

37 Flask Walk, Hampstead, London, NW3 1HH

1972 / D&A

**DESIGN AND ACCESS STATEMENT
HERITAGE INFORMATION**

30/08/17

1 Access.

1.1 There is no change to the existing access arrangements to the property.

2 Design (and heritage information).

2.1 37 Flask Walk is a Grade I listed building.

2.2 The property is a two storey brick built 19th Century terraced Cottage, and is part of the Christ Church / Well Walk Conservation Area.

2.3 The original building has been the subject of considerable external alterations to the rear, to accommodate later two storey additional accommodation. The exact dates of such additions are not known.

2.4 Internally the property has also undergone substantial changes at the hands of previous owners (at unknown times), resulting in changes to the spatial layout of the dwelling, and the removal of much historic detail and features.

2.5 The present owner has carried out the further alteration works for which consent has been granted. These are as follows:

- a) Partial infill of the existing opening between Bedroom 2 and the rear room (to create a separate new Bedroom 3)
- b) Alteration of the bathroom to create a storage cupboard off the hall by modifying the non-original, non-loadbearing wall
- c) Removal of a non-original hall cupboard to permit the introduction of a door in a non-original masonry wall (to serve the new Bedroom 3)

2.6 The current proposal is to replace two rotten windows on the front elevation with two exact replica windows. On completion, there will therefore be no perceived change to the property.

2.7 This change will contribute to the retention and longevity of the dwelling.