

# Design & Access Statement

## Proposed Replacement of Existing Roof Structure and Windows



PROPOSED FRONT ELEVATION - NORTH WEST

95m Line



PROPOSED REAR ELEVATION - SOUTH EAST

95m Line

Site Location

4 Flask Walk, London. NW3 1HE

June 2017

## Introduction

This statement accompanies our formal proposal to rectify work previously carried on the building referred to as 4 Flask Walk and sets out the applicant's detailed proposals for the replacement of both the existing roof structure and upvc windows.

## Access

Access is intended to remain the same via an existing staircase.

## Use

The building use is intended to remain exactly the same as existing consisting of business premises at basement and ground floor levels with a single residential unit at the floor levels above.

## Appearance

The proposed reconstruction of the third floor has been designed to reflect both the mansard and parapet wall form of the adjacent properties within Flask Walk. The work entails the removal of the existing roof structure and raising of the existing party wall to form a party wall between properties that follows the same profile as the party wall between other neighbouring properties.

Proposed materials are specified to match adjacent buildings and shall consist of natural roofing slates with angled blue / black clay ridge tiles.

The proposed new masonry parapet and party walls are to be constructed using London yellow stock bricks in Flemish or matching adjacent bond, where visible and will be provided with a simple natural stone coping to match existing parapet wall copings .

The proposed reconstructed form and materials have been developed to reflect the local character and constructed to ensure long term durability working to current thermal performance requirements.

Replacement of existing upvc windows are proposed with single glazed and constructed with use of mainly softwood joinery with hardwood cills. The ovolo glazing bars are full depth of the sashes and glazed with the use of traditional linseed oil putty. The window details are simple traditional sections, with boxed weighted balances and traditional waxed sash chords.

The window fenestration design takes reference from the photograph below taken in 1978.



margin barred sash window fenestration

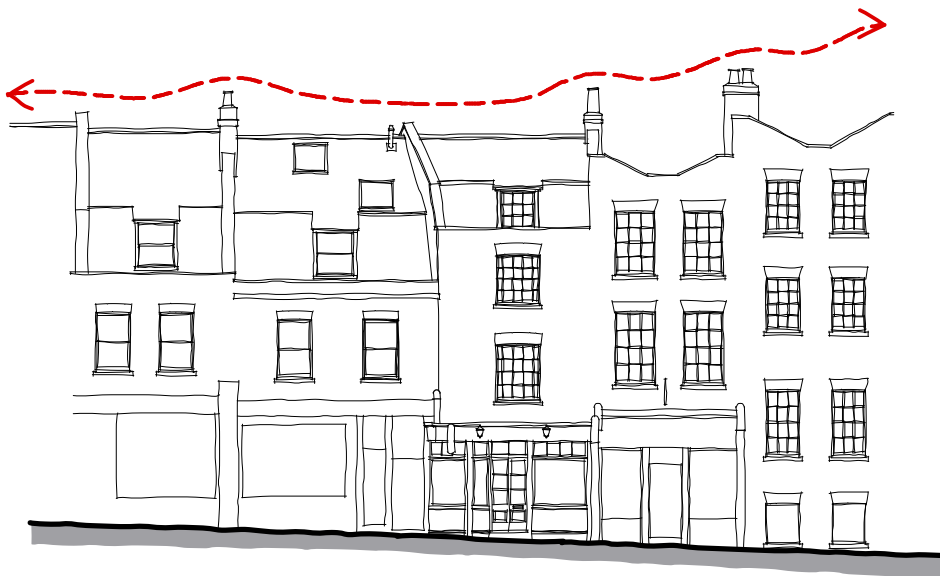
City of London Metropolitan Archive - Flask Walk

## Layout

The proposed layout remains in principle the same as the existing with some alterations in head height only as a result of the changes to the roof structure.

## Scale

The overall height has been reduced as shown to relate to the adjacent properties



FRONT ELEVATION - NORTH WEST

95m Line