

DESIGN & ACCESS AND HERITAGE STATEMENT

16 November 2018

59 Flask Walk, London NW3 1EY



No. 59 Flask Walk front elevation with yellow door

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INTRODUCTION

This Design & Access and Heritage Statement has been prepared to support the Planning & Listed Building Consent application for the proposed alterations to 59 Flask Walk, London NW3 1EY. The works include modifications to internal walls; creation of an additional bathroom; plus various works associated with the overall refurbishment of the building. This statement should be read in conjunction with the following drawings:

2208-01-01 - Location Plan
2208-01-02 - Existing Site Plan
2208-01-03 - Existing Lower Ground Floor Plan
2208-01-04 - Existing Ground Floor Plan
2208-01-05 - Existing First Floor Plan
2208-02-01 - Existing AA Section
2208-03-01 - Existing Rear Elevation

2208-01-100 - Proposed Site Plan
2208-01-101 - Proposed Lower Ground Floor Plan
2208-01-102 - Proposed Ground Floor Plan
2208-01-103 - Proposed First Floor Plan
2208-02-100 - Proposed AA Section
2208-03-100 - Proposed Rear & Side Elevations

1.0 CONTEXT

1.1 Existing Property

59 Flask Walk is an attached 2 storey plus semi-basement, 2 bedroom terraced house built in 1811 by Thomas Gardnor, as part of one of 8 dwellings in the terrace block.

The property is located within the Hampstead Conservation Area and is Grade II Listed. During the 1950s major refurbishments were carried out. The terrace is constructed of London stock brick, white rendered walls to the Lower Ground Floor, timber sash windows with a valley slate roof.

1.2 Excerpt from Historic England Website

DESCRIPTION: 53-67, Flask Walk

GRADE: II DATE LISTED: 14 May 1974 ENGLISH HERITAGE BUILDING ID: 477321

Location: FLASK WALK, CAMDEN TOWN, GREATER LONDON NW3

1EY Locality: CAMDEN County: GREATER LONDON

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.

WEBB MIEHE ARCHITECTS

Parapets with concrete pediments linking house pairs. INTERIORS: not inspected.
Listing NGR: TQ2652585881

1.3 Location Plan



1.4 Site

The site is a Grade II Listed property and it lies within the Hampstead Conservation Area. As such, appropriate guidance has been sought to contribute to the proposal.

1.5 Planning History

There are no relevant former applications for this site, however, similar developments have received planning permission on the surrounds in recent years. These include:

57 Flask Walk:

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-style rear extension at the lower ground floor level; internal alterations to the existing house including forming a new opening and an integrated shower-room in the lower ground floor, partition adjustments to an ensuite on the top floor, replacement of the front and rear doors, plus various works associated with the overall refurbishment of the building.

An alteration to this rear extension application was granted permission on 24 March 2017 allowing the raising of the initial height and changing the form of the roof of the extension, along with changes to internal doors.

Before the May 2016 and March 2017 permissions were granted, 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.

61 Flask Walk

On 14 November 2011, Planning Permission Ref: 2011/3976/P was granted for:

The erection of a single storey conservatory at lower ground floor level with associated landscaping to the rear, and internal alterations to the existing house.

2.0 DESIGN

2.1 Proposed Works

External Alterations:

- No changes are proposed.

Internal Alterations

Lower Ground Floor

- Remove existing partition between front and rear rooms to create an open plan living space;
- Infill the existing door from existing kitchen to stair lobby;
- Replace the existing kitchen with new kitchen;
- Upgrade services throughout;
- Redecorate throughout.

Ground Floor

- Construct partition wall to entrance corridor to allow existing reception to be converted to a bedroom;
- Relocate existing bathroom wall to enable formation of wardrobe;
- Form openings in existing internal partition wall to reception to allow formation of wardrobe;
- Remove boiler and hot water cylinder and relocate to the First Floor;
- Install new sanitary ware and fittings to new bathroom;
- Upgrade services throughout;
- Redecorate throughout.

First Floor

- Create openings in existing partition wall between front and rear bedrooms to allow connection to new ensuite bathroom;
- Install partition walls to new boiler and hot water cylinder relocated from the Ground Floor;
- Install new sanitary ware and fittings to new ensuite bathroom;
- Upgrade services throughout;
- Redecorate throughout.

Services

- Electrical services will require upgrading as they do not currently meet the requirements of Building Regulations;
- As there is currently no central heating within the property connection will be made to the existing gas service in the street and a new heating system installed;
- New drainage will be required to service the new bathroom on the First Floor;
- Other existing drainage to be upgraded where required;
- All drainage to be installed by a Gas Safe registered plumber and use existing pipe runs where possible.

2.2 Justification of proposed works and impact on the listed building

The proposed internal alterations are largely influenced by modern day living requirements and needs and are designed to make the living spaces more functional and comfortable.

At the Lower Ground Floor the existing wall between the front living room and the rear kitchen is to be removed to achieve an open plan living arrangement allowing light to enter from both the front and rear. The dated kitchen is to be replaced.

The existing house currently has one bathroom to serve two bedrooms. The proposed scheme aims to increase the room sizes and includes the creation of a second ensuite bathroom on the First Floor. To achieve this the current room proportions need to be amended on the Ground Floor with the existing bathroom reconfigured, while on the First Floor the additional ensuite bathroom allows for the creation of a master suite. In doing so certain existing partitions will need to be modified and other new partitions will be built.

It is also perceived that since the house went through a major refurbishment during the 1950s, most of the internal original features have been lost. Therefore, the necessary redecoration of the house will not result in additional damage to the buildings historical fabric.

- Conclusion

In light of the buildings importance and historical features, this proposal for internal alterations is considered to be reasonable and will have minimal impact upon the existing building and its immediate neighbours. The proposed works are not considered to be detrimental to the building, but instead enhance the internal spatial configuration while the upgraded services improve the comfort of occupants. Consideration has been given to previous proposals for neighbouring properties and we believe this particular proposal to be aligned with those.

2.3 Use

The property is a single family dwelling and will remain unchanged in this respect.

2.4 Amenity

As there are no proposed external alterations the amenity of the property will remain unchanged.

2.5 Setting within a Conservation Area

The proposed development is consistent and similar to that carried out by No. 57 and the approved scheme for No. 61.

3.0 ACCESS STATEMENT.

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

- 01 Car Parking:

The proposal will not affect car parking facilities for this property.

- 02 Access from car parking:

Access from car parking at street level is direct and stepped

- 03 Approach: Access from the street to the house is stepped.

- 04 External entrances: There will be no changes to the external entrances to the building.

- 05 Communal Stairs:

Being a single ownership home, there are no communal stairs in this property.

- 06 Doorways and Hallways:

Any new internal doors will have a minimum 750mm clear opening width.

- 07 Wheelchair accessibility:

Access to the house remains unchanged, which is stepped without the inclusion of a lift.

- 08 Living Room:

A large open plan living room is featured on the Lower Ground Floor.

- 09 Bed space at the ground floor:

There will be one bedroom located on the Ground Floor.

- 10 WC at ground floor:

A bathroom with WC is proposed at the Ground Floor.

- 11 Bathroom walls:

Walls in the new bathrooms will be constructed of timber studwork with plasterboard that would be capable of supporting adaptations such as handrails if

required in the future.

- 12 Lift:

The inclusion of a future lift within the building has not been considered.

- 13 Main Bedroom:

There are two good-sized bedrooms. Each of these can be considered as the main room and could be adapted for future needs.

- 14 Bathroom Layout:

The main bathroom is generous in size and could be adapted in the future for access requirements.

- 15 Window Specification:

The existing windows to remain unchanged.

- 16 Fixtures and Fittings:

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor where applicable.

4.0 SITE PHOTOS



Front elevation – No. 59 with yellow door



Rear elevation upper



Rear elevation lower

WEBB MIEHE ARCHITECTS



Lower Ground Floor front living room



Ground Floor front reception

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Kitchen to Lower Ground Floor



Rear garden