



20 FLASK WALK HAMPSTEAD
LONDON, NW3 1HE

Design, Access and Heritage Statement

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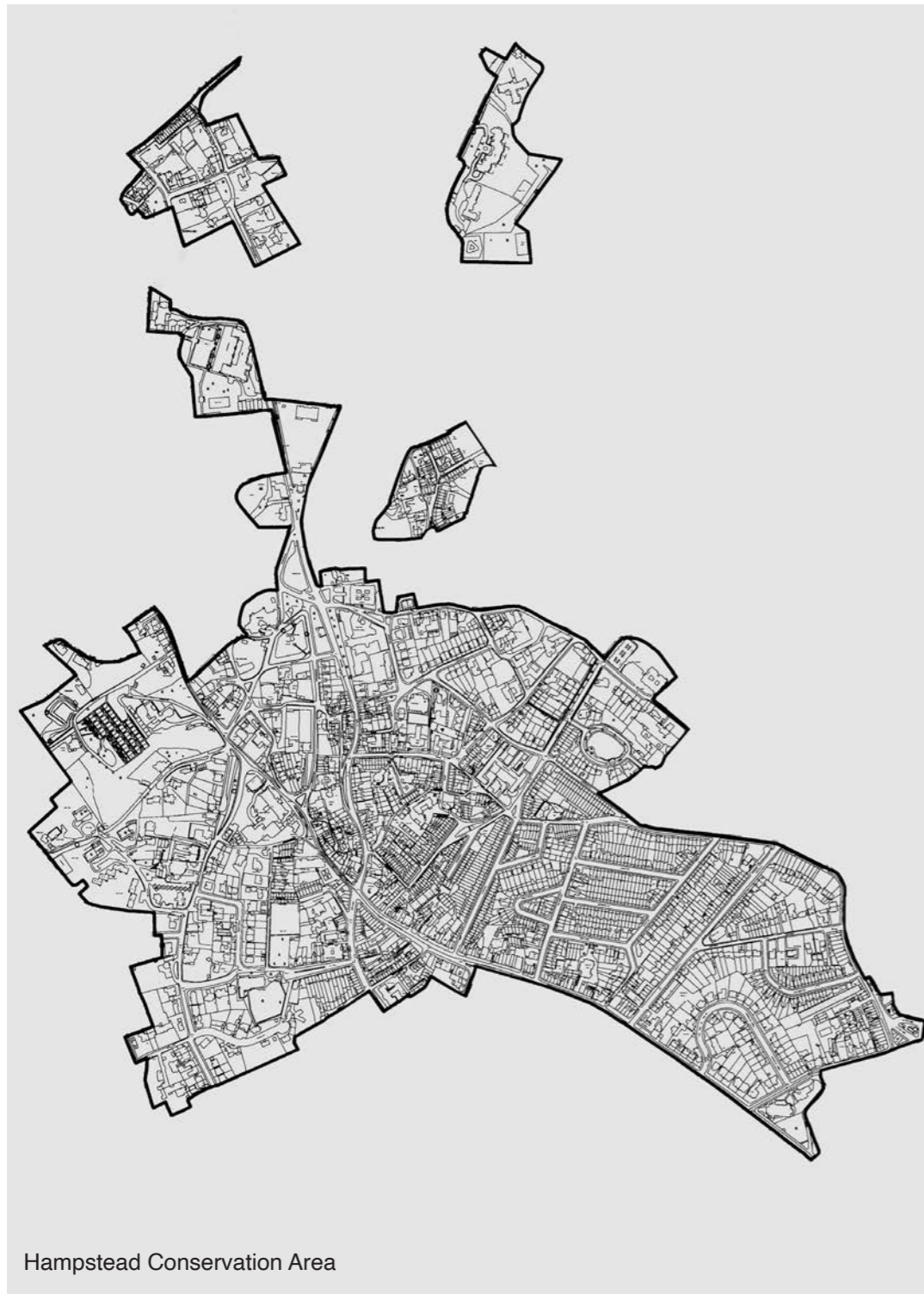
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AUGUST 2020

CONTENTS

- 1.0** Introduction
- 2.0** Site Context
- 3.0** Site Description
- 4.0** Design Statement
 - 4.1 Design and heritage
 - 4.2 Layout and scale
 - 4.3 Appearance and materials
 - 4.4 Sustainability
 - 4.5 Access
 - 4.6 Proposed floor areas
 - 4.7 Trees and landscape
 - 4.8 Privacy and amenity
- 5.0** Summary
- 6.0** Reference

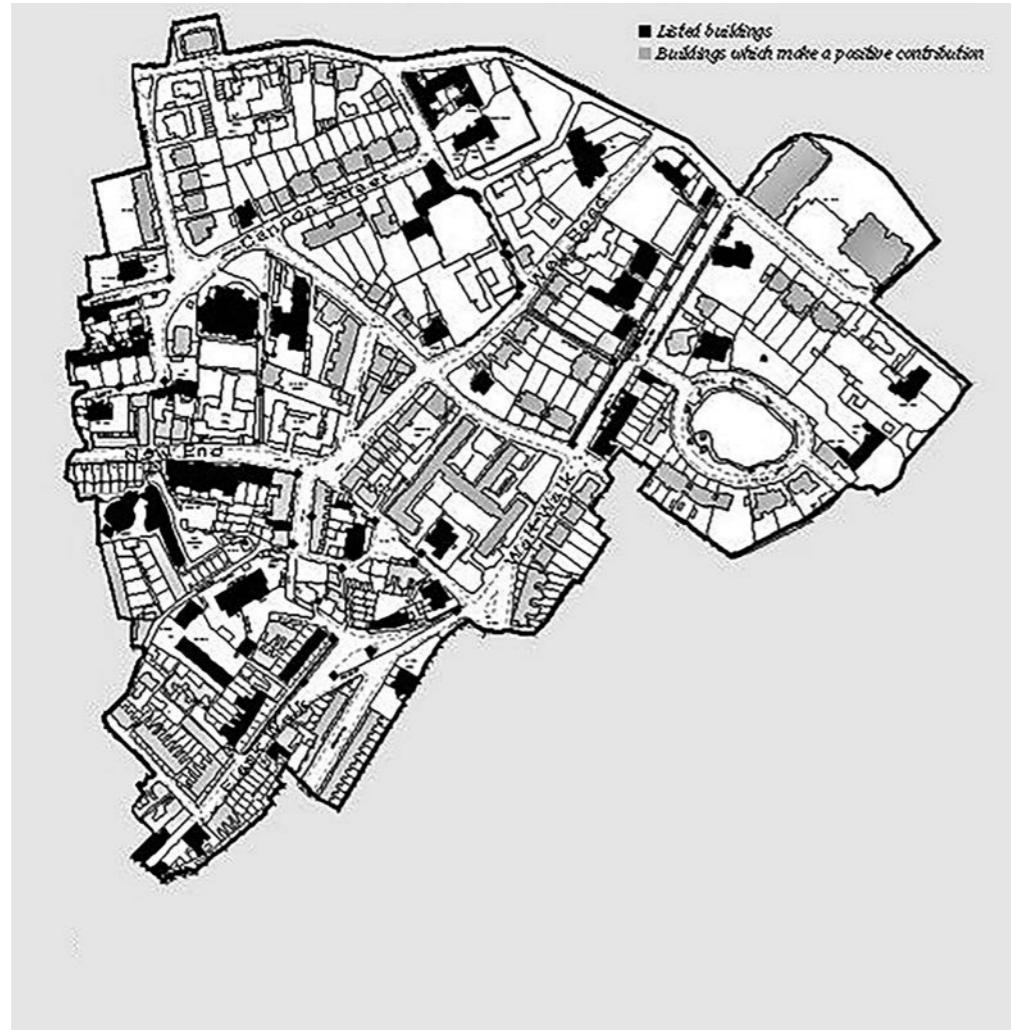


1.0 INTRODUCTION

V1 Studio have been appointed by the property owner to prepare a full planning application for the side infill extension and refurbishment of the upper level property at 20 Flask Walk, Hampstead, London NW3 1HE.

The property sits in the heart of Hampstead Village, and within the Hampstead Conservation Area.

The site consists of two independent dwellings. The residential accommodation is arranged over three levels. There is a single level flat in separate ownership at ground floor level. The upper level maisonette flat is accessed at street level from Flask Walk, and the accommodation is arranged over two levels on the first and second floors of the terraced property.



2.0 SITE CONTEXT

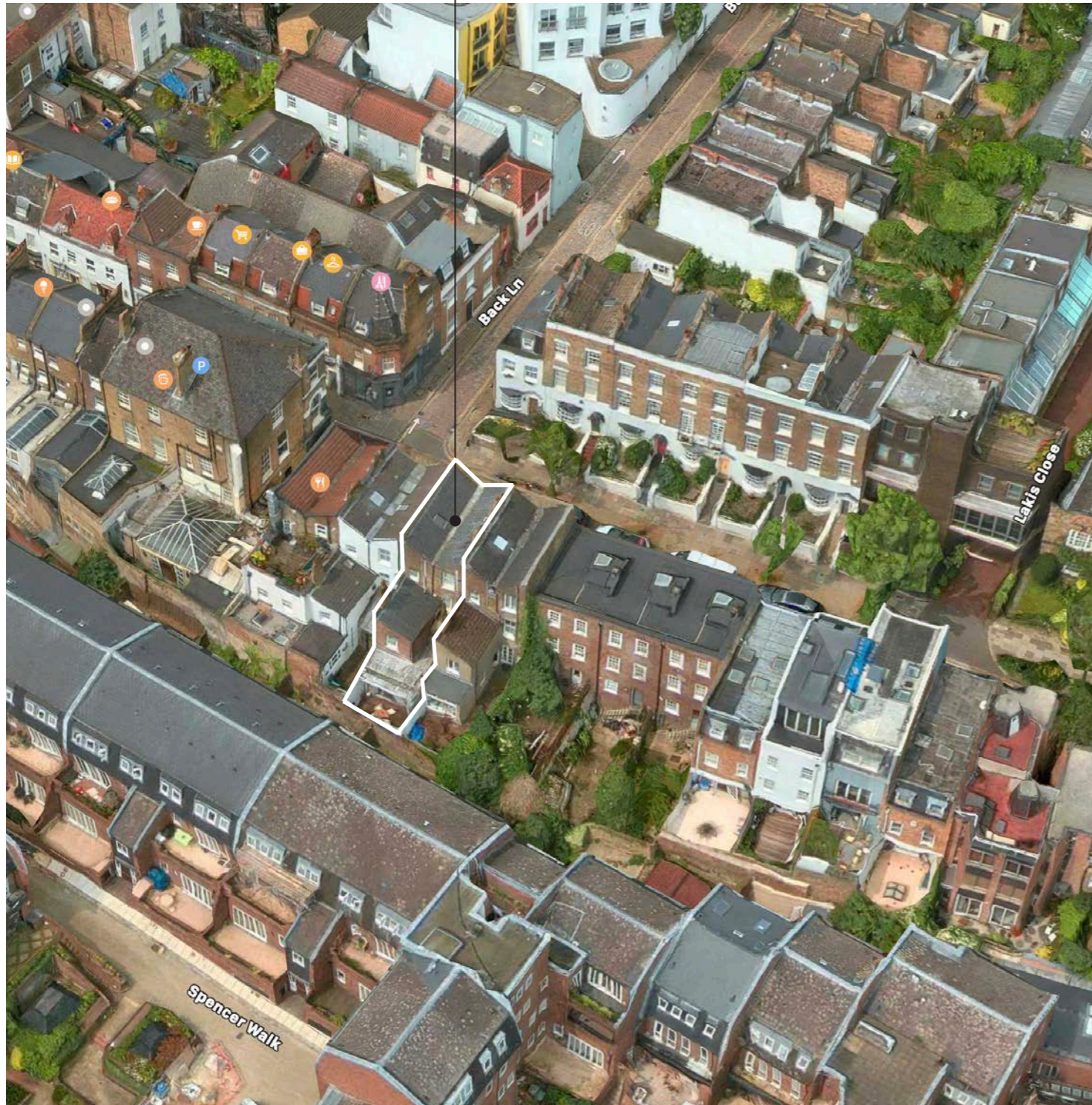
The site is located on Flask Walk, in the Christ Church-Well Walk (sub area two) section of the Hampstead Conservation Area at the top of Hampstead Village, and just off the main high street

The Hampstead Conservation Area Appraisal describes this area as “An intricate network of lanes and narrow alleyways, built on the complex slopes of the land to the east of Heath Street” and dating from the early 18th century through to 19th century.

It further states:

“... the area contains a variety of building styles ranging from tiny cottages to large 18th and 19th century houses, Victorian tenements, villas, and some 20th century designs. The main streets run more or less along the contours, linked by narrow footpaths, steps and lanes running down the slopes to connect different street levels”.

SITE LOCATION

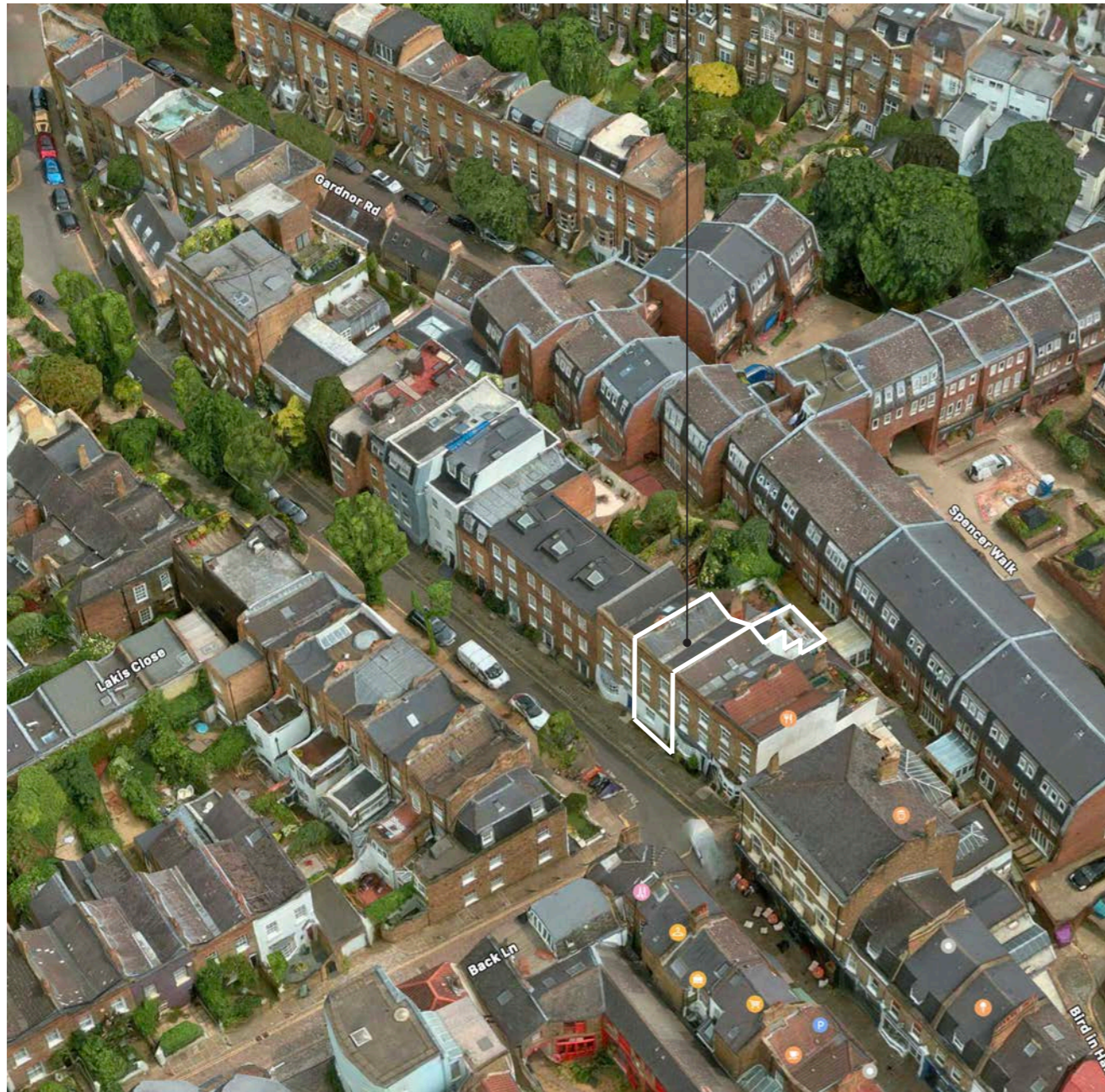


2.0 SITE CONTEXT cont.

Flask Walk is a pedestrian alley leading from Hampstead High Street that opens up and broadens into a tree lined street as it slopes down towards Well Walk, lined with terraces on both sides.

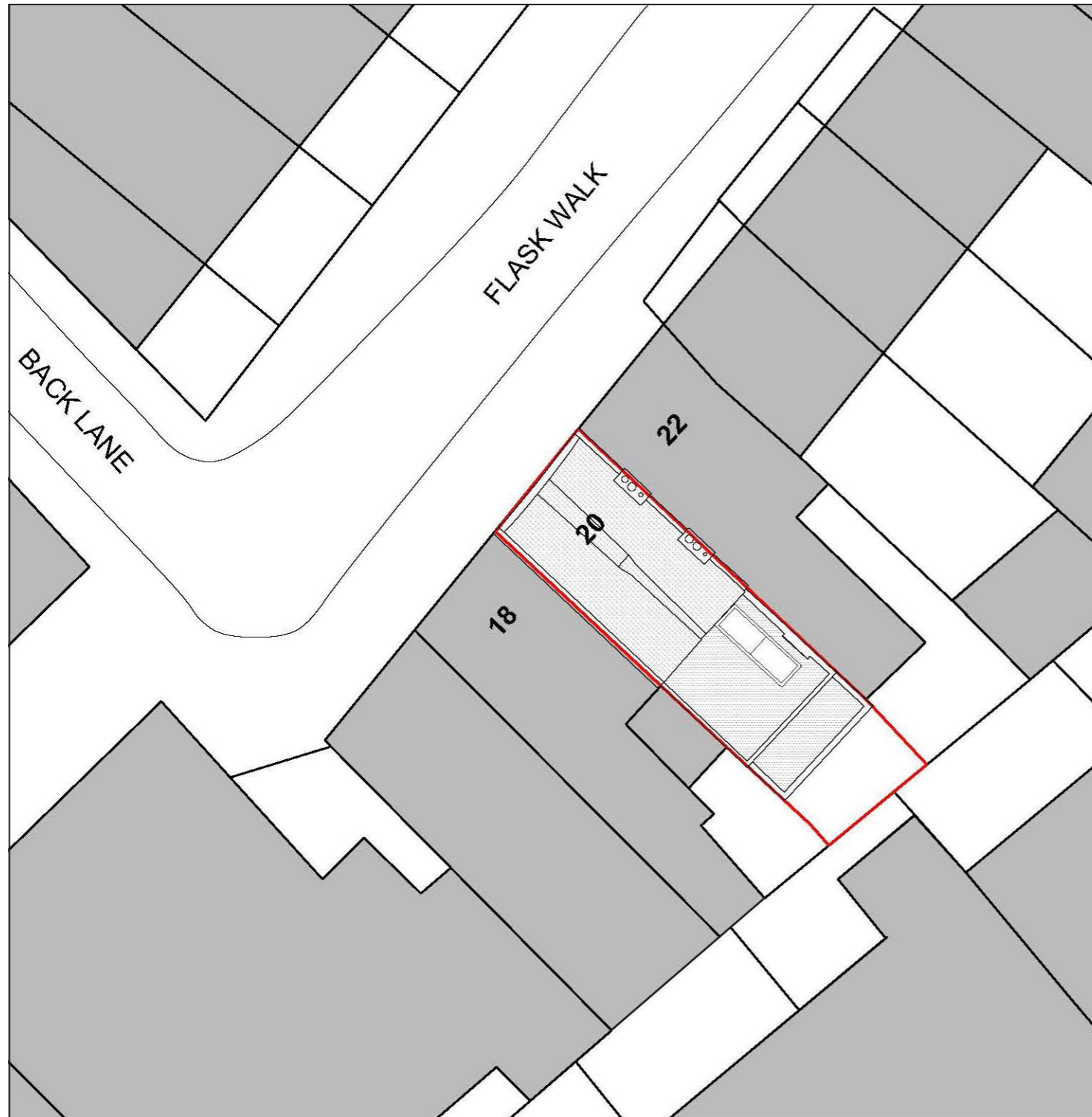
The location is well served by local transport, including close proximity to Hampstead Underground Station on the Northern Line, as well as a number of bus routes.

SITE LOCATION



SITE LOCATION





3.0 SITE DESCRIPTION

The application site on Flask Walk sits on the south-east side of the street.

Flask Walk is characterised by its mixture of early 18th century cottages with later alterations to ground floor shops.

The Flask Pub is at the end of the pedestrian alley. The street then widens as it slopes down towards Well Walk, and early 19th Century terraced residential properties line both sides of the street.

The properties on the north-west side of this charming tree lined street have lush front gardens with mature planting, and the surrounding back streets in the area, away from bustling Hampstead High Street, are leafy and tranquil.

20 Flask Walk is accessed directly from the pavement. It sits within a group of four period three storey flat fronted brick terrace properties accessed directly from the pavement. The property is not listed or locally listed, nonetheless the terrace makes an important contribution to the distinctive character of the local street scape.



1.0

1.0 Front View Flask Walk

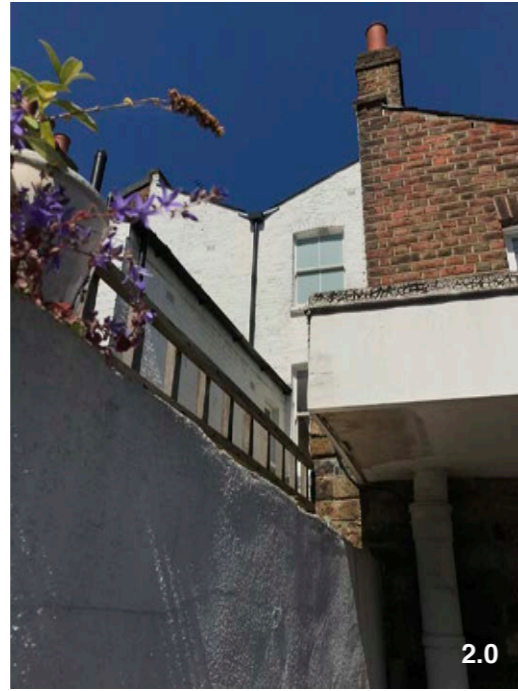


2.0

2.0 Rear View



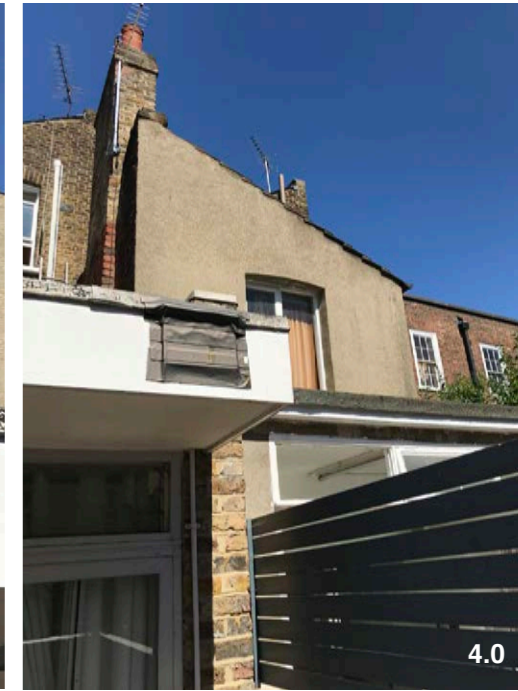
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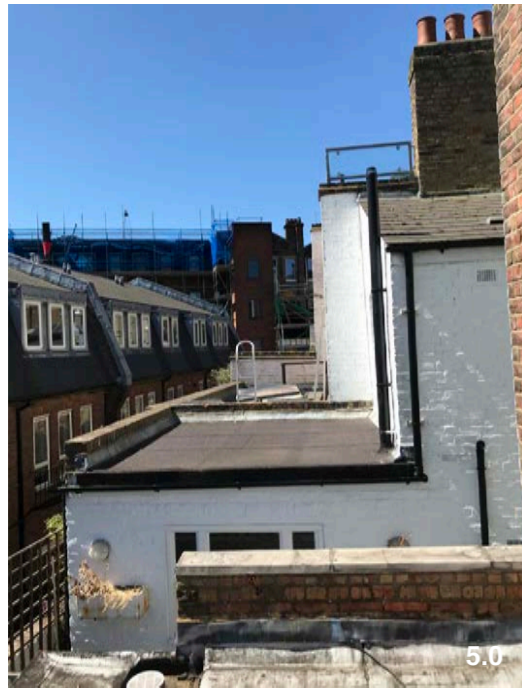
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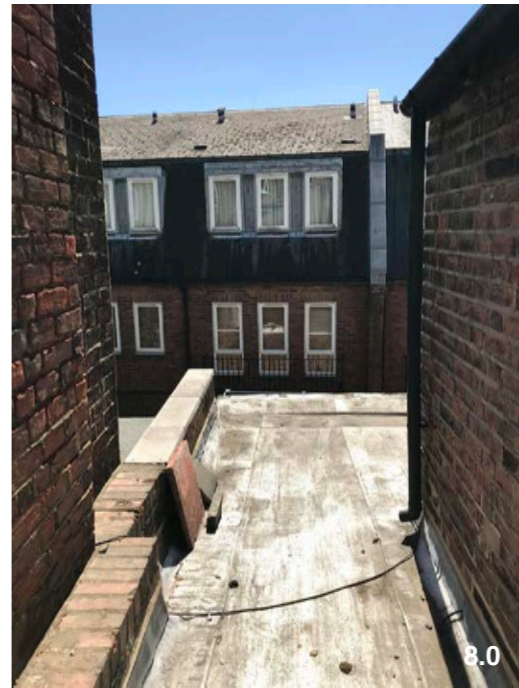
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6.0



7.0



8.0



9.0

1.0 Rear View South West towards High Street

2.0 Boundary between N0.18 and N0.20

3.0 N0.20 First Floor from Ground Floor Flat

4.0 Boundary between N0.20 and N0.22

5.0 Rear View South West towards High Street

6.0 External first floor gap N0.20 and N0.22

7.0 External first floor gap N0.20 and N0.22

8.0 External first floor gap N0.22 and N0.20

9.0 View North East towards Hampstead Heath



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4.0 DESIGN STATEMENT

4.1 DESIGN AND HERITAGE

Careful design consideration has been given to the sensitive location of the property setting within the heart of Hampstead Village and the Hampstead Conservation Area. The design seeks to combine sensitive repair and restoration of the historic building fabric with the integration of contemporary elements that complement the heritage of the original property.

4.2 LAYOUT AND SCALE

The additional external volume created by the proposals in-fills an existing gap space between the existing rear projection to N0.20 and the party wall forming the side flank boundary wall at first floor level with the adjoining terrace at N0.22 Flask Walk. It is appropriate in scale, and subservient in relationship to the main body of the house in height, mass, volume and it's relationship to the adjoining owners at N0.18 and N0.22 Flask Walk. The new first floor rear side return extension does not project significantly further or higher than the existing upper level rear projection. The new parapet is set level to line through with the rear parapet at N0.16 Flask Walk. The rear building line projects forward nominally from N0.22 to correct the rear projection wall line, as the existing walls of the original property are not orthogonal geometrically. The internal layout of the flat does not currently function well and would not comply with current building regulations. The proposals relocate the kitchen into the new rear accommodation and will update the building fabric to bring it in line with modern building standards.

4.3 APPEARANCE AND MATERIALS

The remodelled volume at first floor will be constructed from reclaimed bricks to knit in to and blend with the existing building fabric. The main body of the original house is constructed from yellow London stock bricks mixed with some soft reds as banding details on the front elevation. The existing rear projection is a mixture of yellow stocks, soft reds and Flettons. The new fenestration will work in harmony with the surrounding historic context. The new windows will be conservation double glazed timber sashes, and to match the existing where they are upgrading or replacing original windows. A crittal steel screen with elegant proportions complements the existing fenestration.

4.4 SUSTAINABILITY

Reclaimed and responsibly sourced materials will be used wherever practical. The upgrade of the existing building fabric will substantially increase the thermal performance of the property reducing heat loss. Rainwater from the main roof will be harvested so water discharges across the green roof spaces to limit surface run off into the existing drainage system.



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4.0 DESIGN STATEMENT cont.

4.5 ACCESS

The site is accessed directly from the street on Flask Walk. The property is at first floor level and entered internally via a common hallway shared with the ground floor flat. There is no other means of accessing the property. No means of altering the existing condition is possible, and there is no possibility of creating additional access arrangements from the rear of the property.

No wheelchair access to the upper level flat in this property is possible and the internal fabric will not allow this in future. There is currently no on site car parking available and it is not possible for the proposals to alter the current situation. The site is well served by local public transport links.

4.6 PROPOSED FLOOR AREAS

- The upper level flat at 20 Flask Walk has an existing approximate gross internal area of 75.25 Sq.M.
- The proposed scheme seeks to add an additional 7.5 Sq.M. of internal floor area at first floor level.
- SITE AREA = 78 Sq.M.

4.7 TREES AND LANDSCAPE

There are no trees on the site or in close proximity that will be impacted by the proposals.

The property does not benefit from any outdoor space, but the proposals seek to add to the eco-diversity of the surrounding area with external planted green roof spaces.

The small area of flat roof to the rear at 1st floor level will be planted with fragrant lavender and herbs to support biodiversity and local ecology by attracting bees, butterflies and other pollinating insects. The roof area above the new proposals at second floor level will be planted as a SkyGarden Greenroof of sedum, Roman chamomile or creeping thyme, and seeded with native wild flowers, edged with a green border of shaped buxus, grasses or similar suitable managed hedge species, such as clipped beech or bay (*laurus nobilis*) This will create a natural habitat or visiting spot for birds and insect species.

4.8 PRIVACY AND AMENITY

The new side return extension to the first floor rear projection fills an external gap between the existing upper level rear projection of N0.20 and the existing upper level rear projection to N0.22 Flask Walk. Therefore the proposals have no adverse impact on the amenity of the Adjoining Owner at the neighbouring property at N0.22.

5.0 SUMMARY

The proposals described in this statement seek to outline a design strategy that aims to preserve and enhance the character of the existing property and contribute positively to the surrounding conservation area, while improving the function and building performance of the existing upper maisonette at NO.20 Flask Walk.

The design qualities and benefits of the refurbishment and development proposals are:

- The renovation and restoration of the building fabric of an important building in a prime location within Hampstead village, in accordance with the principles set out in the Hampstead Conservation Area Design Guide.
- General clean and repair of brick work and rendered elements; localised repair and re-pointing of brickwork to the front and rear to match existing.
- New timber sash windows will replicate the size and profile details of the originals. Double glazed screen elements will help improve the energy efficiency of the building. The existing shared front door will be refurbished and repaired as required.
- The upgrade of the existing living accommodation to create high quality contemporary living space.
- Circulation space within the upper level maisonette that is compliant with means of escape to meet current fire regulations.
- Upgrade of poor sound proofing between the upper maisonette and the ground floor flat to reduce noise transmission.
- An enhanced visual relationship between the rear internal spaces and the green planted external roof.
- The development has no detrimental impact on the privacy and amenity of the adjoining owners on either side of the property or the rear aspect of the properties on Spencer Walk.
- The design and construction will ensure that the character of the existing property is protected and enhanced, and has given careful consideration to the historic character of the original terraced property. The proposed addition to the rear projection blends in to the fabric of the existing terrace by knitting in the new building elements with the existing heritage brickwork.

6.0 REFERENCE

The design seeks to respect the distinctive character of the period terrace property, and the wider heritage of the historic conservation area, in accordance with policies D1 (Design) and D2 (Heritage) of Camden's Local Plan and policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan.

The following documents have been carefully referenced, and the proposals have been developed in accordance with the policies outlined in the following plans, conservation area appraisals, management strategies, and design guides:

- London Borough of Camden Local Plan 2017
- Hampstead Conservation Area Design Guide
- Hampstead Conservation Area Appraisal and Management Strategy (Hampstead Conservation Area Statement 2002)
- Hampstead Neighbourhood Plan 2018 - 2033