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DESIGN AND ACCESS STATEMENT

Proposed development at 5, Flask Walk
London NW3 1HJ

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 to the rear of the property.

PREMISES

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).

DESIGN

Our proposal aims to refurbish the interior of the existing shop and to adapt its layout to become a cold food take away store within the same A1 building use class.

In order to maximize the dimensions of the small venue, we are proposing to remove the non original timber cladding to the walls, to change the non original tiles to the floor and to remove the existing recessed ceiling.

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We are not proposing any structural alteration and the only aspect of our design that will affect the original fabric is the addition of a new wall cladding at low level and the general redecorations of the premises.

New ventilation fan will be installed behind the existing airbrick to the front and through the flat roof above the toilet to the rear of the property. The fan will be of a silent type and will not adversely affect the neighbouring properties. New water pipes to serve the new sinks in the main shop space and to the rear room will be surface mounted and connected to the existing toilet drainage.

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 atmosphere of the conservation area completely unaltered.

ACCESS

Our proposal will not affect the accessibility to the ground floor shop.

CONCLUSIONS

Our proposal is aiming to alter only non original elements of the decoration to the listed building and update its layout to suit a different kind of business.

We believe the attitude we have taken is sympathetic with the nature of the building, in keeping with precedents in the borough and it will match the criteria set in the council's policies.