

DESIGN & ACCESS AND HERITAGE STATEMENT

16 November 2018 (Original issue)

22 May 2019 (Rev 01A)

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 applications for the proposed alterations to 59 Flask Walk, London NW3 1EY. The works include the construction of a single storey glazed extension to the rear of the house at the Lower Ground Floor level (partially located below ground level); modification to internal walls; creation of an additional bathroom; and various works associated with the 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

- 2208-01-10 - Proposed Site Plan
- 2208-01-11(C) - Proposed Lower Ground Floor Plan
- 2208-01-12(C) - Proposed Ground Floor Plan
- 2208-01-13(A) - Proposed First Floor Plan
- 2208-02-10(A) - Proposed AA Section
- 2208-03-10(A) - 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 Grade II Listed and makes a positive contribution to the Hampstead Conservation Area. 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.
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

This application proposes making internal alterations to the terraced house and the building of a small rear extension. Following negotiations certain modifications to the original scheme have been made and are indicated in italics below.

2.1 Proposed Works

External Alterations:

- Enlarge existing rear light well to form a single storey extension partially below garden level on the Lower Ground Floor at the rear of the property to accommodate a new kitchen;
- Demolish sill below the existing kitchen window on the Lower Ground Floor to create a door opening to access the new rear extension;
- Remove existing metal railings to existing light well;
- Modify the external drainage to the rear façade to suit the proposed works;
- The proposed rear extension is broadly similar to the one next door at No. 57 granted in 2016.

Internal Alterations

Lower Ground Floor

- Form opening in existing wall between front and rear rooms to create an open

plan living space connecting to the proposed kitchen located in the rear extension, avoiding harming existing supporting timbers;

- Lock closed the existing door from existing kitchen to stair lobby;
- Remove fitted joinery to kitchen;
- Upgrade services throughout;
- Existing plaster to be retained and any damage caused to plaster to be made good like-for-like. Redecorate throughout.

Ground Floor

- Re-create 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;
- Existing plaster to be retained and any damage caused to plaster to be made good like-for-like. Redecorate throughout.

First Floor

- Lock closed the existing door from existing stair lobby to boiler cupboard;
- Create openings in existing partition wall between front and rear bedrooms to allow connection to new ensuite bathroom, avoiding harming existing supporting timbers;
- 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 avoiding harming existing underfloor structure;
- Existing plaster to be retained and any damage caused to plaster to be made good like-for-like. 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, avoiding harming existing underfloor structure;
- New drainage will be required to service the relocated Kitchen on the Lower Ground Floor and the bathrooms on the upper floors;
- 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

- External Alterations

The purpose of the works is to adapt the existing property to the needs of modern-day family living and to improve the quality of spaces and the relationship between the various rooms in the house. By enlarging the existing light well at the rear of

the Lower Ground Floor a small kitchen can be created which will improve the existing compact living arrangements on this level.

The external works proposed are considered to be the minimum necessary to adapt the house to function as a modern residential home without any detrimental impact upon the heritage assets of the property.

The proposed minor rear extension has been designed as a transparent glazed box that gives the impression of attaching lightly to the original house. The aim here is to minimize the impact of the extension upon the existing house and maintain the importance of the original period features on the rear elevation. The recently built rear extension at neighbouring 57 Flask Walk has done something very similar and it appears to sit very comfortably with the original building.

Ventilation to the kitchen will be provided by an openable window in the minimally framed glazed walls.

The mass and scale of the extension will be proportionate to the existing garden (area around 32sqm) and subservient to the house. The existing 1.0 x 1.6m light well will be enlarged to create the 2.88 x 3.70m extension which will be partially below ground level, requiring limited excavation. The height of the section of the extension visible about ground level will be around 1.5m which ensures that it sits below the height of the existing boundary walls. Therefore, the bulk of the glazed extension is minimized.

The existing window on this level will need to be removed along with the masonry below sill level to allow the new kitchen to connect to the rest of the house. The extension does not extend the full width of the property so the original access to rear garden can be maintained.

The front elevation to the property will remain unchanged. Windows throughout the house are proposed to remain unchanged, with the exception of lower ground floor rear window mentioned above.

- Internal Alterations

The proposed internal alterations are largely influenced by modern day living requirements and needs. These alterations are designed to make the living spaces more useable, including the relocation of the kitchen discussed previously.

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

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, 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 allow 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 sensitive and 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 is considered to be reasonable and will have minimal impact upon the existing

building and its immediate neighbours. Consideration has been given to previous proposals for neighbouring properties. The proposed works are not considered to be detrimental to the building, but update and enhance the architectural interest of the listed building. These proposals will also contribute to prolong the useful life of the building and maintain its positive contribution to the conservation area.

2.3 Use

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

2.4 Amenity

In terms of privacy and sunlight, the proposed extension will not affect the surrounding properties, as it will be lower than the boundary walls at its highest point. The small extension proposed is not considered to be detrimental to the garden amenities of the property as the existing garden area is approximately 32M2 and the proposed extension will only be around 12M2 externally utilising the existing light well. Therefore most of the garden area 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 which remains unbuilt.

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:

An 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:

Any new window will match the original windows as located in a conservation area.

- 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

WEBB MIEHE ARCHITECTS



Rear light well



Rear garden

WEBB MIEHE ARCHITECTS



Boundary wall with No. 57 Flask Walk.



Part view of No. 57 Flask Walk rear extension.