

71 b Flask Walk Hampstead NW3 1ET
formerly part of The Wells and Campden Baths and Wash-houses

Application for Householder planning & Listed Building Consent

Design & Access incorporating Heritage Statement



November 2020

4orm

1-5 Offord Street London N1 1DH
020 7183 7045
studio@4orm.co.uk
www.4orm.co.uk

cover image: recent view of the former Baths with 71b in the foreground



view of the Baths from the 1970s with the roof ridge ventilators visible

	Contents	
1.0	Introduction	2
2.0	Context:	2
2.1	Background	
2.2	Listing	
2.3	Relevant Planning History	
3.0	Proposals	3
4.0	Planning Policy Context	3
4.1	The National Planning Policy Framework	
4.2	Local Policy: London Borough of Camden	
5.0	Design	4
5.1	Fenestration	
5.2	Roof	
6.0	Conclusion	7

Schedule of Drawings

71b Flask Walk London NW3

Design & Access incorporating Heritage Statement

November 2020

1.0 Introduction

This Statement has been prepared to support an application for Planning and Listed Building Consent to carry out modest works to the external envelope of 71b Flask Walk, Hampstead comprising the replacement of external fenestration, the addition of a roof ventilation cowl, replace & extension of terminal to existing gas flue.

2.0 Context

2.1 Background

71b Flask Walk was together with 71 Flask Walk, formerly the Wells and Campden Baths and Wash-houses, built in the 1880's it was opened to the public in 1888 until it was closed in 1978.

In 1979 planning approval was given for the conversion into two dwellings and by the early 1980's the new homes were occupied.

The conversion was carried out in a manner typical of residential developments of the time, the interior fit out showed little sensitivity or acknowledgment of the qualities or character of the host building. Externally the fenestration pattern was retained though new joinery was installed without reference to the original detailing (e.g. frames close to the front face of the brickwork).

2.2 Listing

In 1999 the building was listed, the following extract is taken from the Historic England register:

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113009

Date first listed: 11-Jan-1999

Statutory Address: THE WELLS AND CAMPDEN BATHS AND WASH HOUSES, FLASK WALK

National Grid Reference: TQ 26575 85897

Details

CAMDEN

TQ2685NE FLASK WALK 798-1/27/477 (North side) The Wells and Campden Baths and Wash Houses GV II

Former baths and wash-houses. 1888. By Henry S Legg; converted to housing c1985. Stock brick with tiled hipped roof having a Flemish gable to the penultimate left hand bay and tall brick slab chimney-stack with stepped brick cornice on left hand return. 5 bays of 9 windows. 2 storeys. Right hand bay canted. Round-arched entrance, in gabled bay, with hood on tall brackets, fanlight with keystone and panelled door. Paired cambered arch 2-pane sashes to left hand ground floor bay and all of 1st floor. Ground floor with 2 and 3-light sashes having stone lintels and mullions. Stone plaque inscribed "The Wells and Campden Baths and Wash-houses 1888" at first floor level beneath sill cornice. Carved coat of arms set within gable. INTERIORS: not inspected. HISTORICAL NOTE: the building was designed for the Wells and Campden Charity, a major local landowner. An early surviving baths building, it is significant and symbolic that a site was chosen for it right by that of the original Chalybeate spring, at the heart of an important group of listed buildings and closing the view at the end of Flask Walk.

2.3 Relevent Planning History

Application No. CTP/E7/1/B/28625

Consented with condition 3 Sept 1979:

Change of use from baths and wash houses to two self contained dwellings including works of conversion and the reconstruction of the lantern light.

Application No. 2004/0559/P & 2004/0560/L

Consented with conditions 3 Sept 1979:

Replacement of steps to Nos. 71 & 71b with York stone steps and walls with railings to match existing; rebuilding of brick piers to Nos. 71 & 71b and replacement of caps; rebuilding of boundary wall eastwards from 71b and installation of new stone coping; plus reinstallation of ventilators to roof ridge.

Application No. 2005/3796/L

Consented with conditions 3 Sept 1979:

Submission of details of new railings and handrails and details of new coping to dwarf wall pursuant to conditions 4 & 5 of the listed building consent dated 30.03.04 (2004/0560/L) for alterations to the front boundary wall, brick piers and steps.

3.0 Proposals

Some works now proposed as outlined below:

1. The replacement of certain poor quality fenestration installations to the front elevation used in the 1980's conversion (sash and casement windows & doors) with new better quality, detailed and installed in an appropriate manner.
2. The reinstatement of a ventilation cowl to the roof to provide background ventilation to the attic space.
3. The replacement of the existing roof level gas fire flue with an extended flue and terminal to meet current Gas Safe Regulations.

4.0 Planning Policy Context

4.1 The National Planning Policy Framework

The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the Act requires decision makers to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when determining applications which affect a listed building or its setting.

In December 2018, the Government updated the National Planning Policy Framework (NPPF). Section 16 of the NPPF deals with 'Conserving and enhancing the historic environment'. The document says that, when determining an application, local authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness

4.2 Local Policy: London Borough of Camden

The relevant policies from the London Borough of Camden Camden Local Plan 2017 set out the council's overarching strategy and focus on the need to preserve or enhance heritage assets and their setting and the requirement for new development to be of the highest quality and to respect local context and character.

Policy D2 (Heritage) says

Conservation areas

The Council will:

- a require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- b resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- c resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- d preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- a resist the total or substantial demolition of a listed building;
- b resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- c resist development that would cause harm to significance of a listed building through an effect on its setting.

5.0 Design

5.1 Fenestration

5.1.1 Basement level: front elevation

Casement windows and french doors were installed during the 1980's conversion using joinery from a standard 'contract' EJMA range, aligned toward the outside face of the external wall and without masonry sub cills. These will be replaced with flush casement joinery using details appropriate to the period of the host building in the existing openings with the new joinery installed set back half a brick from the face of the front elevation providing a window reveal similar to the original openings elsewhere in the building with new masonry sub cills.



Casement window and french doors at basement level to be replaced deeper window reveal and masonry sub cill installed

5.1.2 Ground and first floors: front elevation

During the 1980's conversion sash windows with spring balances were installed in existing masonry openings. These will be replaced with windows of similar pattern with sash boxes, cords, pulleys and iron weights.

The lower side wing includes a horizontal strip of casement windows serving bedroom_2. This was a roof level extension added at the time of the conversion. The side hung windows were from a standard builders 'contract' EJMA range with plant on casements. These will be replaced by flush faced casement windows based upon typical nineteenth century joinery details as the basement joinery.



Lower side wing with strip of EMJA casement joinery windows to first floor bedroom

5.1.3 First floor: rear elevation

The lower side wing was extended and altered as part of the 1980's conversion. At the rear the new walls were constructed in lightweight concrete blocks and rendered over. Modern casement joinery was installed as elsewhere. The rear window opening to the first floor bedroom is to be altered with the addition of masonry nibs to create a suitable reveal for a sash box window to be installed in existing masonry opening.



First floor rear window opening to be adjusted and replaced with a box sash

5.2 Roof

5.2.1 Gas Flue

The existing coal effect gas fired open fireplace within the ground floor reception room is served by a flue running to the rear roof slope of the main roof. The external terminal does not meet the current Building Regulations and Gas Safe requirements. It is to be replaced by a flue that extends to 600mm above the line of the roof ridge. Located on the rear roof slope it is discretely located.



part rear roof slope with existing gas flue terminal

5.2.2 Roof Ventilation Cowl

The existing attic space above bedroom_1 was formerly open as a part of the Baths facility with personal bathing cubicles. The underside of roof slopes are lined with painted tonged and grooved close boarding. At the ridge and apex with the hips, a circular opening within the internal roof lining indicates the location of a former ventilation outlet through the roof. We have found some evidence of this in a photograph taken when the Baths were still in use.

During the conversion this open roof space was sealed off with a lower suspended plasterboard ceiling and thermal insulation laid over. The roof ventilation cowl was removed and roofed over. In consequence there is inadequate ventilation to the cold roof space resulting in chronic condensation and mould growth on the boarded soffits throughout the attic.



Close boarded attic ridge with the internal opening for the roof ventilation cowl. Also visible are marks caused by the mould growth on the boarded soffit due to lack of roof space ventilation

A roof ventilation cowl, based upon evidence is to be reinstated. This will be adequate to prevent condensation, mould growth and possible moisture caused damage to the original fabric. It will enhance the special architectural and historic interest of the building, returning an original detail enhancing the character of Public Baths that was lost during the domestication resulting from the 1980's conversion.

6.0 Conclusion

The proposals have been conceived with consideration for the significance of the listed Wells and Campden Baths and Wash-Houses, the character and appearance of the conservation area, and aim to preserve and enhance the charm of this corner of Hampstead, through high quality and contextual design.

In terms of the relevant provisions in section 16 of the NPPF and Camden Policy D2 (Heritage), the proposals cause no harm to the special architectural or historic interest of the building and comply with relevant policies.

Drawings

4139-X.110	Existing South (Front) Elevation
4139-X.111	Existing North (Rear) Elevation
4139-P.102	Basement Floor Plan
4139-P.103	Ground Floor Plan
4139-P.104	First Floor Plan
4139-P.106	Attic Plan
4139-P.105	Roof Plan
4139-P.110	Proposed South (Front) Elevation
4139-P.111	Proposed North (Rear) Elevation
4139-A.20	External Joinery Details: Lower ground casement
4139-A.21	External Joinery Details: Lower ground french doors
4139-A.22	External Joinery Details: First floor casements
4139-A.23	External Joinery Details: Ground & first floor sliding sashes