



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

HERITAGE STATEMENT

Project	57 Flask Walk London NW3 1EY	Ref.	1505 / DA-HS 01
Subject	Design & Access and Heritage Statement	Pages	1 of 6
Name	Maria Zappone	Date	2 February 2017



Front elevation – house with blue door

DOCUMENTS

This Design & Access and Heritage Statement should be read in conjunction with the following drawings and documents. It provides details of the proposed amendments to works granted in May 2016 (PP Ref: 2016/0590/P & LBC Ref: 2016/1007/L) and considers the impact on a Grade II listed property.

- 1505-P-001 OS Map
- 1505 -P-010A Site Plan
- 1505-P-100E Proposed Lower Ground Floor Plan granted permissions in May '16
- 1505-P-X-101A Existing Conditions Ground Floor Plan, indicating alterations
- 1505-P-101B Proposed Ground Floor Plan
- 1505-P-X-102A Existing Conditions First Floor Plan, indicating alterations
- 1505-P-102A Proposed First Floor Plan
- 1505-P-X-200B Existing Conditions Section A, indicating alterations
- 1505-P-200C Proposed Section A
- 1505-P-301A Proposed Rear Elevation
- 1505-P-301C Proposed Rear Elevation

And,

- 1505-P-301A Proposed Rear Elevation granted permissions in May '16



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In addition

- Approved internal door details, by Charles Brooking, from the 2010 PP & LBC application, 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

RECENTLY GRANTED APPLICATION

On 16 May 2016 Planning Permission Ref: 2016/0590/P and Listed Building Consent Ref: 2016/1007/L were granted for:

'The erection of a single storey 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 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.'

Please note that in addition to the May 2016 permissions, in 2010 an application for Planning Permission and Listed Building Consent was submitted and granted in June - refer to 2010/2574/P and 2010/2575/L.



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THIS PROPOSAL

The description of the works is as follows: *'To change the form only of a single storey conservatory rear extension at the basement level, which was granted approval in May 2016. To replace the internal doors with thicker doors to match the existing panelled doors.'*

This Listed Building Consent application and Non-Material Amendment is being submitted for a change in form to the glass conservatory extension as the roof is proposed to fall in one direction only instead of two directions, creating a more purest form.

The existing internal doors are very thin as the styles and rails are only 22mm thick, and insert panels only 4.5mm. It is proposed to replace the existing doors with new matching doors 44mm thick.

Use

The property is waiting for the owners to move in on completion of the works, since it was purchased over 2 years ago. Its proposed use will not involve any change of use.

Access

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

1. REASON FOR CHANGING THE CONSERVATORY FORM & JUSTIFICATION OF PROPOSED WORKS & IMPACT ON THE LISTED BUILDING

Since the permission granted in May 2016, the project has developed construction drawings, and the conservatory design developed based on the products available from market suppliers, to find that to fall the glass roof in two directions complicated the manufacturing of the glass and detailing of the sliding windows. This application for modifying the form of the glass conservatory so the glass roof falls in one direction only, simplifies the form, detailing and manufacturing of the glass, to create a more 'purest', simpler form. We believe this minor amendment to the glass form, does not impact detrimentally on the heritage asset.

The modified form is very similar to the conservatory granted permission in May 2016 and shown in drawing 1505-P-301A Proposed Rear Elevation, in that:

- The proposed materials of the conservatory have not changed from the permission granted in May 2016, being to clad the side wall and a small roof to square the glass conservatory in zinc, and the double glazed conservatory.
- It is intended the glass conservatory is to feel very light to balance the existing house.
- The single-roof-fall form does not exceed – it matches – the height granted in the May 2016 application, and the lowest point of the glass roof also corresponds. At its highest point closest to the house it is 1.75m. This creates a proportionally well balanced form with a 7 degree fall to the roof, which is practical.
- Its mass and scale is proportionate to the existing building mass and garden. Its projection into the garden of less than 2.2m from the existing original chimney breast has not changed.
- The extension is not the full width of the site, which allows the existing door from the stair landing to the garden to be retained. This remains unchanged.
- The form continues to be subservient to the existing period house.



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- The fully glass roof allows the existing chimney breast to be fully appreciated. This remains unchanged.

2. REASON FOR CHANGING THE INTERNAL DOORS

It is proposed to replace the internal doors to the Upper Ground and First Floor, 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 and sturdy doors, to improve the quality of the door. The replacement with thicker doors will also serve to enhance the sound proofing performance between rooms throughout the house, especially as it is intended for the rooms on the Upper Ground Floor to function dually as living spaces and guest bedroom. It is understood that these doors are of authentic design and mouldings, and will be replicated, but produce a thicker door, with particular focus on the moulding profiles and size. Good quality ironmongery can be fitted more confidently to the thicker doors, which is in line with the proposed alternations and refurbishment of the resident raising it to a high spec home.

Note that the consent granted in May 2016 include replacing the external doors with thicker and more substantial doors which replicated the details of the existing doors.

CONCLUSION

These proposals are considered to be very minor considering the approval granted in May 2016.

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.

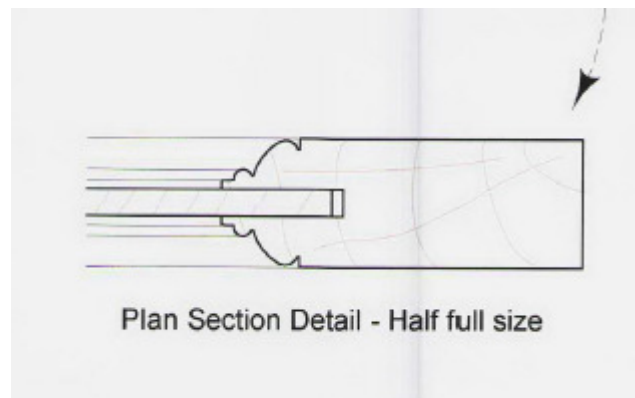
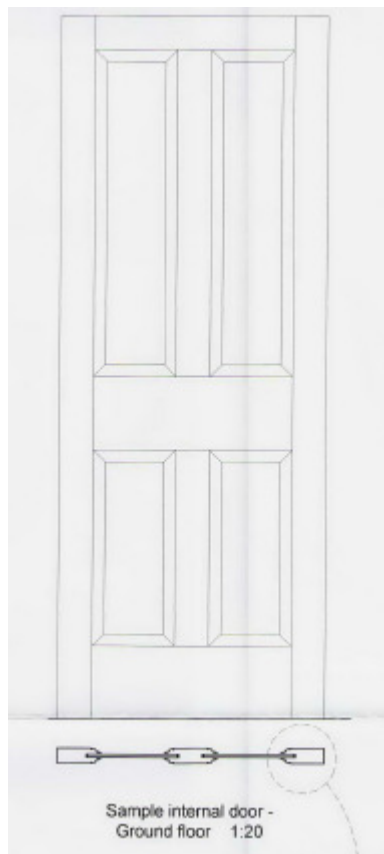


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DETAILS

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



These drawings are not to scale.



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PHOTOS



View from street – house with blue door

END