

DESIGN & ACCESS STATEMENT
18087_60 Flask Walk, London, NW3 1HE

Rev.01



The proposal

The above building is located in Camden within Hampstead Conservation Area (Flask Walk sub-area). The property is a three storey brick house.

The proposal is seeking permission to carry out improvements to the property that consist of the replacement of all windows and removal of terrace flue. The proposed alterations integrate well within the context of the existing building with regards to scale and use of materials, thus not affecting the use and appearance of the building, recognising its importance as part of Flask Walk/Gardnor Road group of houses.



Use

The proposed scheme has been developed in close consultation with the client and demonstrates an understanding of the client's priorities and requirements.

The design reflects the client's priorities as follows:

- The proposed scheme seeks to create a warm, comfortable, atmosphere and to formalize the use of the terrace.
- The roof terrace is to possess a greater degree of functionality.

In summary, the client is looking to create a more functional and environmentally friendly area while improving the sustainability and character of the building.

Amount

The proposed work consists of: replacement of all windows and removal of terrace flue.

Access

There will be no changes to the current access to the property.

Layout

All alterations were aimed to improve and optimise the usability of the spaces.

Scale

The proposed exterior alterations were carefully assessed to achieve the right balance between the existing house and the proposed elements, as described at Proposed Work section.

Landscaping

Not applicable.

Appearance

During the design of the scheme, great care has been taken to ensure that the proposed exterior alterations would be sensitive within the context, as described at Proposed Work section. Proposed exterior alterations will use highest quality materials.



The site and History

60 Flask Walk is contained within a group of houses. Similar to other properties on Flask Walk/ Gardnor Road and the neighbouring areas, the property is typical of its era and fits the surrounding context. The house is a three storey brick house and has a particular triangular shape corner addressing the junction of Gardnor Road with Flask Walk.

Proposed Work

Replacement of all windows:

Replacement of all windows for double glazed painted timber windows. New windows to match existing. For typical details, please refer to drawing PA-02.

Removal of terrace flue:

Removal of terrace flue as indicated on drawings.

Conclusion

Overall, we trust that the proposal here submitted is respectful of the original building and the works are sympathetic to the surrounding area and acknowledge the importance of retaining and protecting the property's character and heritage. The changes proposed are sympathetic to the Hampstead Conservation Area aesthetic and ideologies. It has been sought that the changes made will protect the house heritage, context and history and will contribute to the character of the conservation area.

