors: not inspected."

The property layout had already been altered in the past and the access to the shop, originally accessible from the corridor to the upper floor flat, had been moved to the shop front to create a more comfortable direct access from the street (application number: 9100318 and 9179962).

Our proposal consists in the general internal refurbishment of the existing shop, including the addition of ventilation fans to be connected to the outside through the toilet's flat roof above the rear of the property.

The interior of the building is not included in the reasons for its Listing, however we are not proposing any structural alteration and the only aspect of our design that will affect the original fabric of the building is the addition of a new wall cladding at low level and the general redecorations of the premises.

The proposed development will maintain the original listed building almost untouched and the front elevation of the property will not be involved in our intervention leaving the existing characteristics of the listed building and the atmosphere of the conservation area completely unaltered.