
35 FLASK WALK, NW3 1HH

DESIGN & ACCESS STATEMENT

24.02.2017



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1 Introduction

Introduction

1.1 The Project

TG-Studio have been appointed to submit Planning and Listed Building Consent applications seeking permission for the: Additions and internal and external alterations including increase in volume to the rear garden annex/artist studio, rebuilding with increased height the boundary wall to Lakis close and building two new pier posts to street fence.

The proposal involves the part demolition of the rear artist studio with the erection of a new brick and glazed wall to the inner courtyard.

Minor internal alterations throughout the house are also proposed.

All the proposed works will be detailed in this statement.

This Design and Access statement is to be read in conjunction with the following supporting documents:

- Heritage Statement .



2 Flask Walk – The Site

Flask Walk

2.1 Site location and context

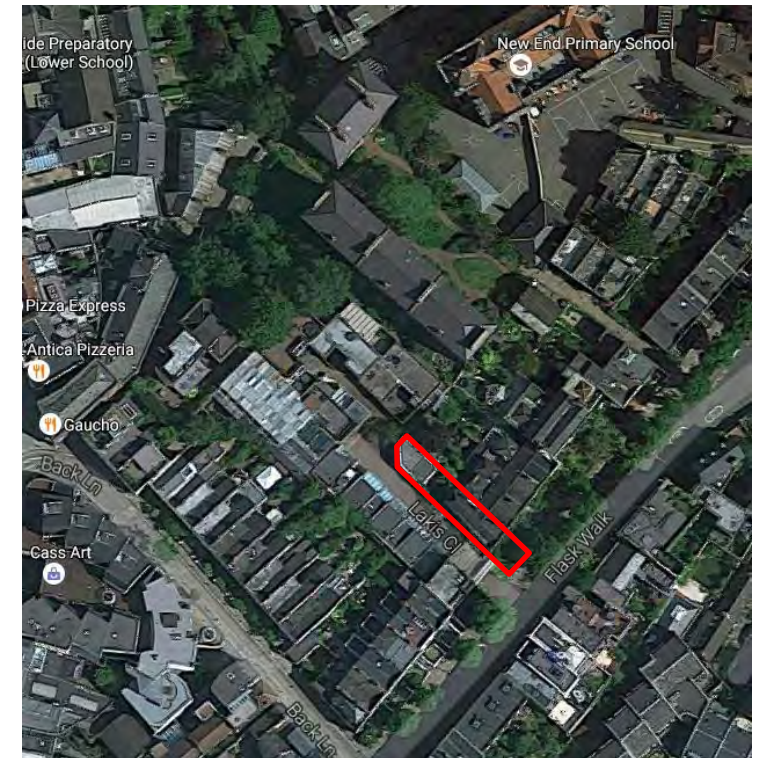
No. 35 Flask Walk is located to the south western end of a terrace of four similar cottages (no's 35, 37, 39 and 41). It is a 2 storey Grade II listed end of terrace cottage with its entrance on the return with a 1 storey garden annex/artist studio to the rear courtyard.

The cottage's are early C19, yellow stock brick with round arch doorways with impost bands, patterned radial fan lights and panelled entrance doors each with single window. Each front terminates in a truncated gable with a blind lunette outlined with red brick.

The rear annex/artist studio was granted planning permission in June 1968.

The property is within the jurisdiction of London Borough of Camden and the development proposals are subject to the provisions of the Camden Core Strategy (2010-2015) and Camden Development Policies 2010.

The property is located within the Hampstead conservation area, within the Christ Church/Well Walk ward sub ward.



Site within red boundaries
35 Flask Walk, NW3 1HH

Flask Walk

2.2 Planning history

The planning history dates back to 1968. The relevant applications are set out below.

Ref:5368
Erection of rear studio.
Granted **27-06-1968**.

2014/6564/L
Internal and external works associated with extension to the garden annex to provide accommodation on two levels, construction of a covered walkway in the garden courtyard and internal alterations including replacement of the existing rear door to window all in association with the main single family dwelling (Class C3).
Granted **17-10-2014**.

2014/6213/P
Extension to the garden annex to provide accommodation on two levels, construction of a covered walkway in the garden courtyard and minor alterations to main single family dwelling house (Use Class C3).
Granted **17-10-2014**.

2014/6875/P
Discharge of condition 6 (tree protection measures) pursuant to reference 2014/6213/P dated 07/07/15 (for extension to the garden annex to provide accommodation on two levels, construction of a covered walkway in the garden courtyard and minor alterations to main single family dwelling house).
Granted **28-01-2016**.

2016/4892/PRE
Internal and external works associated with extension to the garden annex to provide accommodation on one level, construction of a covered walkway in the garden courtyard and internal alterations including removal of ceilings to the upper level and replacement of the existing rear door to window, all in association with the main single family dwelling.
Comments received **26-10-2016**.

3 Existing drawings & photographs

Existing drawings & photographs

3.1 Exterior photographs



Front view of no. 35 Flask Walk.



Rear view of 35 Flask Walk.



Rear artist studio annex of no. 35.



Rear courtyard boundary wall of no. 35.

Existing drawings & photographs

3.1 Exterior photographs



View of the rear elevation no. 35 Flask Walk.



View of the rear façade of no.35 and Lakis close.



View of side entrance to no.35 Flask Walk.



View of entrance to no.35 Flask Walk.

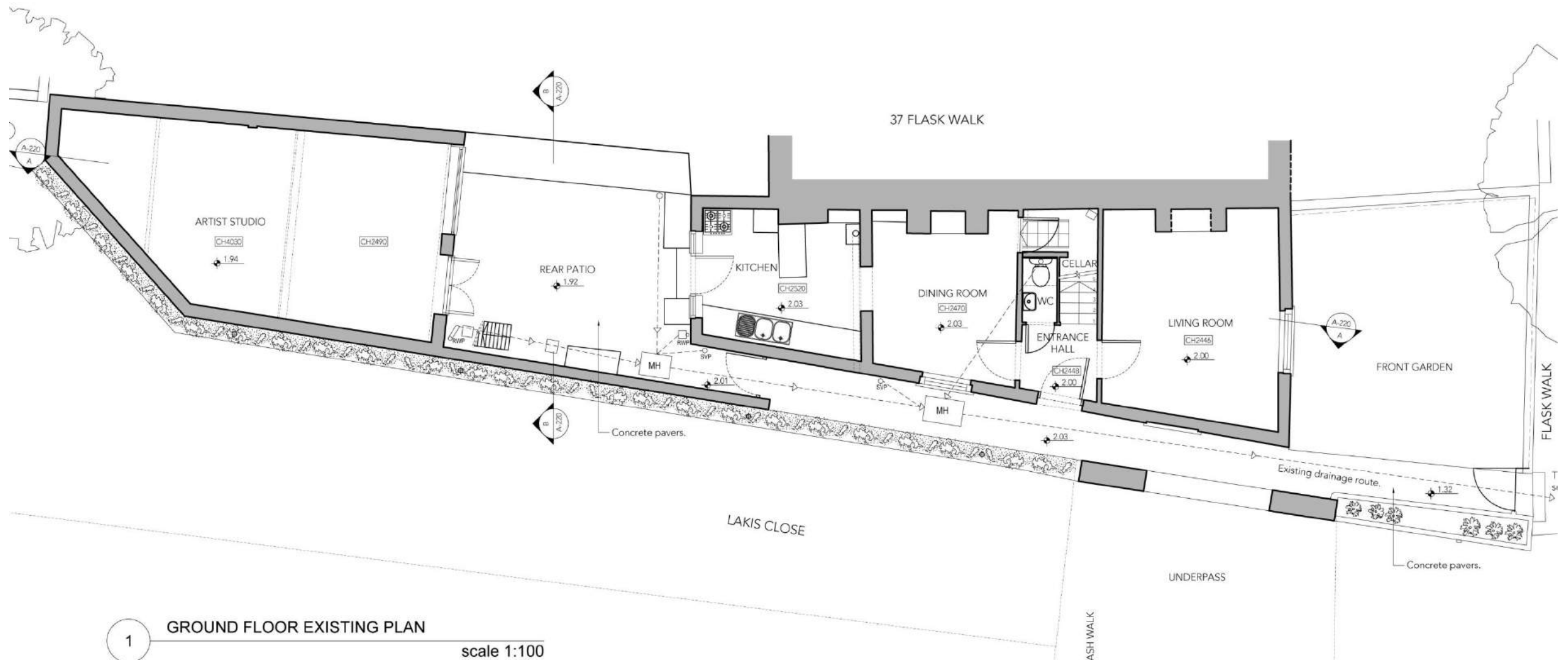
3.2 Existing ground floor plan

At ground floor level the house is entered on the side via a side passage. There is an existing garden annex/artists studio to the rear of the property.

The house is carpeted throughout the ground floor except for the kitchen which has vinyl flooring. The fireplaces in all three rooms have been blocked up and do not have any original fireplace surrounds or hearths. There is a guest WC under the timber stairs and the stairwell has some panelling which appears to be original in parts. There is a stair lift and some modifications to the stairs and panelling have been made to accommodate the structure. There is a small cellar leading from the dining room that appears to have been a later addition.

There are single glazed timber sash windows to the front and side, and casement windows and French door to the rear. The kitchen is a double height rear extension to the main terraced house.

The ceilings appear to be in a poor state with visible staining and cracking throughout. There are no cornices, picture rails or architectural features of merit on the ground floor.



3.3 Existing ground floor photographs



Ground floor stair to first floor.



Ground floor looking towards entrance hall and front room.



Ground floor guest WC and stairs



Ground floor front room.



Ground floor dining room.



Ground floor front door.



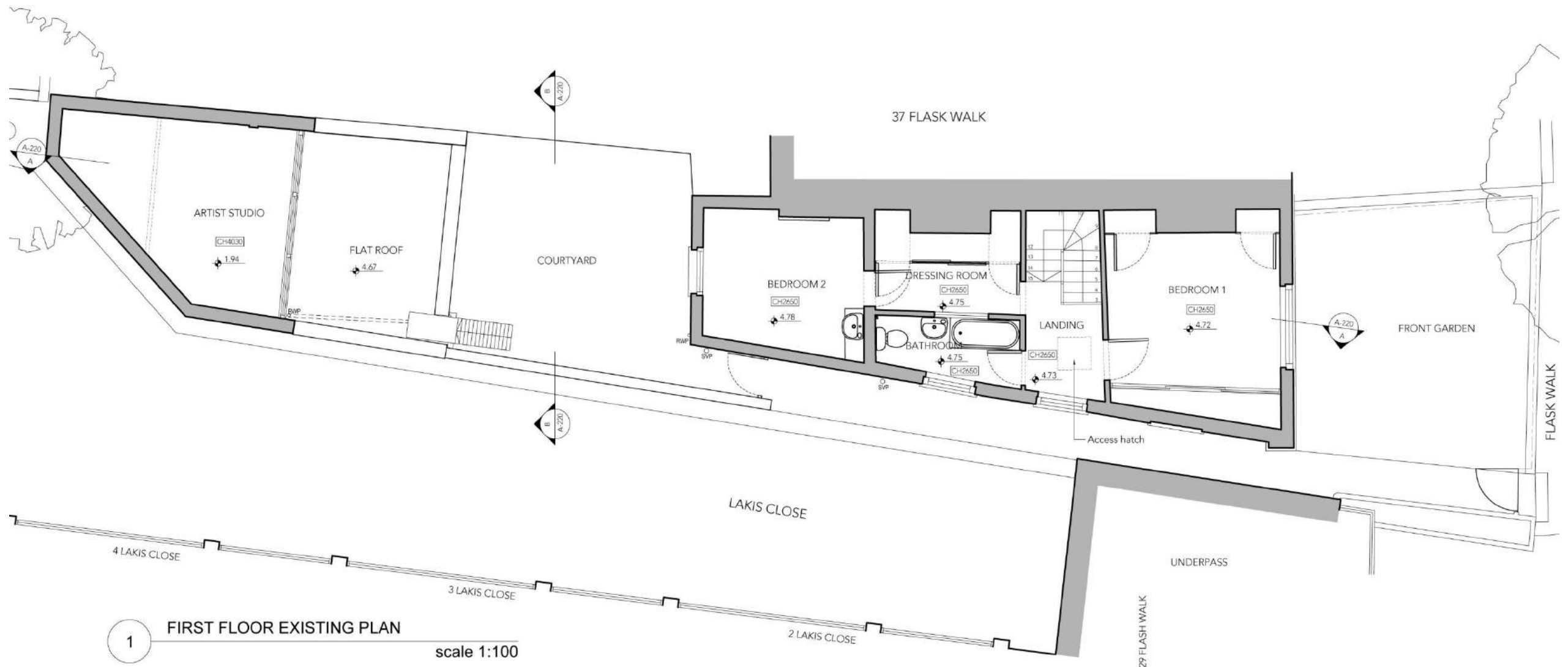
Ground floor rear room. – kitchen.

3.4 Existing first floor plan

At first floor level the plan has been modified to accommodate a bathroom and dressing room/hallway that leads to the second bedroom. On the landing there is an access hatch to the roof /loft space.

The fireplaces in all rooms have been removed/blocked up and do not have any original surrounds or hearths.

The windows are single glazed sash windows and there are no picture rails, cornicing or any other architectural features of merit. The ceilings appear to be in a poor state with visible signs of water damage and sagging.



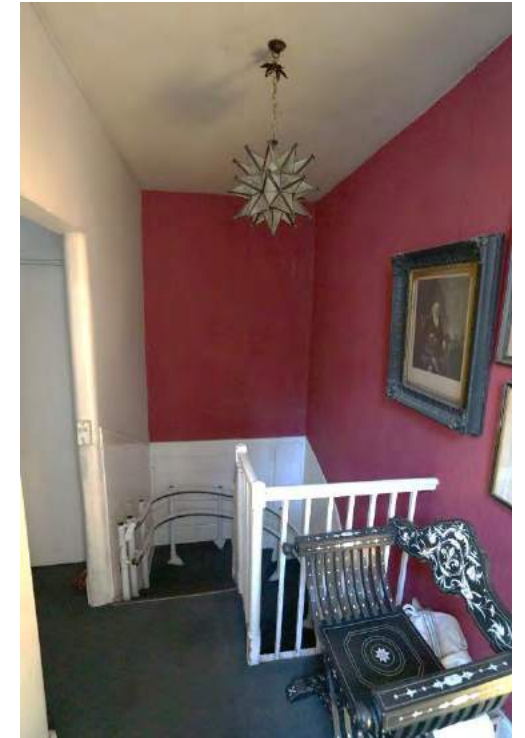
3.5 Existing first floor photographs



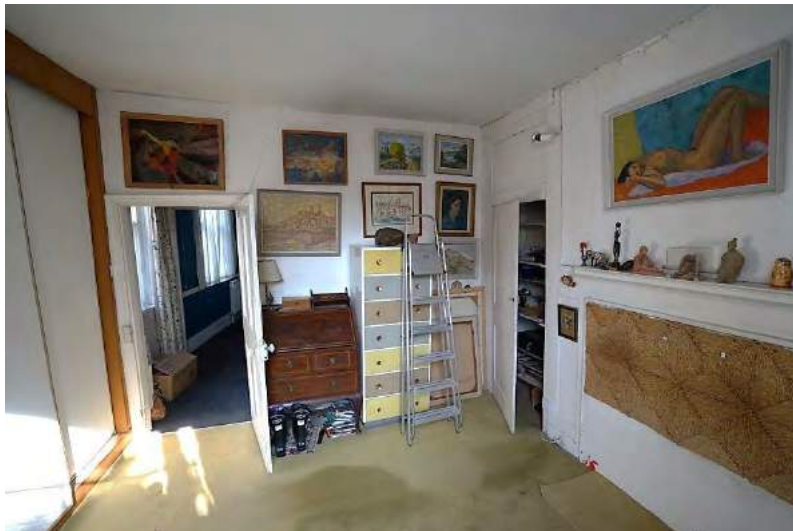
First floor front room showing covered up fire place..



First floor landing



First floor staircase.



First floor front room.



First floor rear room.



First floor bathroom.



First floor corridor.



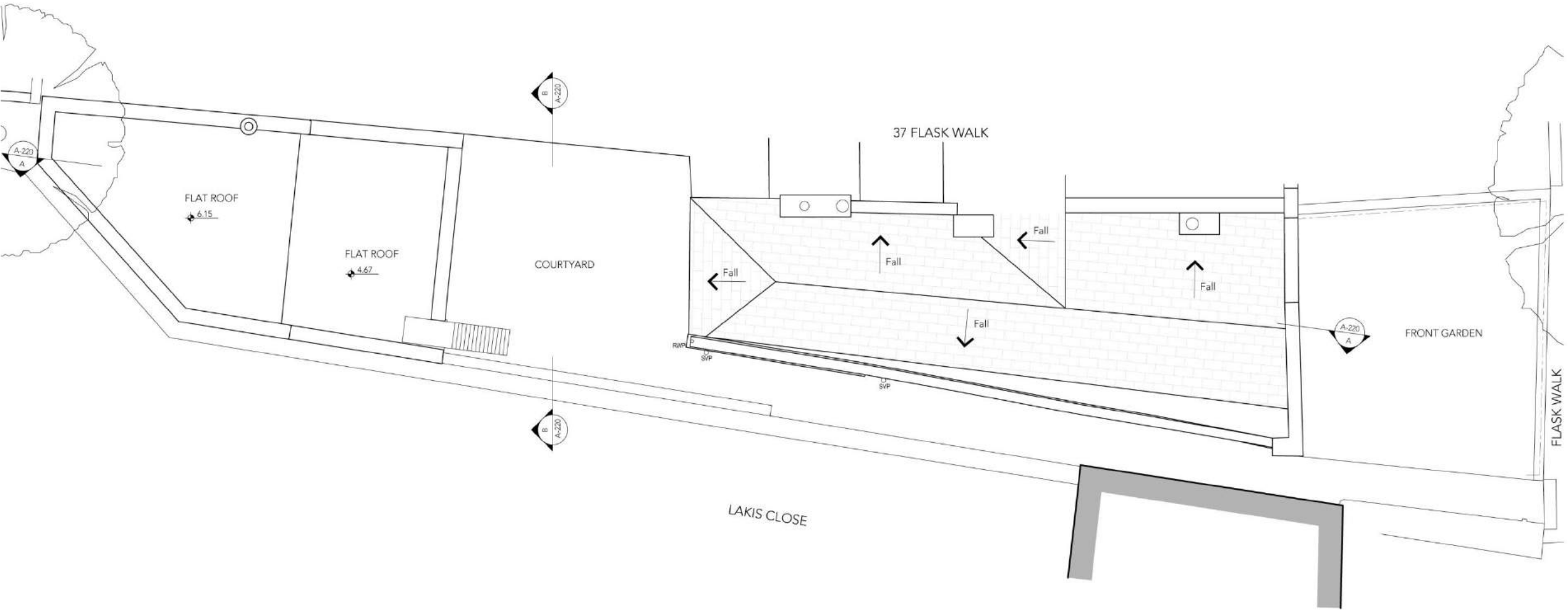
First floor corridor.

3.6 Existing roof plan

On the first floor landing there is an existing wooden hatch leading to the loft space.

The main house has a pitched roof covered with slate.

The garden annex has a flat roof covered with concrete pavers for use as a raised terrace.



1 ROOF EXISTING PLAN
scale 1:100

3.7 Existing roof photographs



Loft space looking towards front gable.



Loft space looking up from hatch.

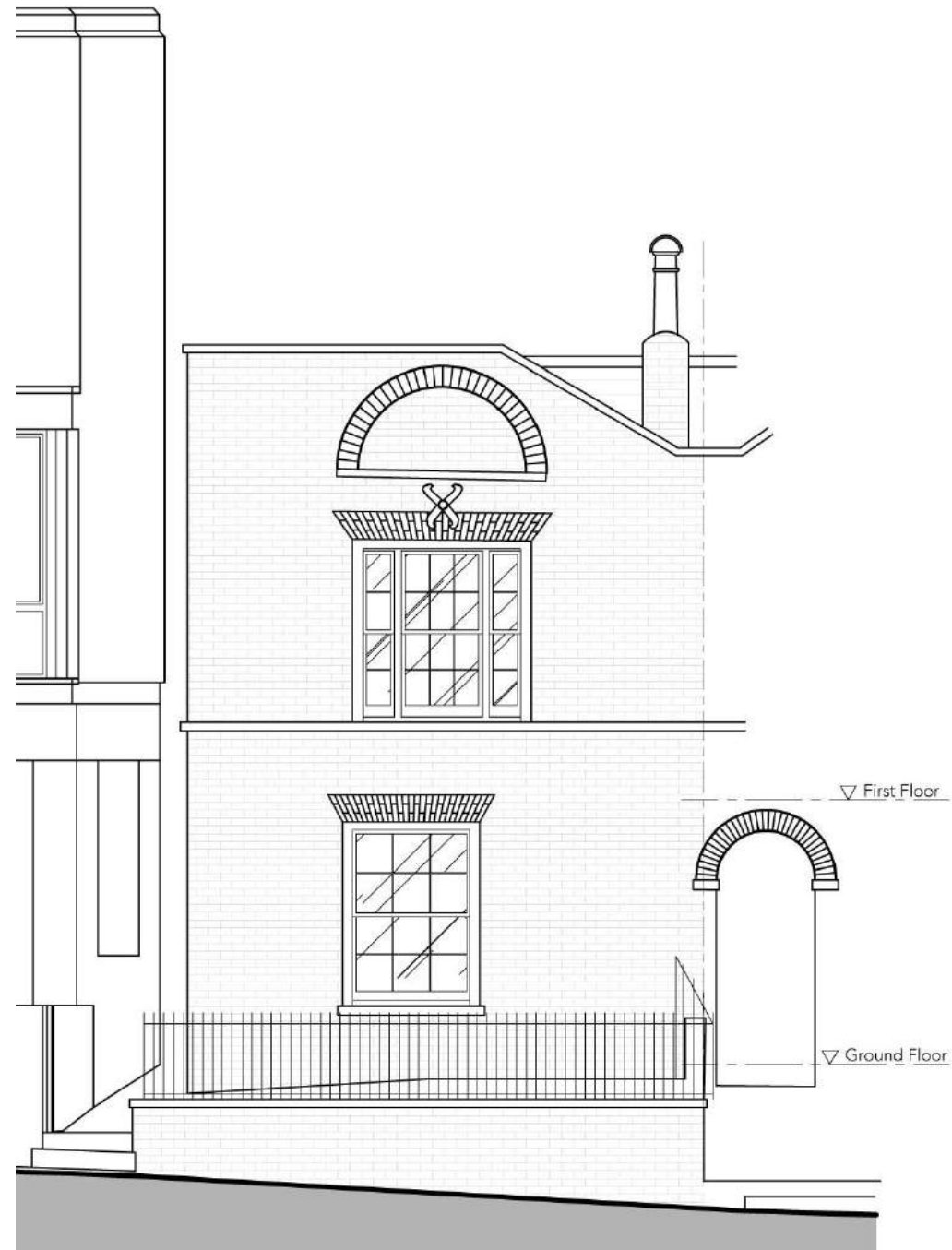


Garden annex roof terrace



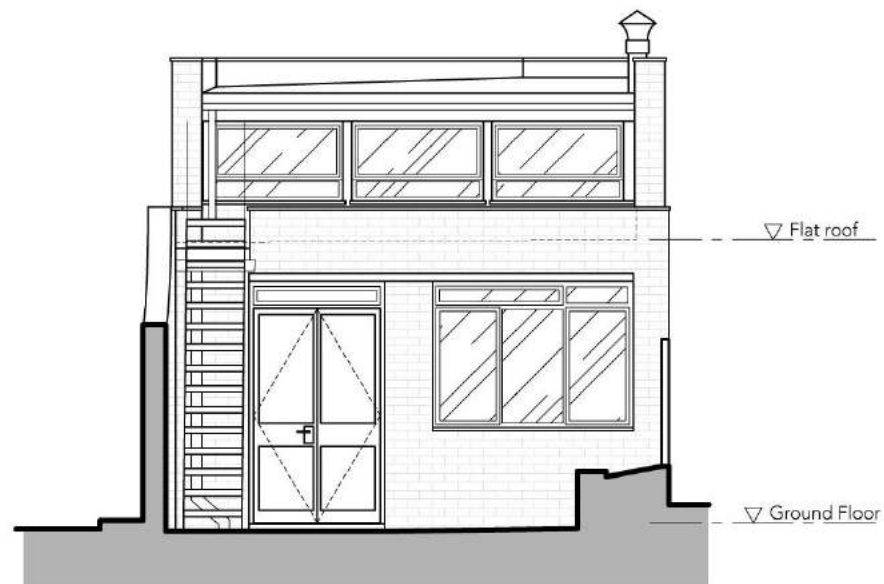
Garden annex roof terrace

3.8 Existing front elevation

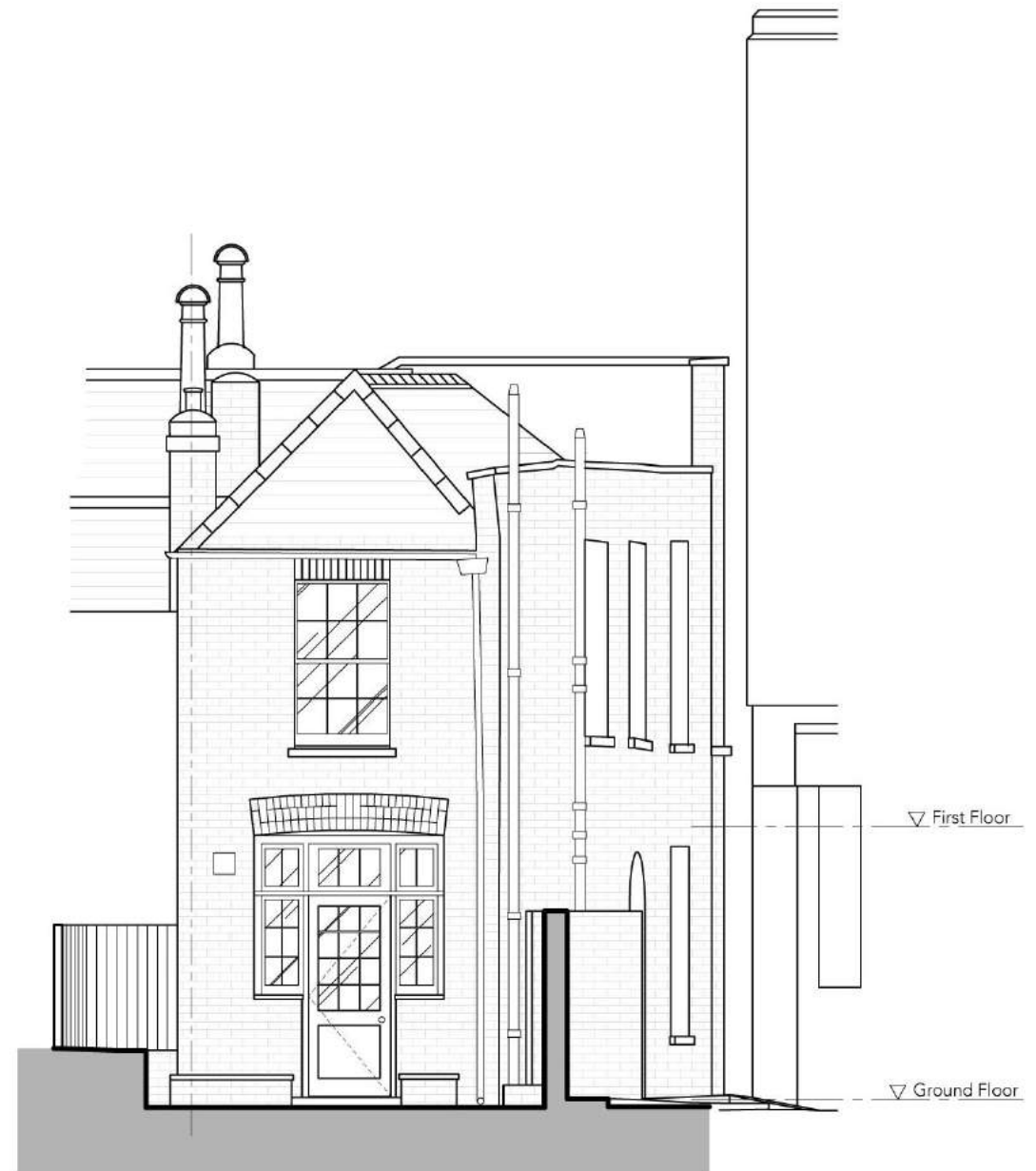


Existing front elevation

3.9 Existing courtyard elevations

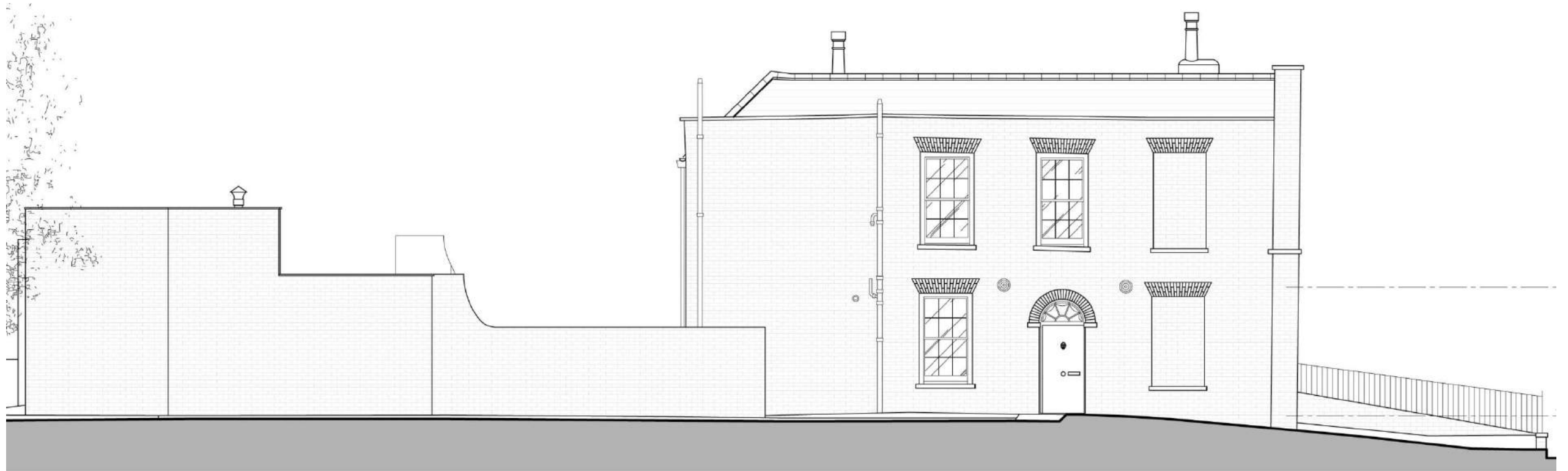


Existing Artist Studio



Existing rear elevation

3.10 Existing side elevation



Existing side elevation

3.11 Existing section



Existing section AA

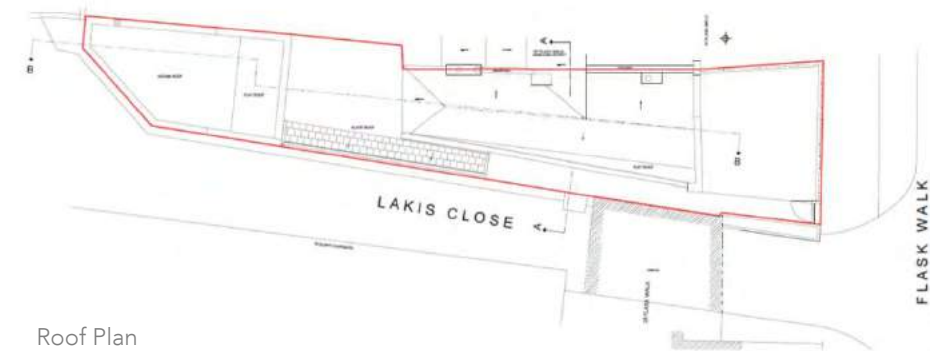
4 Approved application (ref. 2014/6213/P)

Approved application (ref. 2014/6213/P)

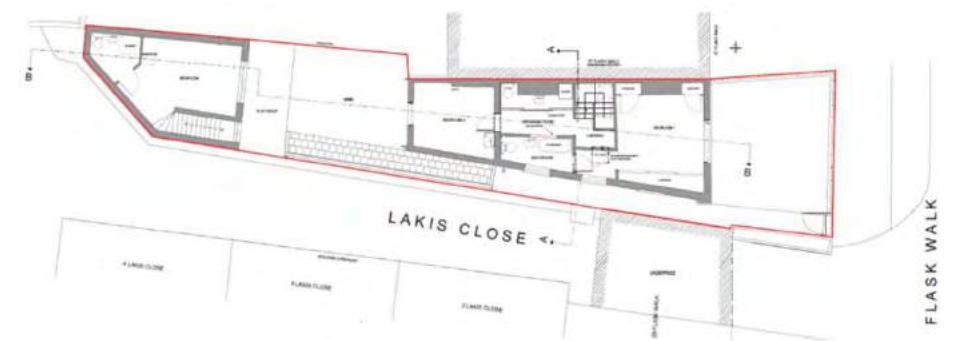
4.1 Approved floor plans

Permission was granted in 2014 for extending the garden annex/artists studio to provide accommodation on two levels, the construction of a covered walkway in the garden courtyard and minor alterations to the main single family dwelling house.

This application was granted permission on 17.10.2014.



Roof Plan



First Floor Plan

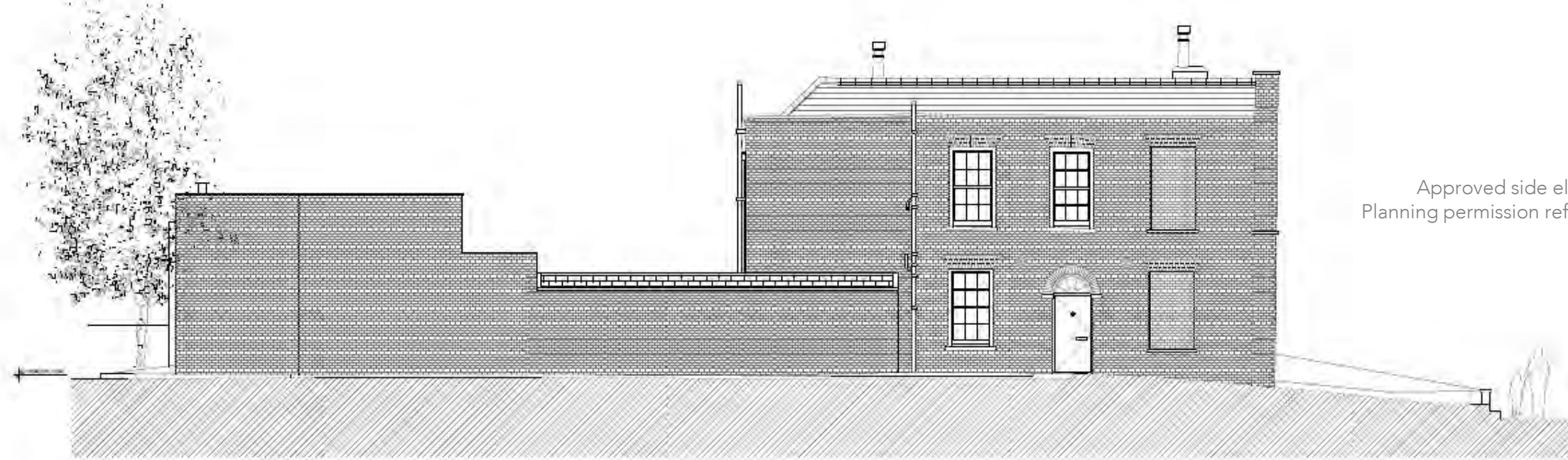


Ground Floor Plan

Approved floor plans for no. 35 Flask Walk of planning permission ref. 2014/6213/P.

Approved application (ref. 2014/6213/P)

4.2 Approved elevation and section

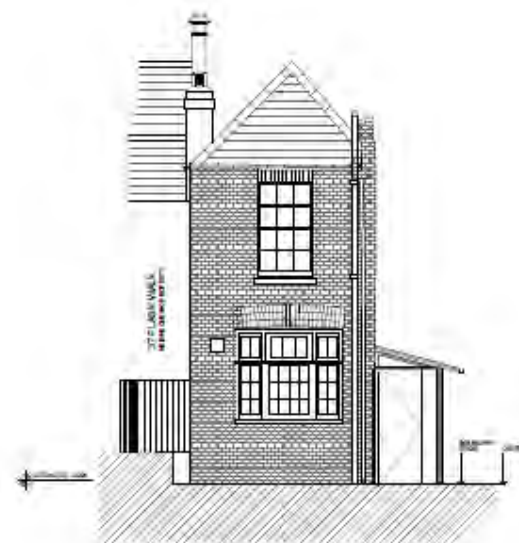


Approved side elevation
Planning permission ref. 2014/6213/P

SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION

Approved rear elevation
Planning permission ref. 2014/6213/P

Approved application (ref. 2014/6213/P)

4.3 Approved elevation and section

Approved elevation
Planning permission ref. 2014/6213/P



Approved section
Planning permission ref. 2014/6213/P



5 Design proposal

Design proposal

5.1 Proposed Ground Floor Plan

At ground floor level the traditional plan of the main building and current room usage is to be retained. The existing garden annex is to be converted for use as the main living space with a new glazed link (approved 2014/6213/P) joining the two buildings.

A sitting room and dining room occupy the main rooms in the historic building with the kitchen being located in a later Victorian extension. Painted timber wall panelling is to be installed on all walls in the sitting and dining rooms. The existing fireplaces are to be re-opened with new sympathetic hob grates installed. The chimney breast in the later kitchen addition is to be removed. A new solid fuel fire is to be installed in the living room

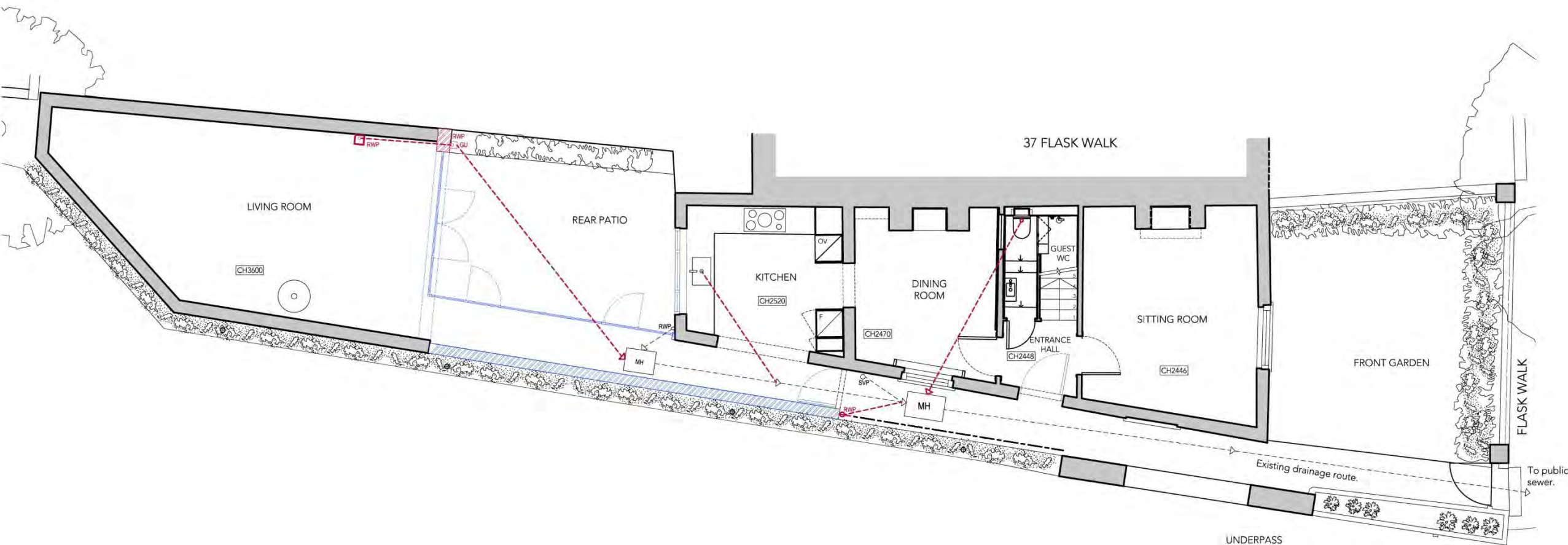
It is proposed to combine the existing cellar and guest wc to form a larger guest wc with the non-original door from the dining room sealed shut and boxed in.

The original timber staircase is to be retained and refurbished with new wall panelling installed to the perimeter walls to match the existing under stair cupboard.

Per the previously approved planning application (2014/6213/P), the brick boundary fence is to be replaced with a new taller brick wall as part of the glazed link between the historic and new buildings. A new opening is to be formed in the external wall of the kitchen (also previously approved) allowing passage into the glazed link.

The existing timber sash window joinery to the dining room and living room are proposed to be refurbished with new secondary glazing installed internally to improve the buildings environmental performance. Per the previously approved proposal, the rear garden door and associated windows are to be removed and replaced with a new single glazed timber casement window to match existing in detailing.

The new glazed walkway amounts to an extra 8.5m² of additional floor space within the property.



Proposed ground floor plan

Design proposal

5.2 Proposed First Floor Plan

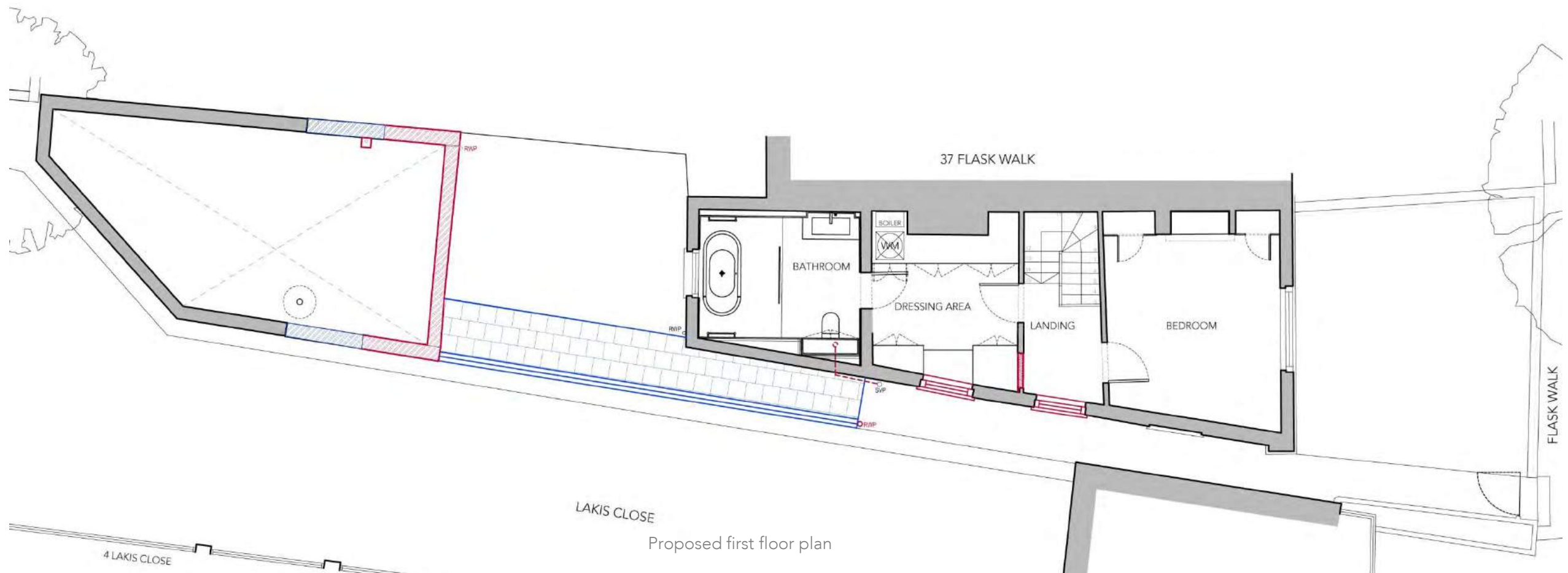
At first floor level, the proposed alterations are to remove the non-original partition wall between bathroom and dressing room, convert the rear room to a new bathroom and the rear historical room to a dressing room. The front room will be retained as a bedroom. Here, the fireplace surround is to be refurbished and a new grating is to be installed. The historic cupboards flanking the chimney breast are also to be refurbished. New timber panelling is to be installed within the room to match the existing joinery.

The door to the current bathroom is to be removed and the opening in filled with timber studs and plasterboard over. The existing hallway opening is to be retained with a new door and frame installed to match the existing bedroom door in size and appearance. The existing door to the bedroom is to be refurbished and rehung with the handing changed.

Per the ground floor proposals, the chimney breast to the existing rear bedroom is to be removed with new structural members concealed in the ceiling supporting the chimney at roof level.

Existing timber sash window joinery in the bedroom and new bathroom are to be refurbished. The two non-original double glazed sash windows to the side wall of the property are to be removed and replaced with new single glazed timber sash windows with detailing to match historic originals. Additionally, secondary glazing is to be installed throughout to improve the thermal performance of the building.

A new boiler is to be installed in the dressing room, flued vertically through the roof.



Design proposal

5.3 Proposed Architectural Features

DOORS

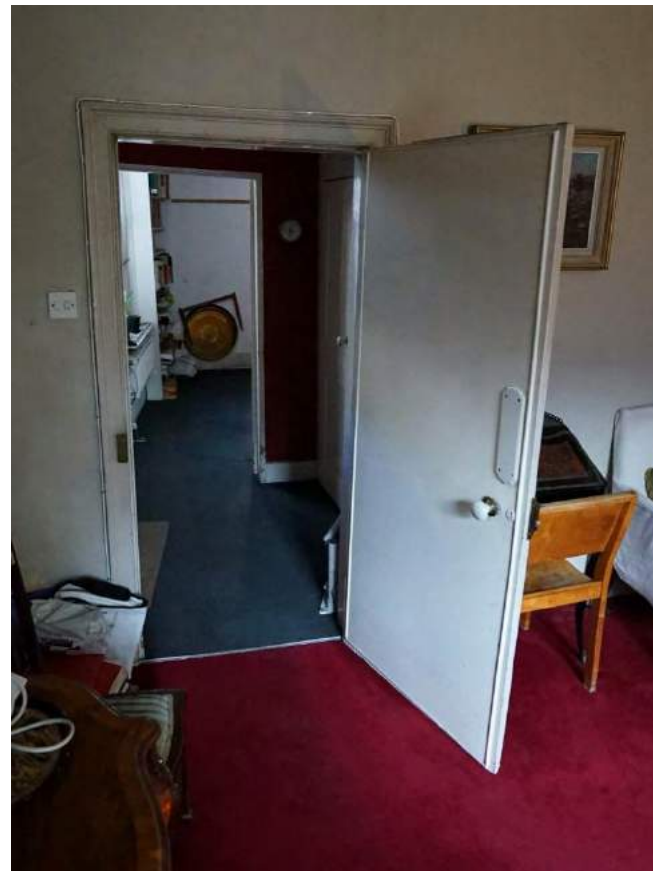
Currently, the sitting room door has ply sheeting concealing both faces. It is proposed to remove this, survey the condition of the door and repair where appropriate or replace with like for like.

The dining room and first floor front bedroom doors are to be repaired and retained, with new doors to the bathroom and dressing room to match.

Existing doors to the sitting room, dining room and front bedroom are to be rehung with the handing changed at this time.



Existing dining room door



Existing sitting room door with non-original coverings



Existing first floor front bedroom door

Design proposal

5.3 Proposed Architectural Features

WINDOWS

Existing timber framed sash windows to the sitting room, dining room and first floor bedrooms are to be retained and refurbished with new secondary glazing installed to improve the thermal performance.

New single glazed windows are to be installed in the kitchen where the opening is adjusted, along with on the first floor landing and dressing room. These are to replace non-original double glazed units installed without permission.



Existing windows to front facade



Non-original double glazed units to first floor



Existing first floor window to be retained.
New windows to replace existing ground floor door and windows

Design proposal

5.3 Proposed Architectural Features

ARCHITRAVES AND SKIRTINGS

A survey of all doors in the property has found a mix of architrave styles. Of these, the internal dining room and cellar architraves appears to be historic and appropriate to the style of the building.

The sitting room and front bedroom appear to have newer mouldings attached to the historic architraves. The kitchen, dressing room and rear bedroom do not have mouldings.

It is proposed to remove the newer additions and retain historic architraves where found. For doors lacking architraves, it is proposed to replicate the dining room architraves and install these throughout the property.

Generally, skirtings are to be retained throughout. Skirtings to the dining room and kitchen are likely to be non-original given there is now a concrete slab in these rooms and will either be retained or replaced with like for like.



Existing dining room door and architraves



Non-original moulding added to sitting room architraves



No architraves to first floor rear bedroom door

Design proposal

5.3 Proposed Architectural Features

STAIRCASE

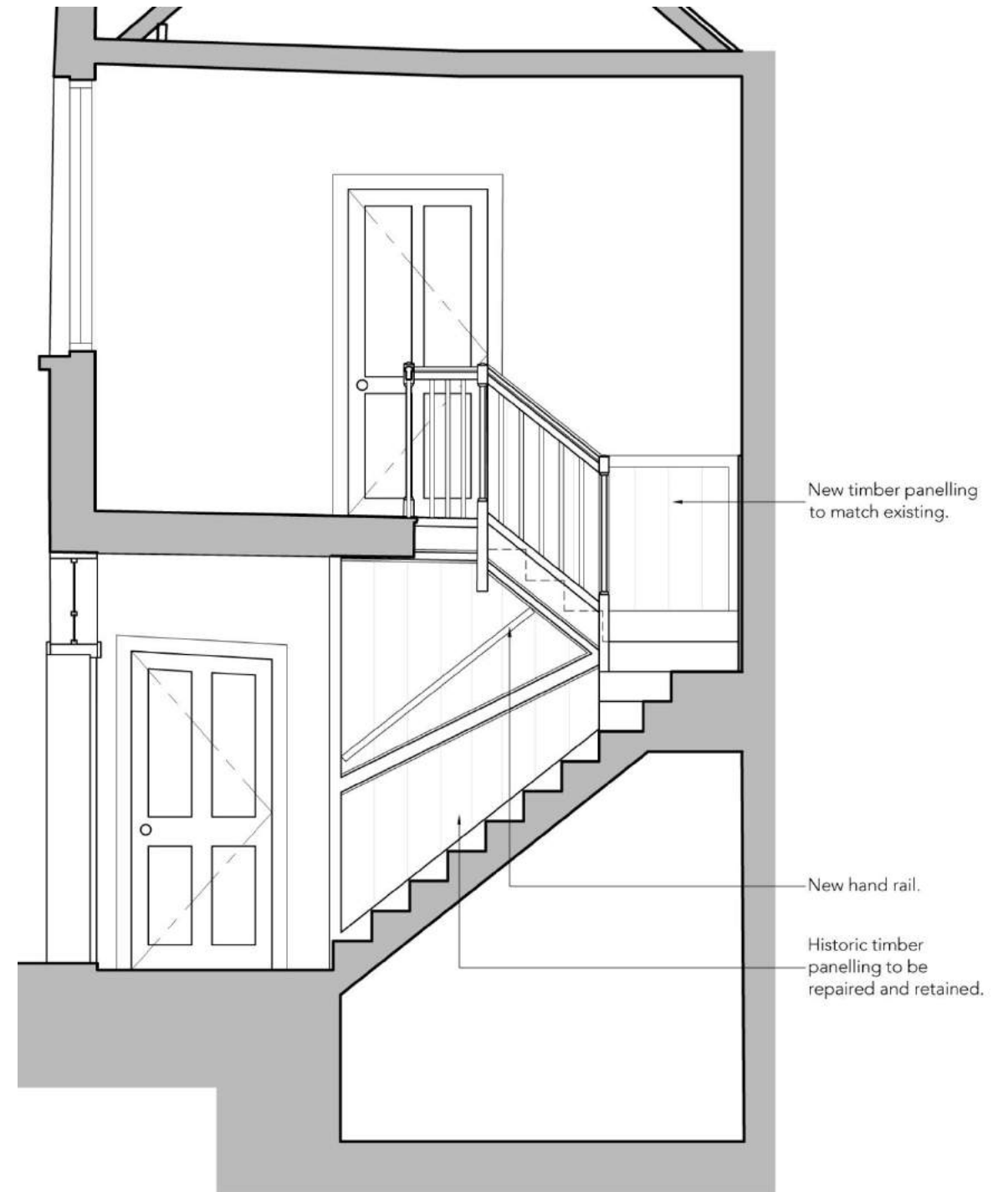
There is a mix of historic and modern panelling to the stair well with that surrounding the guest wc having being found to be original. The outer walls of the staircase are modern additions and it is proposed to remove this and replace with new timber panelling to dado rail height to match existing.



Original timber panelling to guest wc



Non-original timber panelling to staircase to be replaced



Panelling to existing stair

Design proposal




5.3 Proposed Architectural Features

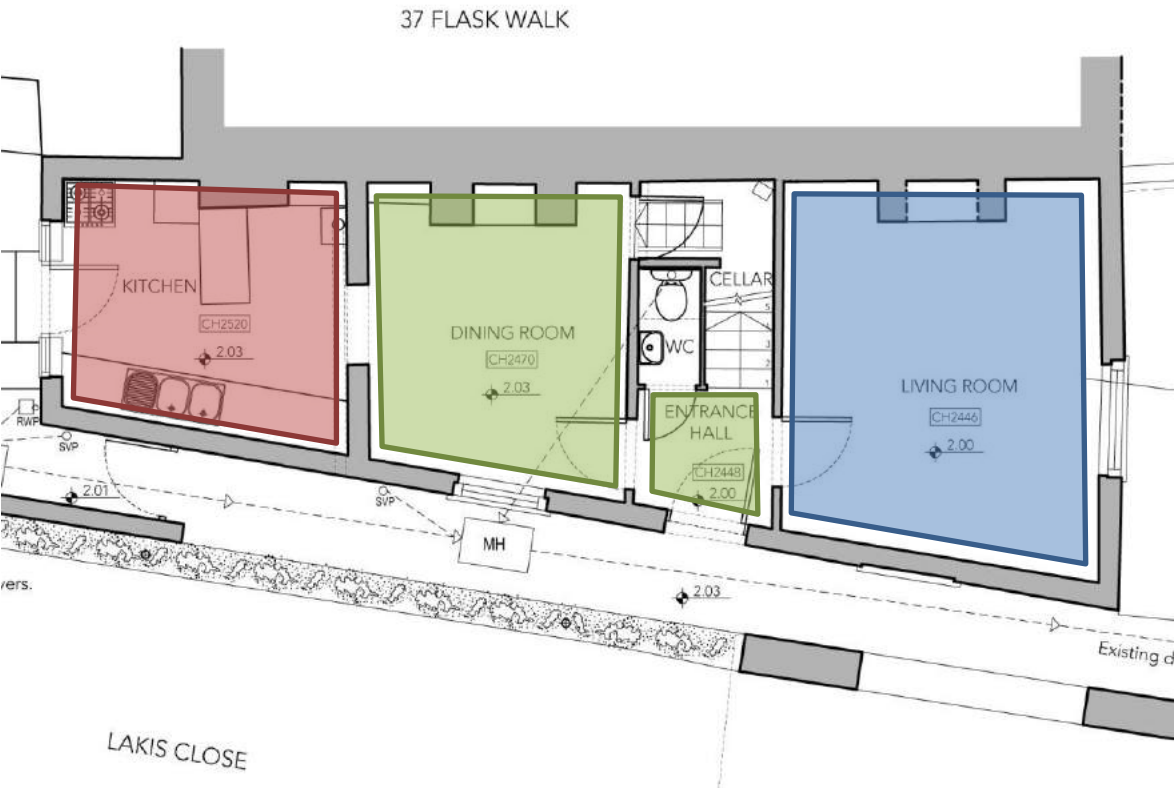
CEILINGS

The sitting room and front bedroom ceilings are made of original lathe and plaster with a modern plasterboard lining. It is proposed to retain these ceilings.

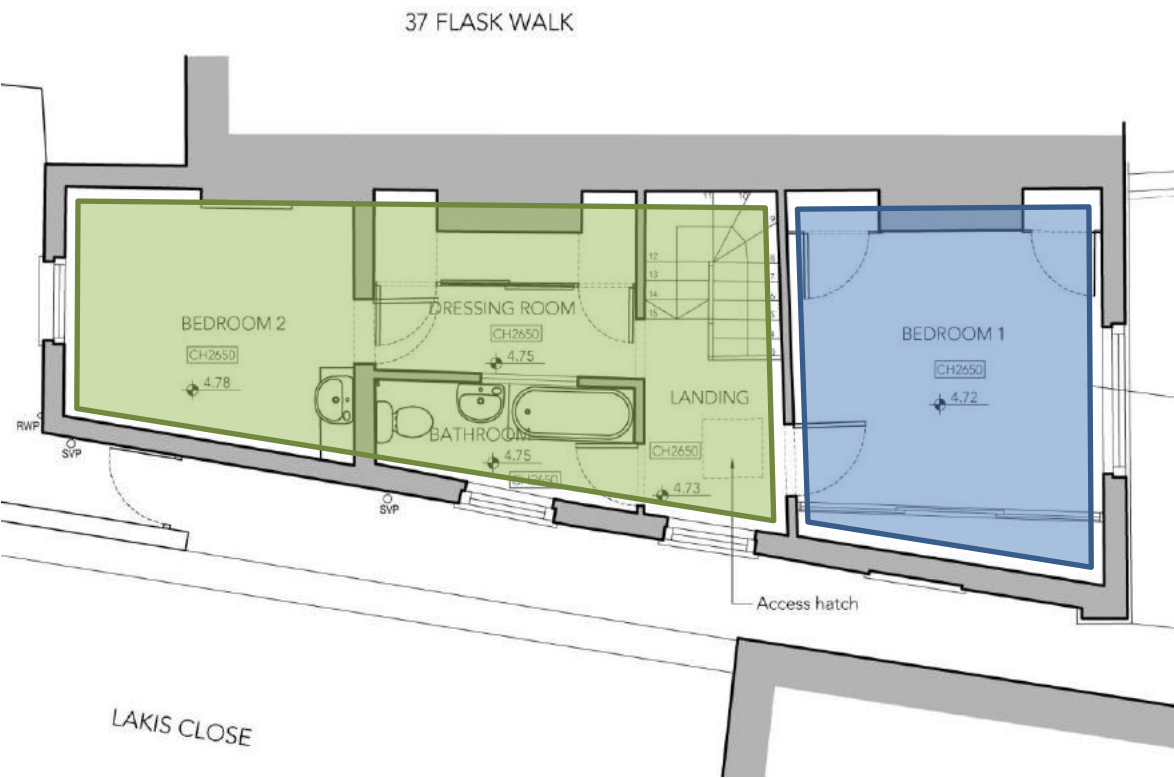
A lathe and plaster ceiling was also found in the kitchen, however this is in need of significant repair due to cracking and the installation of modern light fittings. The room is a later Victorian addition and is of less historic interest than the original rooms of the property. It is proposed to replace this with a new modern plasterboard ceiling.

The dining room and first floor rooms (with the exception of the front bedroom) all were found to have modern plasterboard ceilings. It is proposed to replace these with new modern plasterboard ceilings. The existing roof access hatch over the first floor landing is to be retained.

-  Georgian lathe and plaster ceiling with modern plasterboard lining
-  Victorian lathe and plaster ceiling
-  Plasterboard ceilings



Existing ground floor ceilings



Existing first floor ceilings

Design proposal

5.3 Proposed Architectural Features

FIREPLACES AND PANELLING

The existing fireplaces are to be re-opened with new reproduction hob grates and gas burners installed.

New timber panelling is proposed to all walls in the dining and sitting rooms including across the fireplace to create a new surround similar to the first floor front bedroom.

The existing timber panelling and joinery adjacent to the front bedroom fireplace are to be refurbished with new panelling to the remaining walls.



Dining room showing existing chimney breast.



Living room showing existing chimney breast.



Original fireplace surround and joinery



Proposed hob grate – Mode I 0020 reproduction hob grate from Old Flames

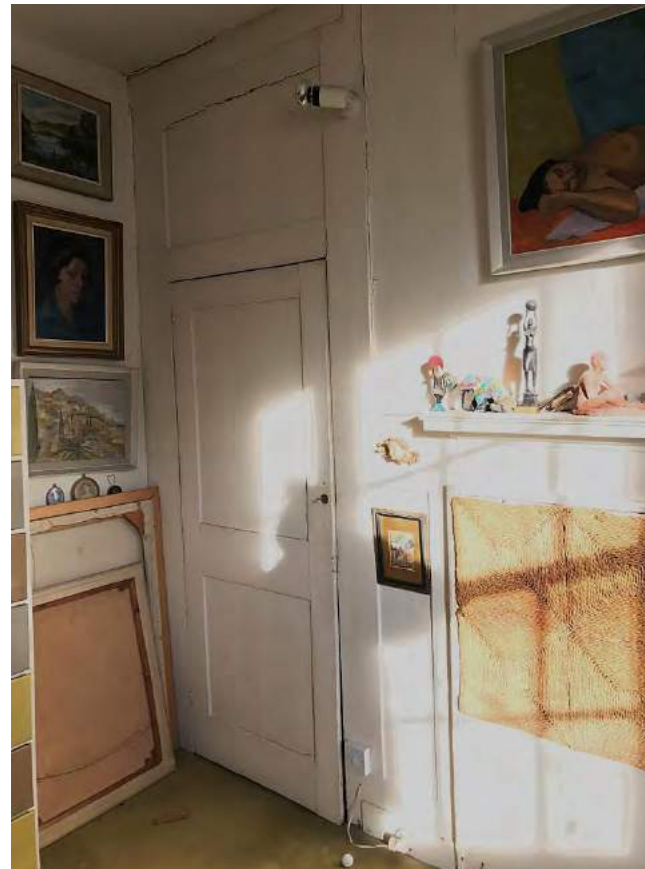
Design proposal

5.3 Proposed Architectural Features

FIREPLACES AND PANELLING



Inspiration image for proposed timber panelling



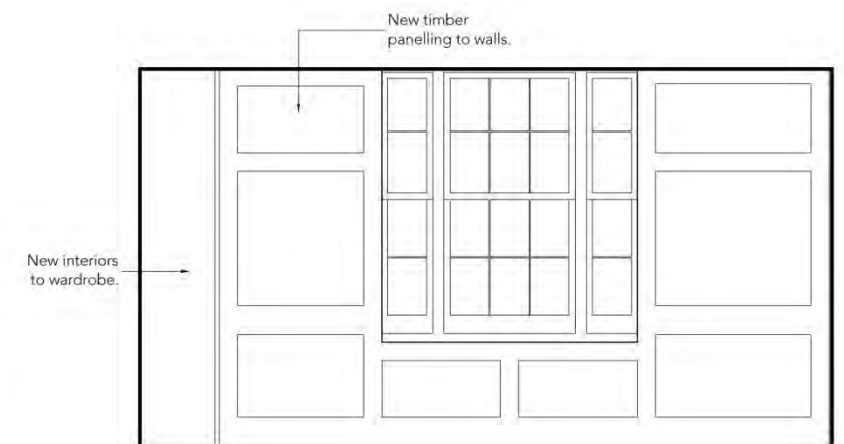
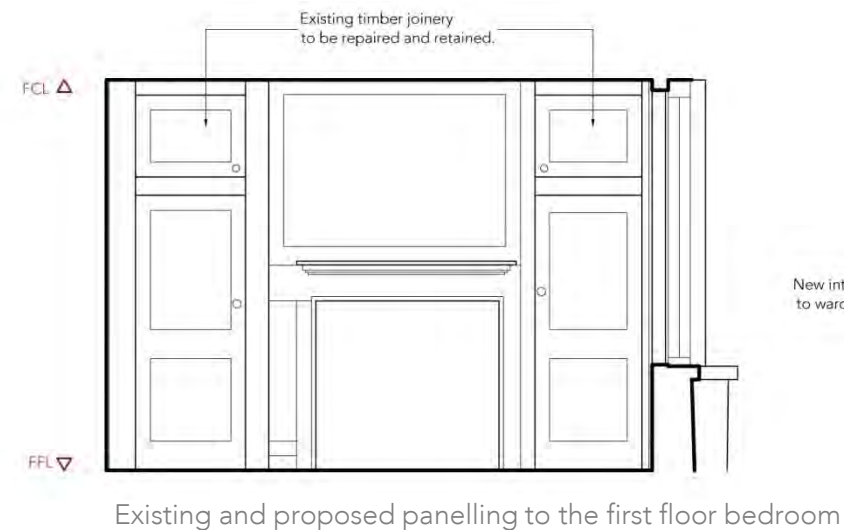
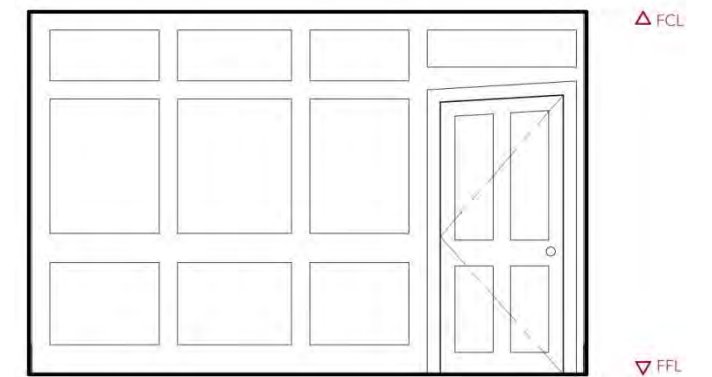
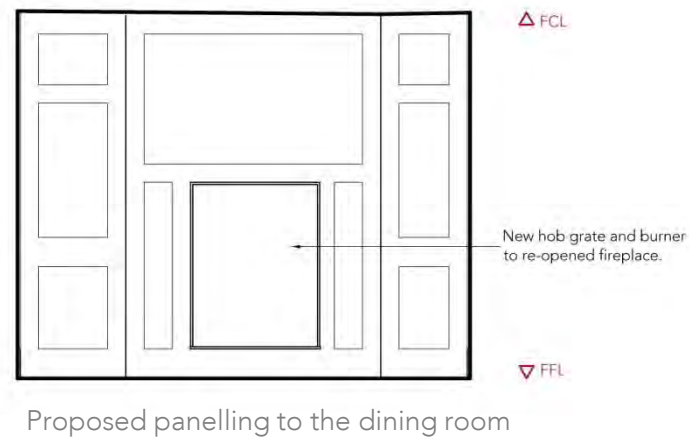
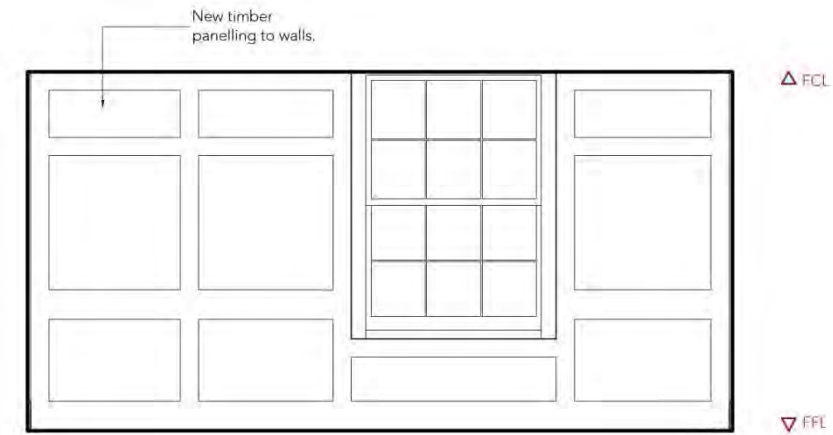
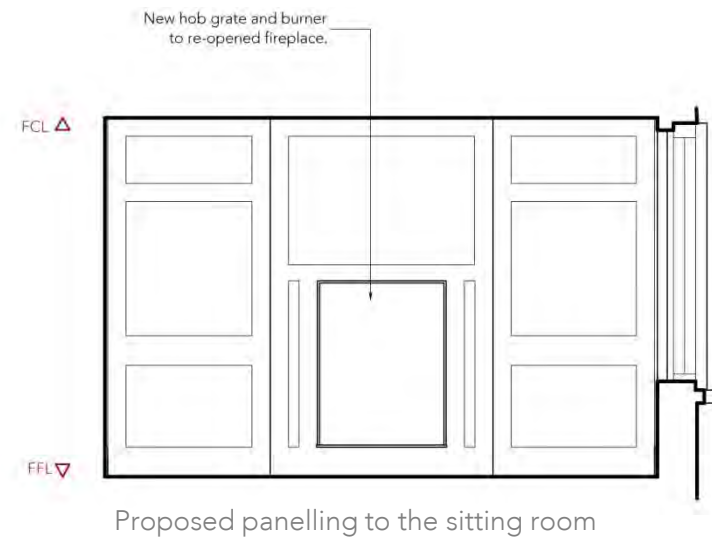
Existing joinery to the first floor bedroom



Design proposal

5.3 Proposed Architectural Features

FIREPLACES AND PANELLING



Design proposal

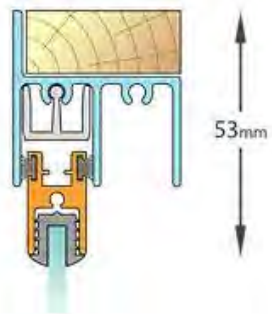
5.3 Proposed Architectural Features

SECONDARY GLAZING

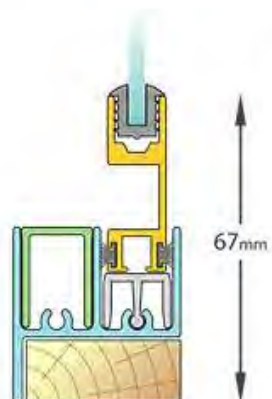
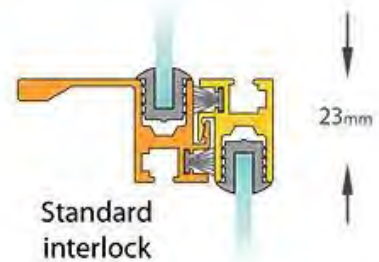
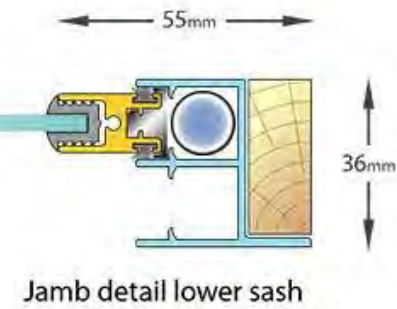
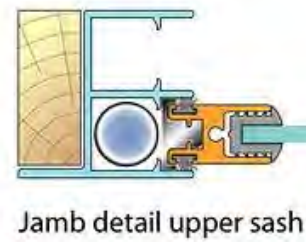
New secondary glazing will be installed throughout the historic property to improve the buildings environmental performance. This will be installed within the existing window reveal and be minimal in impact.

An example of the proposed secondary glazing is shown below.

Vertical section



Plan section



Design proposal

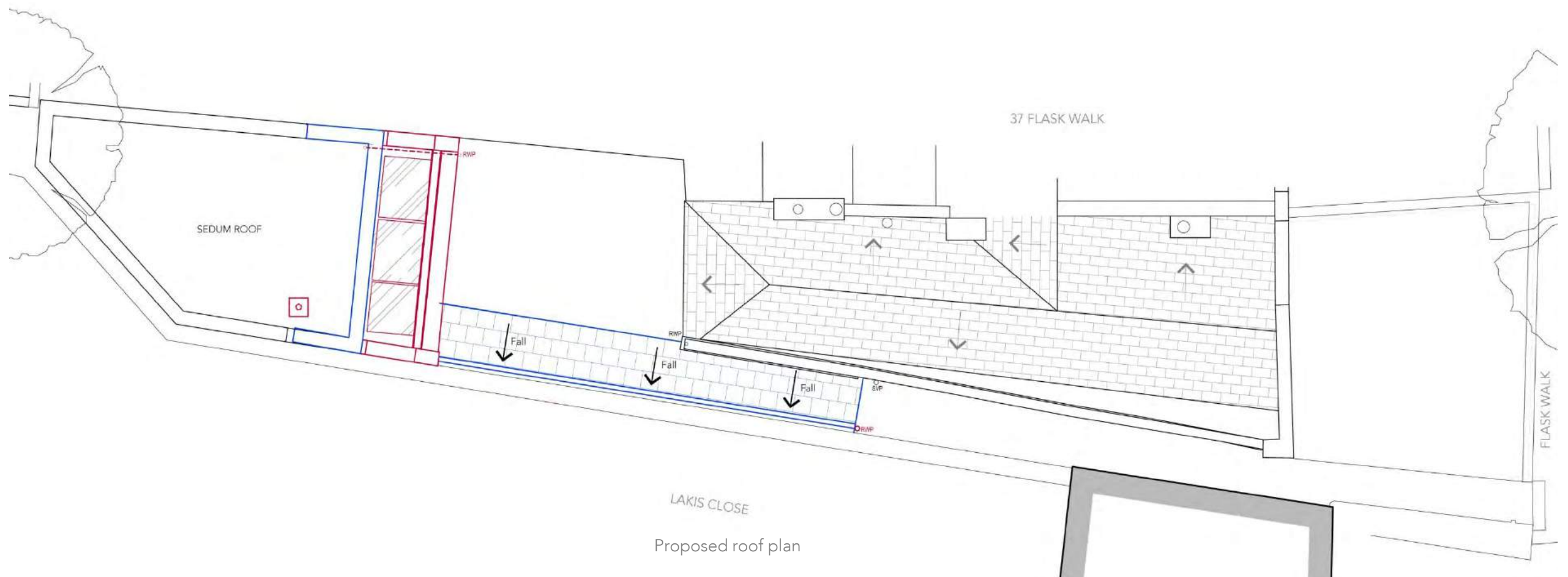
5.4 Roof Plan

The existing slate roof is to be refurbished and repaired where necessary with recycled slate tiles. All existing gutters and downpipes are to be surveyed and repaired or replaced with like for like as necessary. It is proposed to terminate the new boiler flue adjacent to the existing chimney.

The roof structure will be surveyed in detail and damaged joists repaired. To improve thermal performance, new insulation is to be installed between joists and rafters before lining with aluminium backed plasterboard to form a dust free storage space.

The proposed covered link between the existing main house and garden annex is to be roofed in slate tiles to match the existing building.

At the rear, the garden annex roof is to be rebuilt incorporating a new steel framed roof light and sedum covering. The proposed solid fuel fireplace will terminate in a flue at this level.



Design proposal

5.5 Floor Finishes

GROUND FLOOR

Investigations were undertaken throughout the ground floor to inspect the condition of the flooring. Carpets and lino tiles were taken up in each room and the underlying structure surveyed.

The sitting room and entry lobby were found to have floorboards laid on timber joists. There are large areas where boards have been replaced, with the remaining historic boards generally in fair condition. A number of the historic boards have been cut into smaller sections to allow for the installation of radiators, likely occurring with the 1960's addition.

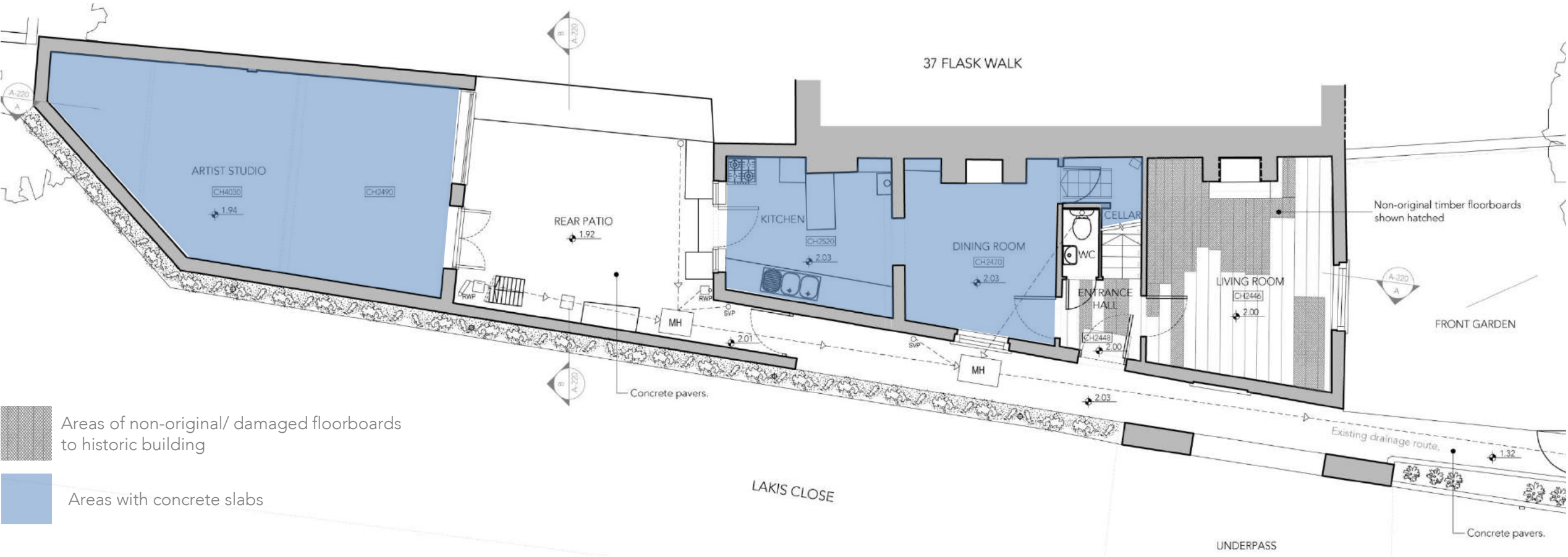
It is proposed to carefully lift the floorboards to enable inspection, repairs and levelling of the underlying structure. New insulation and underfloor heating between the joists is also to be installed at this time.

The salvaged historic floorboards are to be cleaned, refinished and re-laid on the first floor.

Non-original screed forms the floor structure to the dining room and kitchen areas. It is proposed to hack back the screed to allow for new insulation and underfloor heating to be installed prior to new timber flooring laid throughout the ground floor.

This timber flooring is to continue through the glazed link and into the new main living area along with underfloor heating.

Externally, the existing York stone steps are to be repaired and the concrete pavers along the entry passage are to be replaced with new York stone pavers to match. New stone pavers are to be laid in the rear courtyard.



Existing ground floor finishes

Design proposal

5.6 Floor Finishes



Existing sitting room flooring condition



Existing kitchen flooring condition



Existing sitting room flooring condition



Existing dining room flooring condition

Design proposal

5.6 Floor Finishes

FIRST FLOOR

Investigations were undertaken throughout the first floor to inspect the condition of the flooring. Carpets were taken up in each room where possible and the underlying structure surveyed.

The flooring to the first floor front bedroom is largely intact with few replaced boards. Similar to the ground floor sitting room, some boards were cut into smaller sections on the installation of radiators.

The majority of the landing floorboards have been replaced.

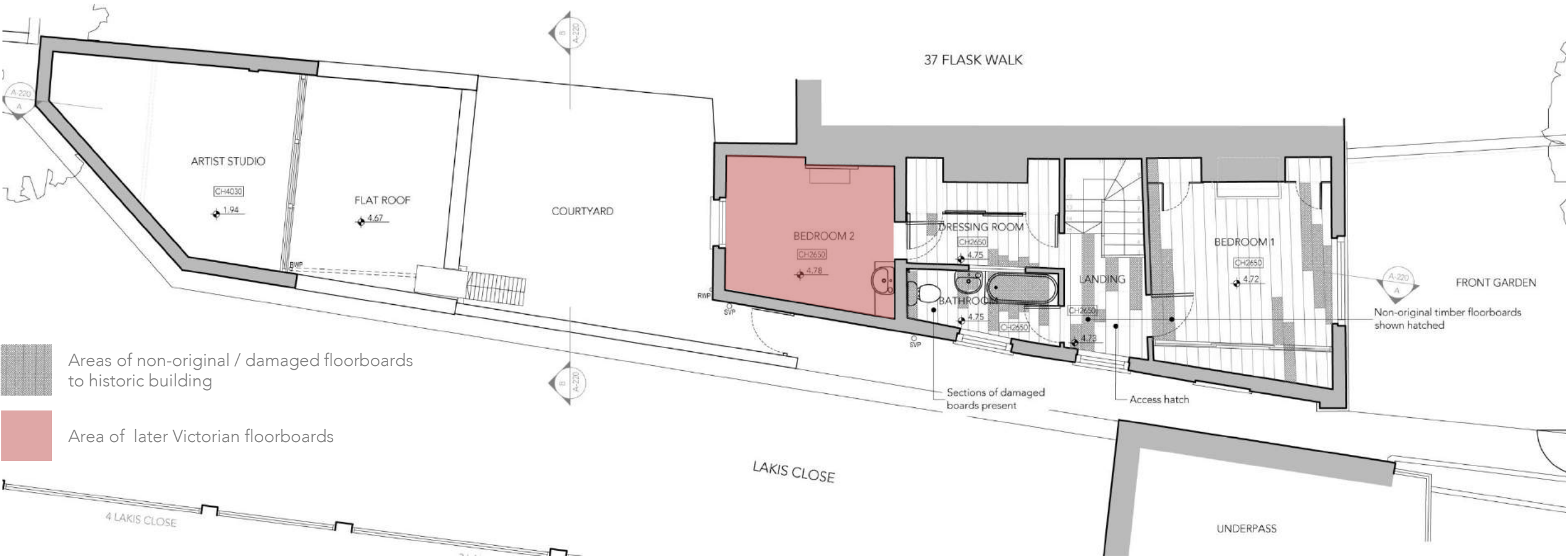
The dressing room corridor boards appear to be in good condition with some water damage caused by the bathroom adjacent. Boards were not visible under the built in wardrobes.

The bathroom has a large number of cut boards due to the installation of radiators and plumbing to service the fittings. It is likely that a number of boards under the bath will require replacing.

Similar to the ground floor sitting room, historic floorboards on the first floor are to be carefully lifted, cleaned, refinished and re-laid throughout. Joists are to be inspected and repaired where necessary before being levelled out.

Salvaged boards from the ground floor are to be re-laid throughout the first floor to replace non-original and damaged boards. Doing this will allow for complete sections of historic floors to be presented together.

In the later rear addition, the flooring is to be removed and replaced with plywood substrate ready for stone or tile finishes, this is to enable a level threshold and a stable base for the stone finish.



Existing first floor finishes

Design proposal

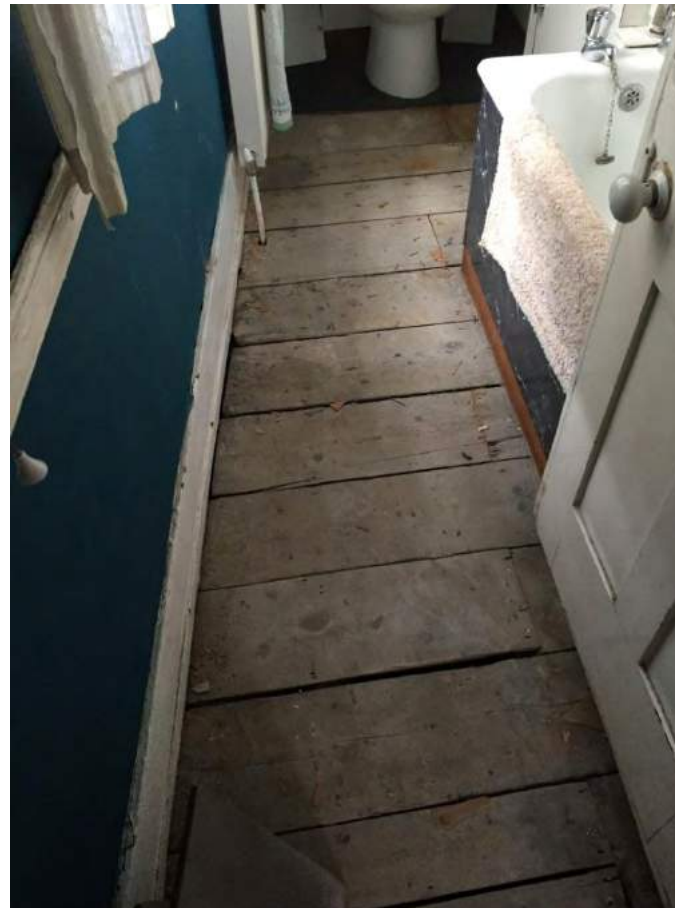
5.6 Floor Finishes



Existing front bedroom flooring condition



Existing landing flooring condition



Existing bathroom flooring condition



Existing dressing room flooring condition

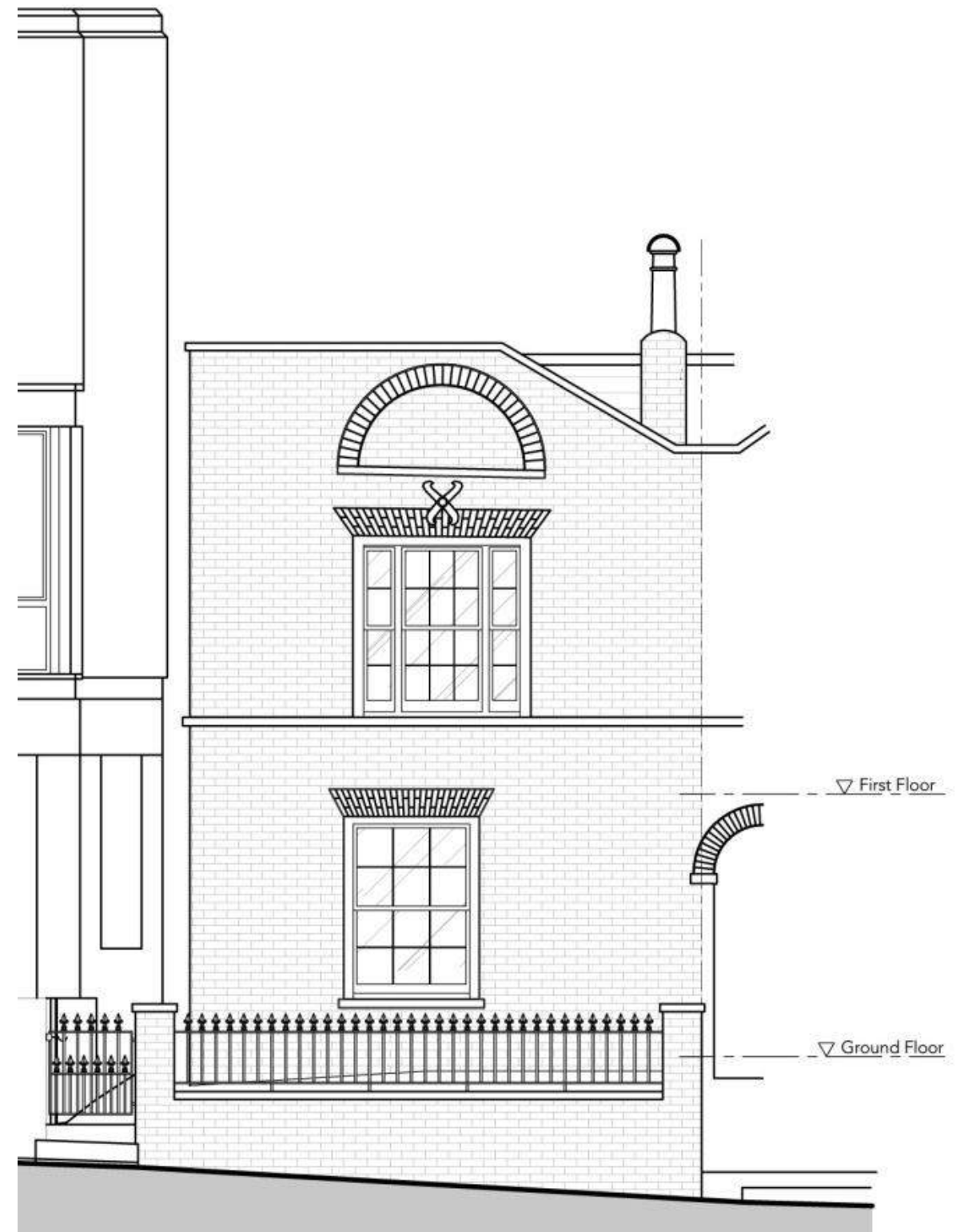
Design proposal

5.7 Proposed Front Elevation

There are some concerns regarding bowing of the front brick wall. During construction, a full survey of the building will be undertaken and any repairs necessary will be undertaken to ensure the stability of the structure.

The non-original metal railings and gate to the front boundary fence are to be removed. Two new brick piers with replacement metal railings and gate are proposed in their place.

Both windows to this elevation will be refurbished and re-painted.



Proposed front elevation

Design proposal

5.7 Proposed Architectural Features to Front Elevation

BOUNDARY FENCE

Historic photos dated 1957 show a timber paling fence around the perimeter of the front garden. The current metal railings were likely installed when the property was last refurbished in the late 1960's.

New brick piers, metal railings and matching gate are proposed to replace the non-original items currently at the property.



No. 35-41 Flask Walk, 1957



Existing metal railings and gate

Design proposal

5.7 Proposed Architectural Features to Ground Floor

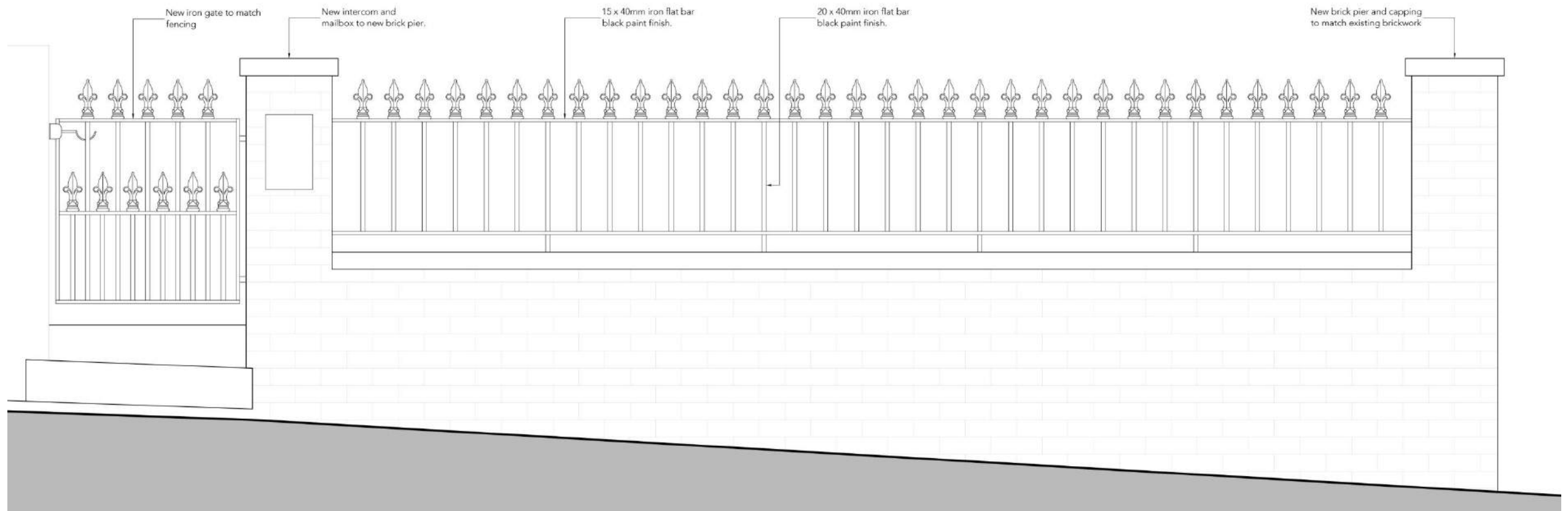
BOUNDARY FENCE

A new iron fence is proposed to replace the existing non-original fence and gate currently along the street and side return.

At this time, the existing brickwork is to be repaired and new brick piers constructed in matching brickwork.



Existing boundary fence condition



Proposed new boundary fence

Design proposal

5.8 Proposed Courtyard Elevations

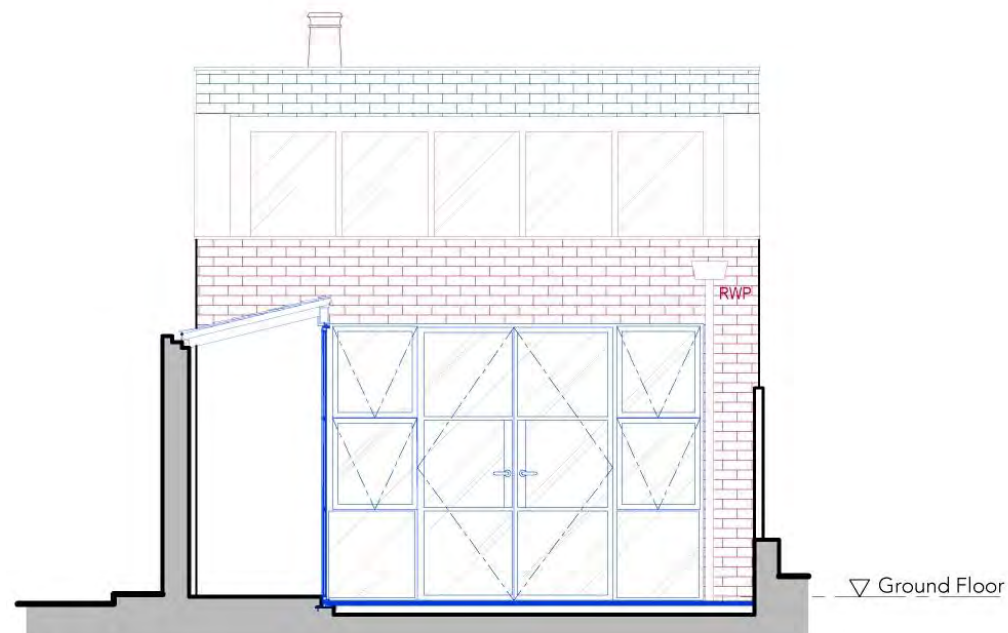
Here, the historic roof is to be refurbished and any broken slates to be replaced with reclaimed stock. All gutters, downpipes and SVP's are to be refurbished or replaced to match existing.

Per application 2014/6213/P, the existing kitchen door and windows are to be removed and replaced with a new single glazed timber framed window. The door opening to sill height is to be bricked up with reclaimed stock to match the adjacent wall.

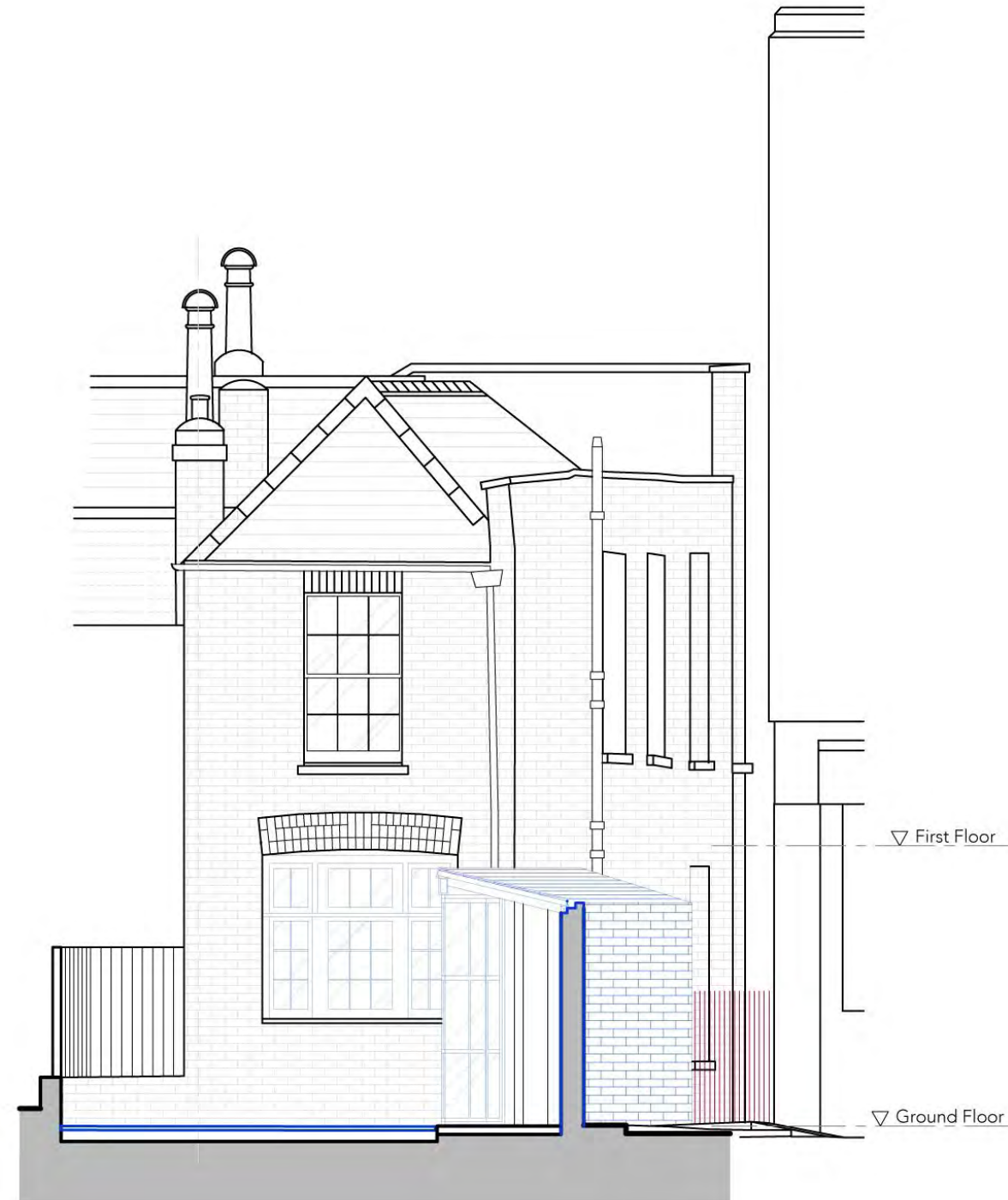
The first floor existing window is to be refurbished and repainted.

The courtyard facing wall of the garden annex is to be re-built to accommodate a new angled skylight and glazed doors.

Works approved as part of 2014/6213/P are highlighted in blue.
Works proposed as part of this application are highlighted in red.



Proposed annex elevation



Proposed rear elevation

Design proposal

5.9 Proposed Side Elevation

Similar to the street elevation, there are concerns regarding bowing of the brickwork on this elevation. During construction, a full survey of the building will be undertaken and any repairs necessary will be undertaken to ensure the stability of the structure.

The historic roof is to be refurbished and any broken slates to be replaced with reclaimed stock. All gutters, downpipes and SVP's are to be refurbished or replaced to match existing.

The existing main entry door is to be replaced with a new six panel Georgian timber door to match neighbouring properties. The ground floor window is to be refurbished and repainted. On the first floor, the two existing windows are to be replaced with new single glazed timber sash windows to match historic detailing.

Per application 2014/6213/P, the existing brick boundary fence is to be demolished and rebuilt to suit the new roof.

Works approved as part of 2014/6213/P are highlighted in blue.
Works proposed as part of this application are highlighted in red.



Proposed side elevation

Design proposal

5.10 Proposed Section



Proposed section AA

6 Design and Access

Design and Access

6.1 Appearance

The internal design and alterations will be carried out to the highest standards and in a manner that ensures the retention of features of interest within the listed building. This includes the retention of the original staircase thus ensuring that the historical character of the building is maintained.

We are proposing to refresh the front elevation, including replacing railings, fixing the slate roof and to refurbish all existing historic windows. Non-original double glazed windows are to be replaced with new single glazed windows.

Where external walls to the garden annex are rebuilt or infilled, these will be built with stock brick to match existing. The fenestration to the modern extension will be crittal type steel framed windows.

6.2 Vehicular Links

The application has no impact on transport or traffic levels to the site.

6.3 Inclusive Access

As with all houses that form part of this terrace, there are a number of steps leading from pavement level to the entry door which limit access. The replacement of these steps and the pathway leading to the front door will improve the current situation. Internally, access within the house will be generally improved through the levelling of uneven floors.

Design and Access

6.4 Proposed drainage

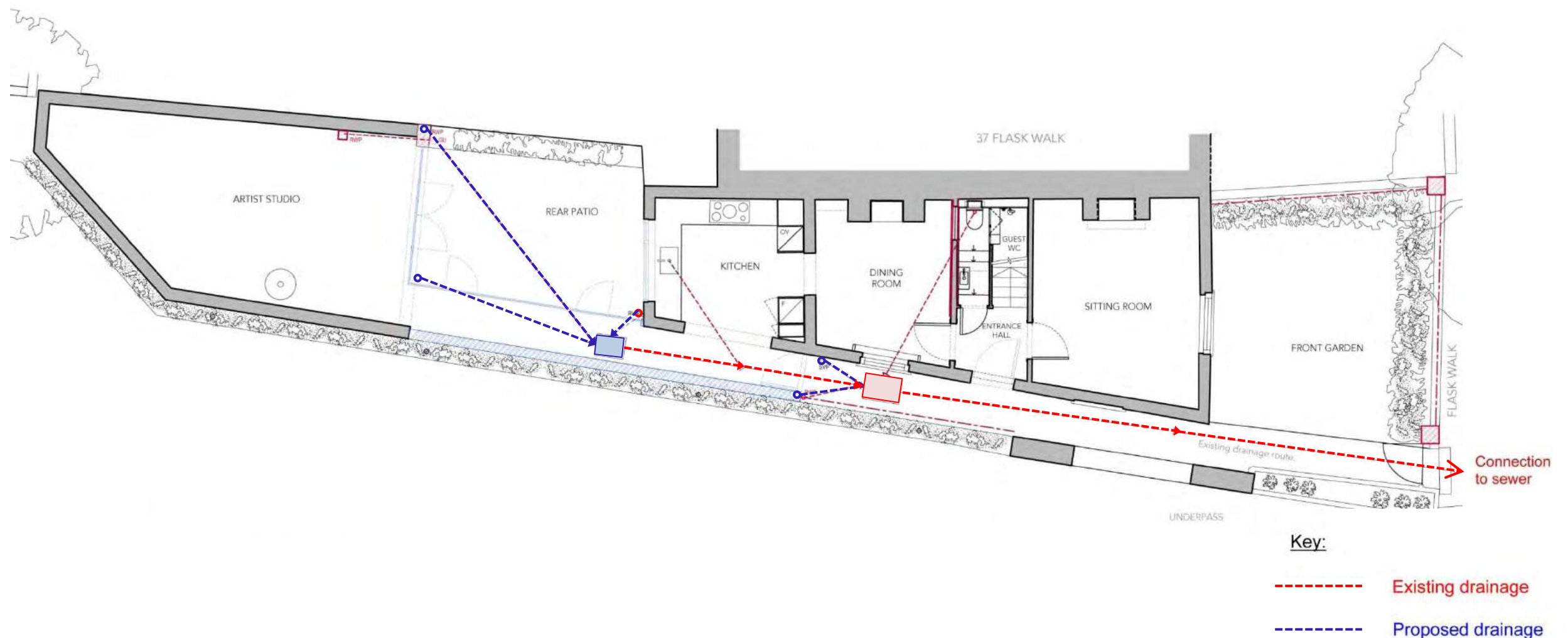
Currently the drainage runs from the rear of the property to the front via a side passage. The rear manhole links with the side manhole and from here the drainage connects to the main sewer line under the street.

The proposed drainage involves the removal of one SVP which is not required.

An area of green roof is provided over the artists studio to aid in the retention of surface water.

Raised planters are also proposed on the ground floor rear patio. Remaining surface water run-off will be routed to join the existing drainage system.

We will ensure all plumbing routes are to be re-used where possible, no joists cut through and no harm in general to be made to the historic fabric.



7 Environmental Statement

7 Environmental Statement

7.1 Transport Statement

- There is no allocated or direct access to parking facilities.
- The location of No. 35 Flask Walk facilitates an easy connection to public transport with a PTAL rating of 3-4.

7.2 Waste Management

- A waste storage area is proposed in the rear patio.

7.3 Materials

- All new work to the exterior of the building will match the existing in terms of choice of materials, methods of construction and finished appearance.

7.4 Sustainability

- We will strive to improve the energy efficiency and sustainability of the building with the following measures;

General

- Roof insulation to current Building Regulations
- New windows and glazing all highly insulated and to exceed thermal requirements of the current building regulations where not limited by historic listing.
- All windows will be openable to improve of natural cross ventilation and the staircase using stack effect will produce a stack effect increase ventilation throughout the house.

Lighting

- Low energy lighting will be installed internally and externally.

Water conservation

- Water conservation is an important part of environmental sustainability. The house will be equipped with 'A' rated water efficient domestic white goods, dual flush toilets and (where appropriate) aerated taps. These measures will help to significantly reduce the amount of potable water used by the house's occupants.

Household recycling

- Adequate space will be provided within the kitchen for segregation of recycled waste.

Recycled materials

- Materials of low embodied energy or low environmental impact will be used where a substitution can be made without technical or visual penalty. This extends to insulation materials, structural and finishing softwood, hardwood species, metalwork, roof coverings, concrete specification and brickwork selection.

- **1 By consideration**

- i. PVC windows, doors or eaves /verges /flashings will not be used.
- ii. Structural and carpentry timbers will be from FSC certified sources.

- **2 Air pollution**

- i. There is no unusual heavy machinery proposed in the building that will emit high or dangerous levels of air pollution.

- **3 Noise Pollution**

- i. The proposed development will not present a significant noise pollution.
- ii. There is no noisy machinery or plant proposed for the new development.

- **4 Contaminated Land**

- i. N/A

- **5 Water quality**

- i. The proposal will have no effect on existing water courses or ecology. The following water conservation measures will however be incorporated;
- ii. Use of water saving appliances ('A' rated) and low flush toilets.

- **6 Light pollution**

- i. The proposed development does not increase the light pollution to the neighbouring buildings.

- **7 Waste and Recycling**

- i. Adequate space will be provided for segregation of recycled waste within the home.
- ii. The following recycled building materials will be used in the development.
 - a. Plasterboard
 - b. Building boards

- **8 Daylight and Amenity**

- i. The proposed development has no impact on the sunlight and daytime amenity of the neighbouring buildings.
- ii. The proposal undertakes to do the following;
 - a. It does not overshadow its neighbours or existing residential amenity space.

- **9 Open Land**

- i. N/A

- **10 Trees and Shrubs**

- i. There are no TPO's at 35 Flask Walk as the rear patio is paved over. It is proposed to introduce a new design to the rear patio.

8 Conclusions

Conclusions

8.1 Conclusions

Our submission seeks consent for the additions and internal & external alterations including increase in depth of the rear extension/artists studio, replacement of timber sash windows and casement windows at 35 Flask Walk.

As has been set out in this report, our proposals pay particular attention to and enhance the heritage assets of the property giving it a long-term secure maintenance protection. This will be achieved by complete retention and preservation of all features of interest within the building, the historical floor plans and the proportion of principal rooms.

For all the reasons outlined in this report, we consider that the relevant development plan policies have been fully satisfied and our application seeking Planning Permission and Listed Building Consent should be granted accordingly.