



20 FLASK WALK HAMPSTEAD
LONDON, NW3 1HE

Pre-Planning Application Document

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Revision: -
Issue: Planning Pre-Application

V1 Studio BJA Architects Ltd

1 Cecile Park London N8 9AX

APRIL 2021

INTRODUCTION

This document outlines the development elements that require Pre-Planning Application guidance for the Upper Level Maisonette at No.20 Flask Walk, London NW3 1HE.

The site is located on the south-east side 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. 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 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.”

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.

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.

The proposed alterations will refurbish, update and modernise the exterior building fabric and internal arrangement of the property to meet current building standards and contemporary living requirements.

The modifications requiring pre-application planning consultation and advice from the London Borough of Camden Planning and Regulatory Services comprise:

1.
- Replacement of rear ground roof and parapets.
Creation of rear first floor terrace area with door access.
2.
- Creation of a discrete roof terrace on the main butterfly roof, set inboard of front and rear parapets, invisible from the street.

AREAS

- Existing GIA

= 75.25 SqM
- Total site Area

= 78.00 Sq.M

CAMDEN POLICY 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 referenced for guidance, along 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
- Altering and extending your home CPG March 2019

Amenity CPG Adopted March 2018

Biodiversity CPG March 2018

Design March 2019

Conservation Area Statement Hampstead

Hampstead Conservation Area Design Guide

Reviewing the planning guidance documentation and policies, it appears that the proposals may be considered acceptable under policy 4.13, referenced below (Altering and extending your home CPG March 2019) if the roof level terrace is set back from the rear valley parapet line, and accessed internally.

Roof level Terraces

- 4.13 A terrace area provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 6, or behind a parapet on a flat roof. A roof terrace should normally comply with the following criteria:

The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.

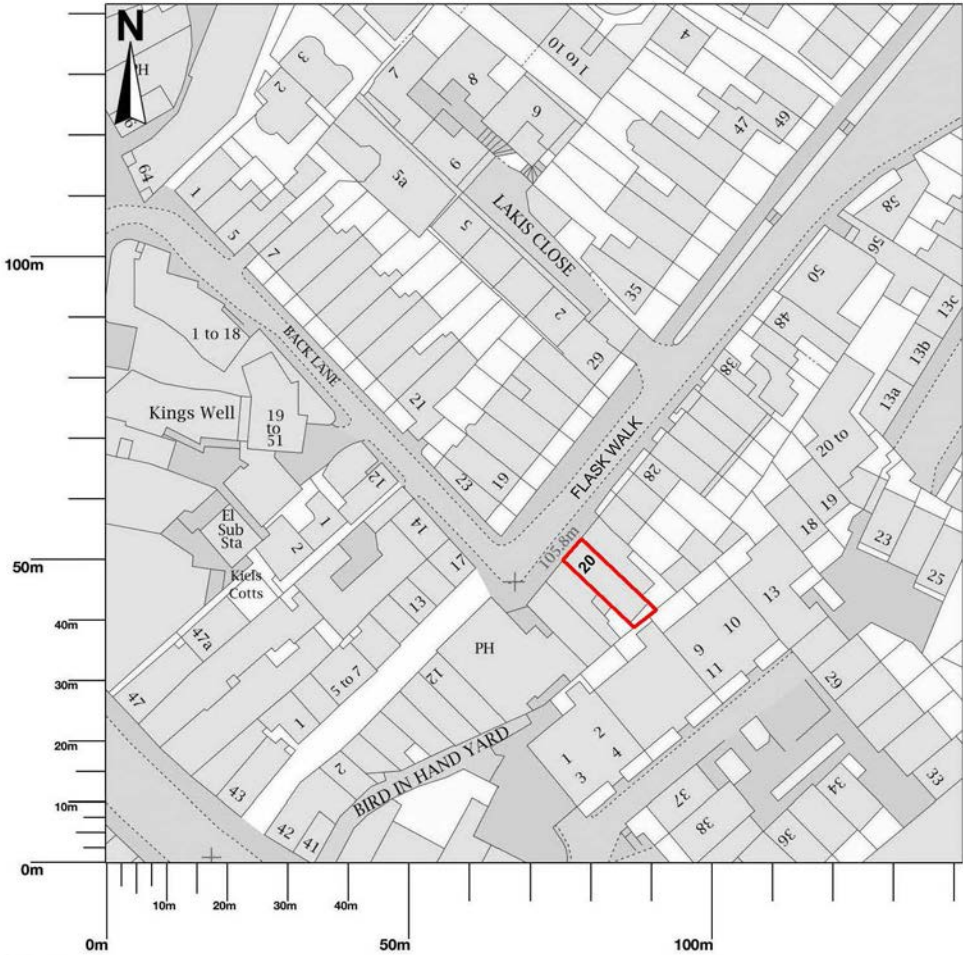
A terrace will only normally be acceptable on the rear of properties.

It is normally inappropriate to set back a mansard roof to provide a terrace.

It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.

Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground. Glazed balustrades around balconies or roof terraces are unlikely to be acceptable on traditional buildings because they can appear unduly prominent

It should not result in overlooking of habitable rooms of adjacent properties.



Map area bounded by: 526391,185728 526533,185870. Produced on 10 July 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by OSPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2bos/478755/649524

EXISTING PHOTOGRAPHS



Image 01: Front view north-east towards Well Walk

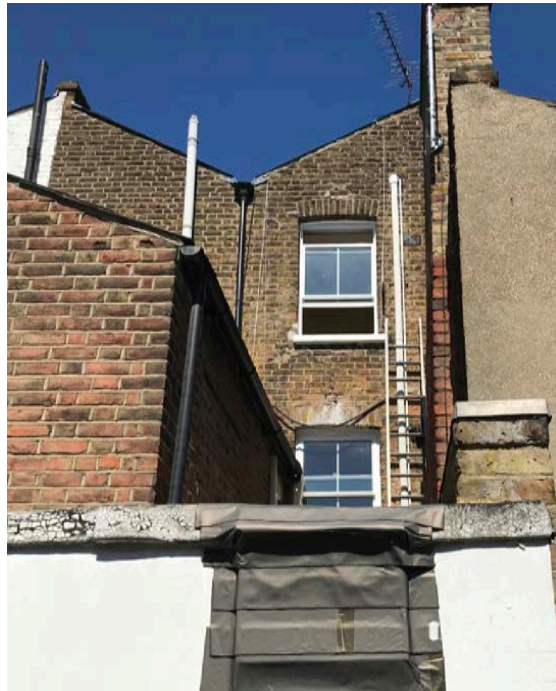


Image 02: Rear view from ground floor flat rear yard



Image 03: Rear view south-west

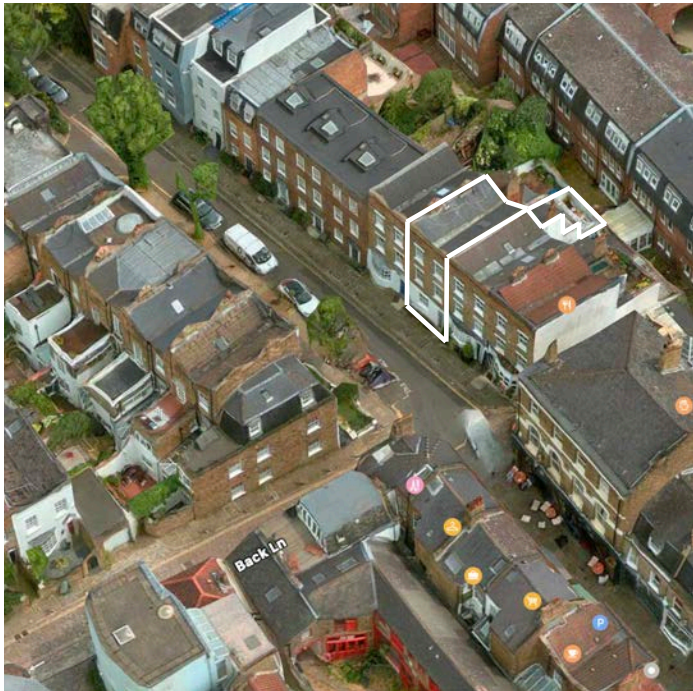


Image 04: Aerial front Flask Walk



Image 05: Rear view north-east rear No. 22

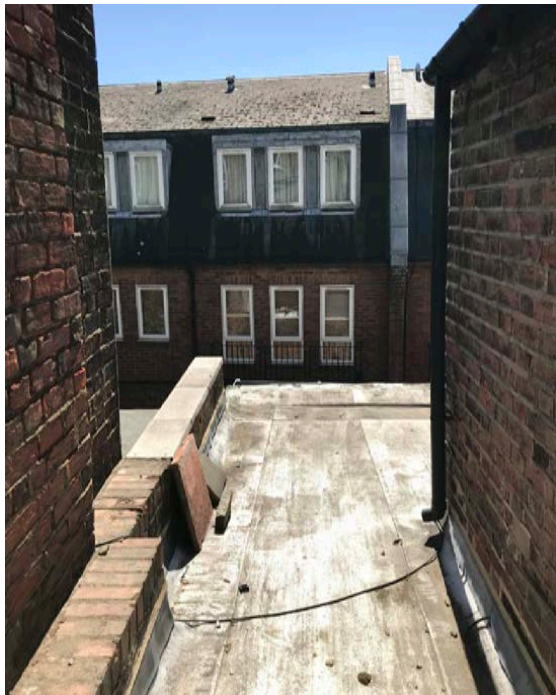


Image 06: Exterior first floor No.22 and No.20



Image 07: Rear view south-west

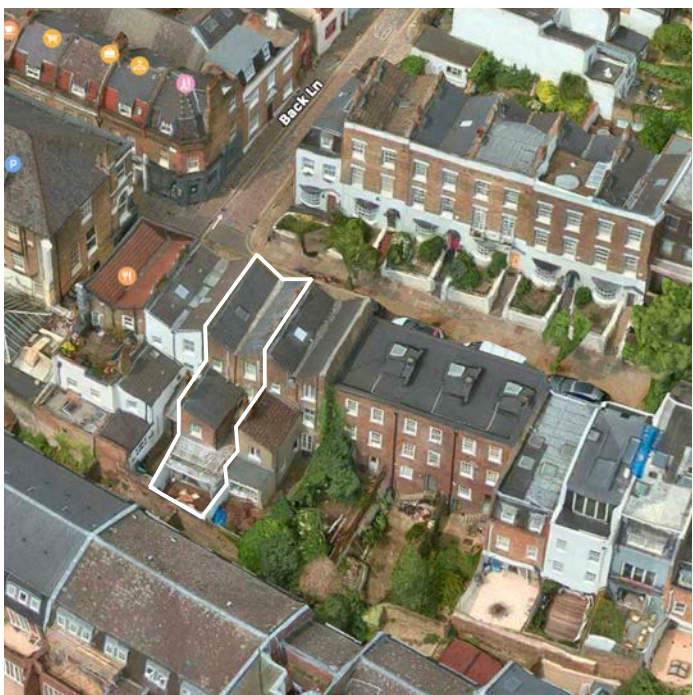
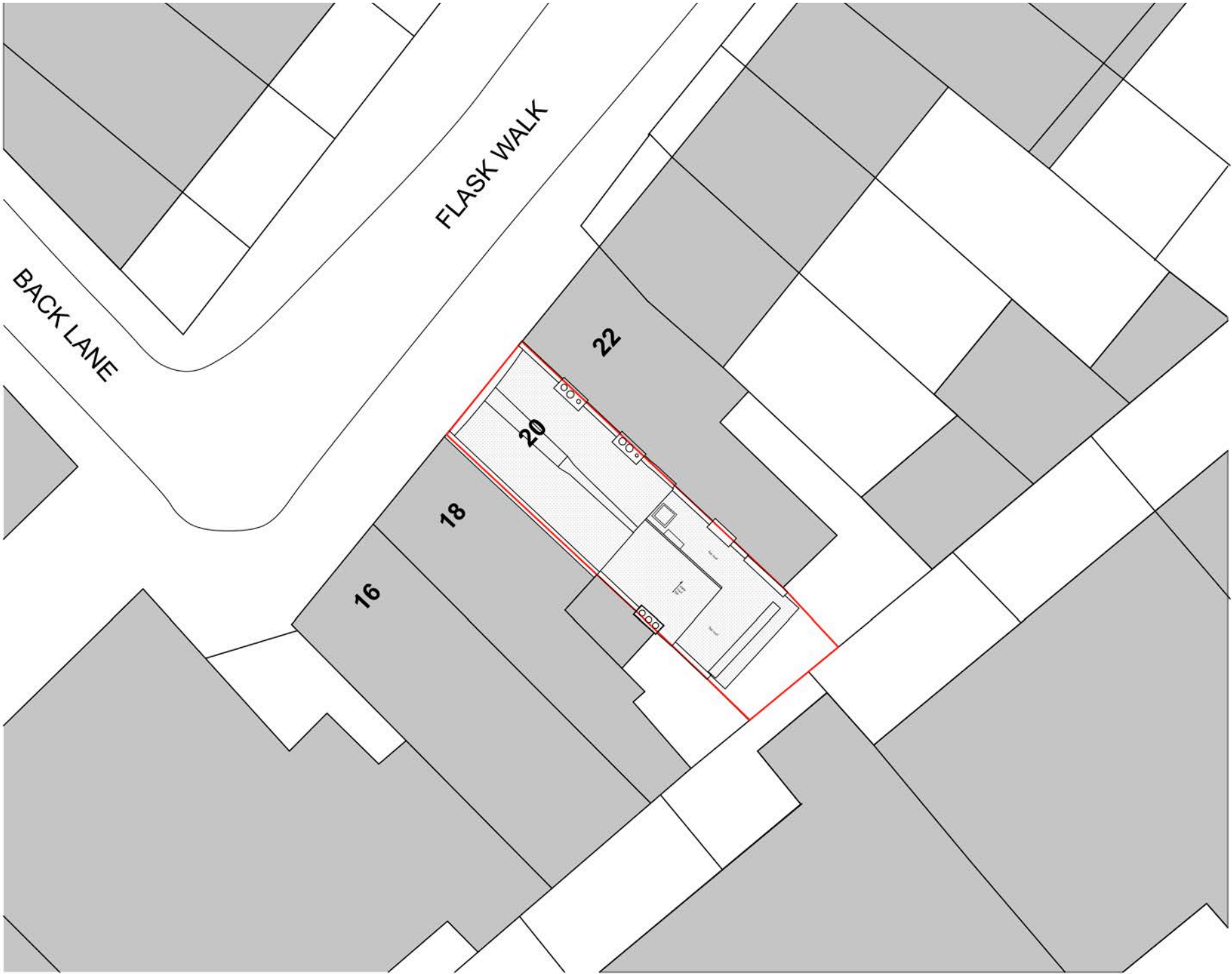


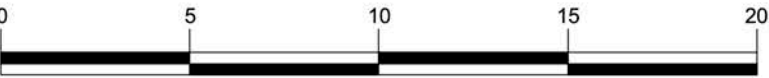
Image 08: Aerial rear Flask Walk

EXISTING SITE PLAN



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Scale in Metres @ 1:200



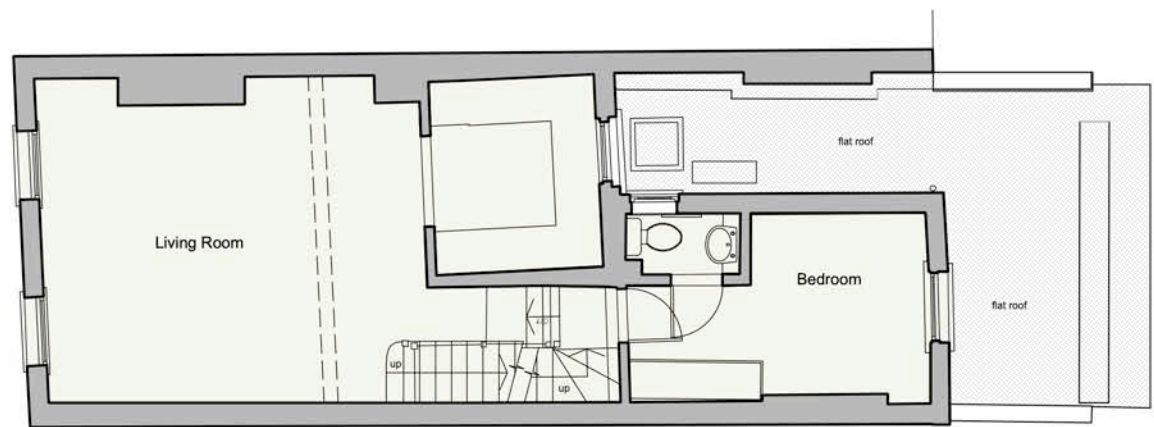
SITE AREA



Indicative North

APRIL 2021

GROUND AND FIRST FLOOR PLANS - EXISTING AND PROPOSED

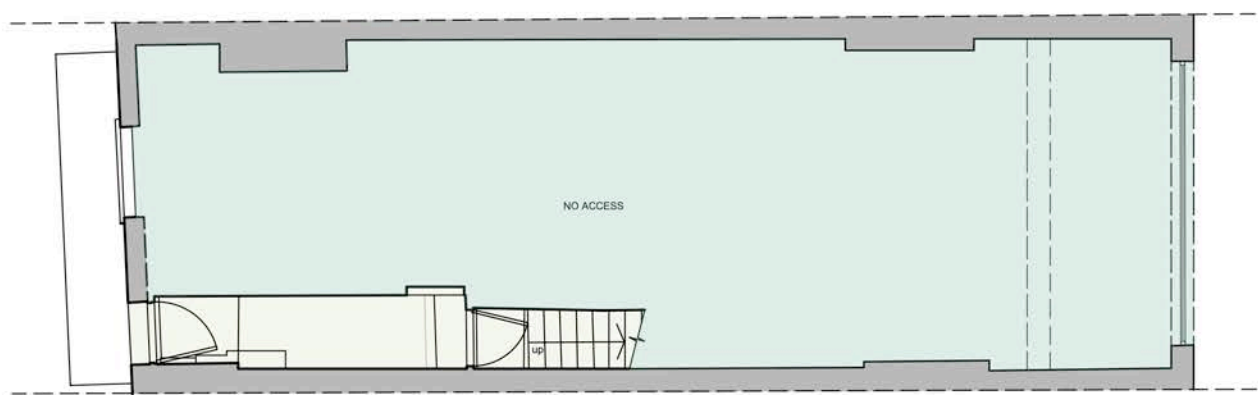


EXISTING FIRST FLOOR PLAN

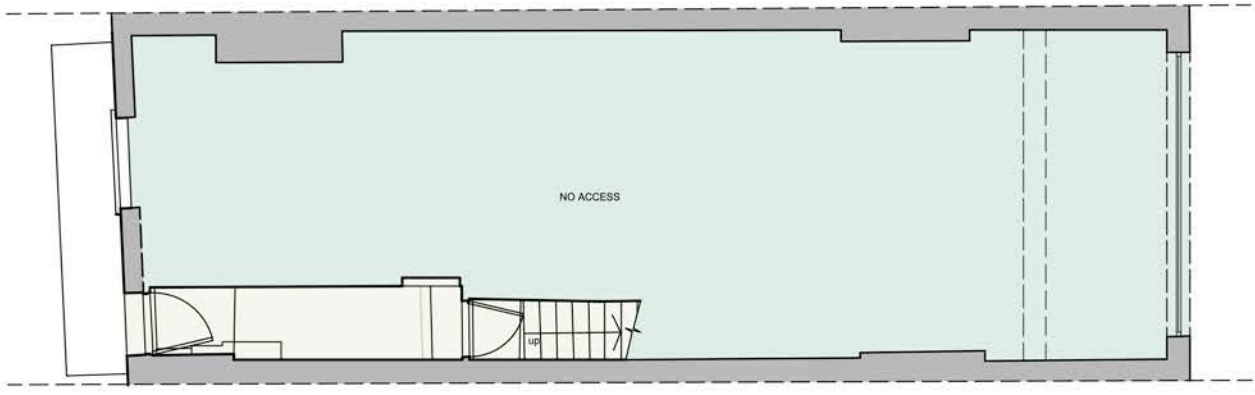


- NEW PARAPET TO REAR GROUND FLOOR FLAT ROOF
- NEW REAR GROUND FLOOR FLAT ROOF
- NEW ACCESS DOOR TO REAR GROUND FLOOR FLAT ROOF

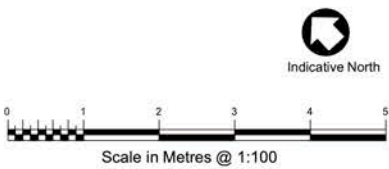
PROPOSED FIRST FLOOR PLAN



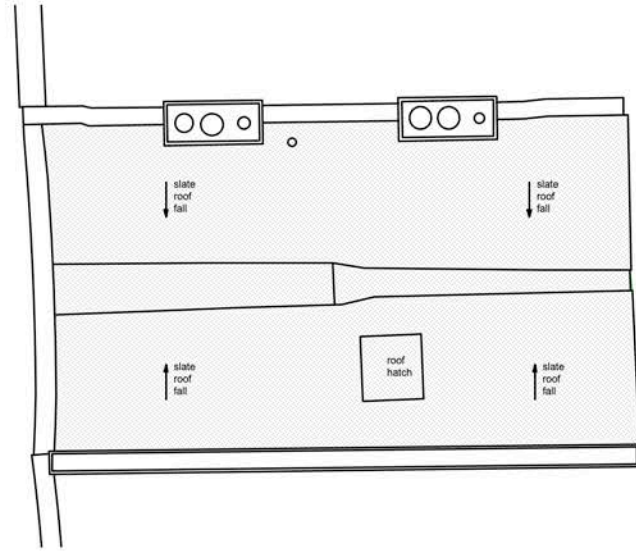
EXISTING GROUND FLOOR PLAN



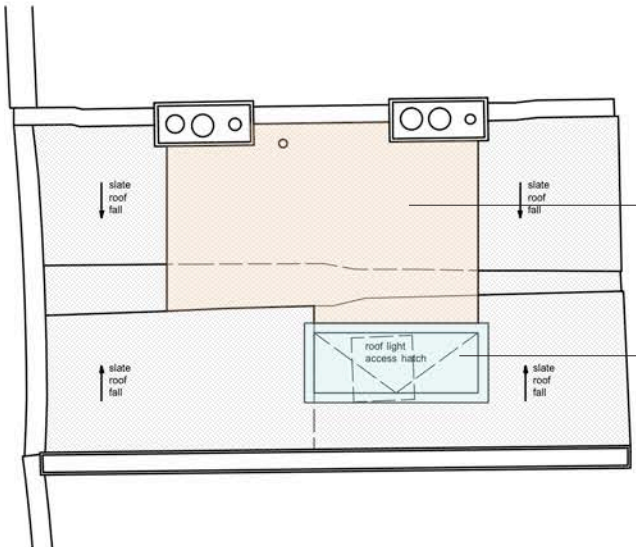
PROPOSED GROUND FLOOR PLAN



SECOND FLOOR AND ROOF PLANS - EXISTING AND PROPOSED



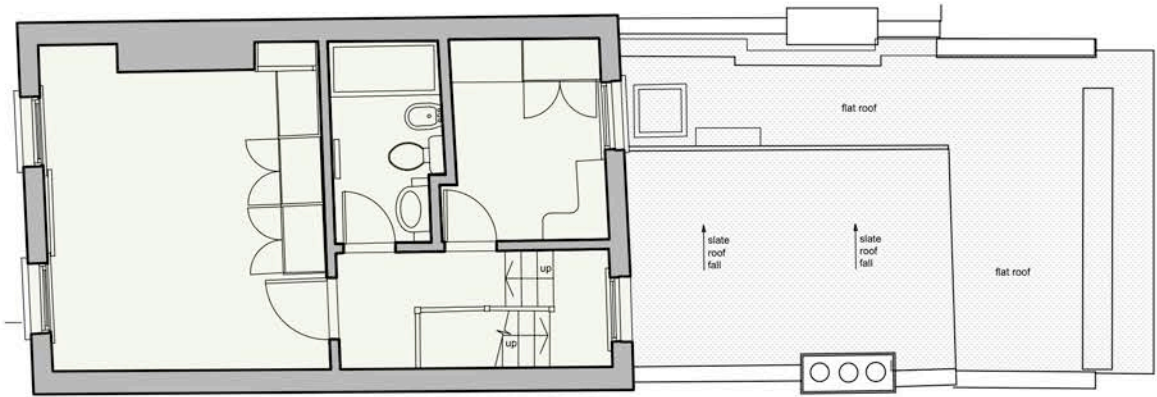
EXISTING ROOF PLAN



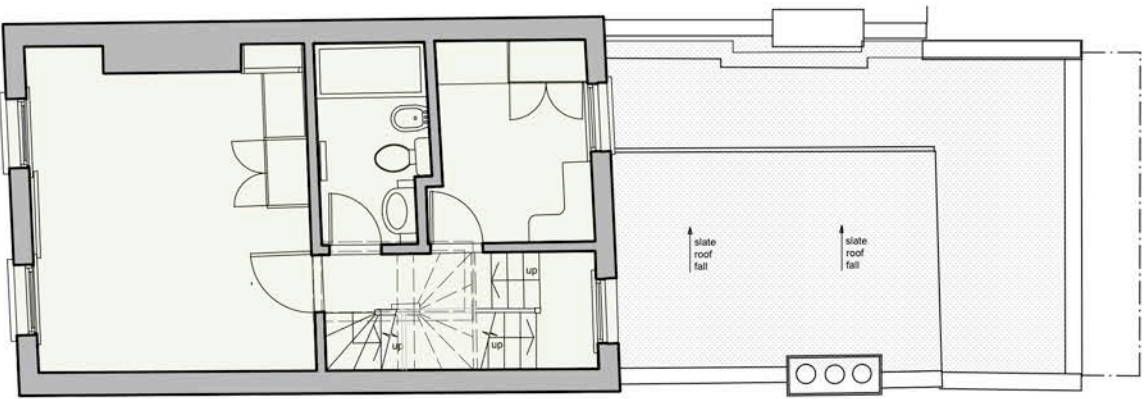
PROPOSED ROOF PLAN

AREA OF FLAT ROOF TERRACE
WITHIN EXISTING BUTTERFLY
ROOF SET BACK FROM FRONT
AND REAR PARAPETS

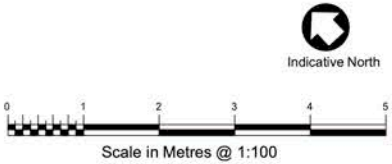
NEW SPECIALIST GLAZED
ROOF LIGHT ACCESS TO ROOF
TERRACE



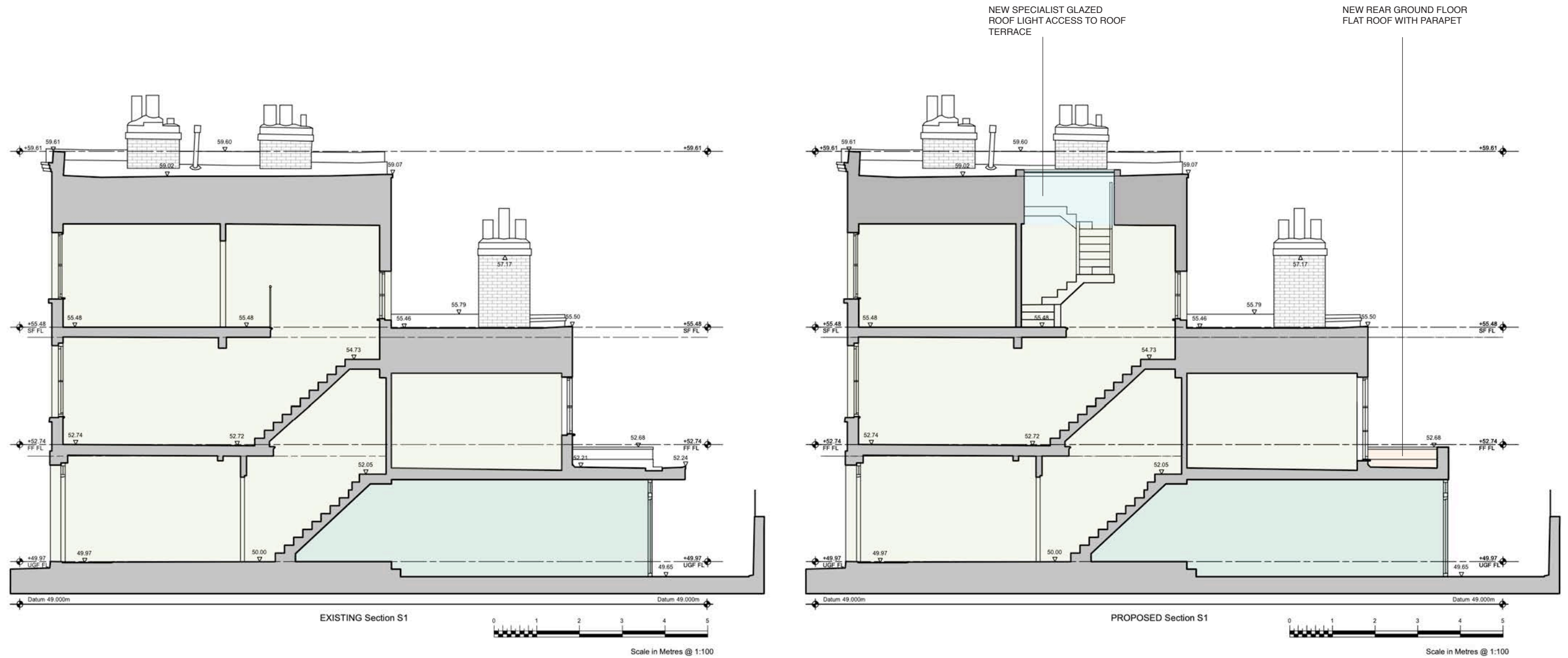
EXISTING SECOND FLOOR PLAN



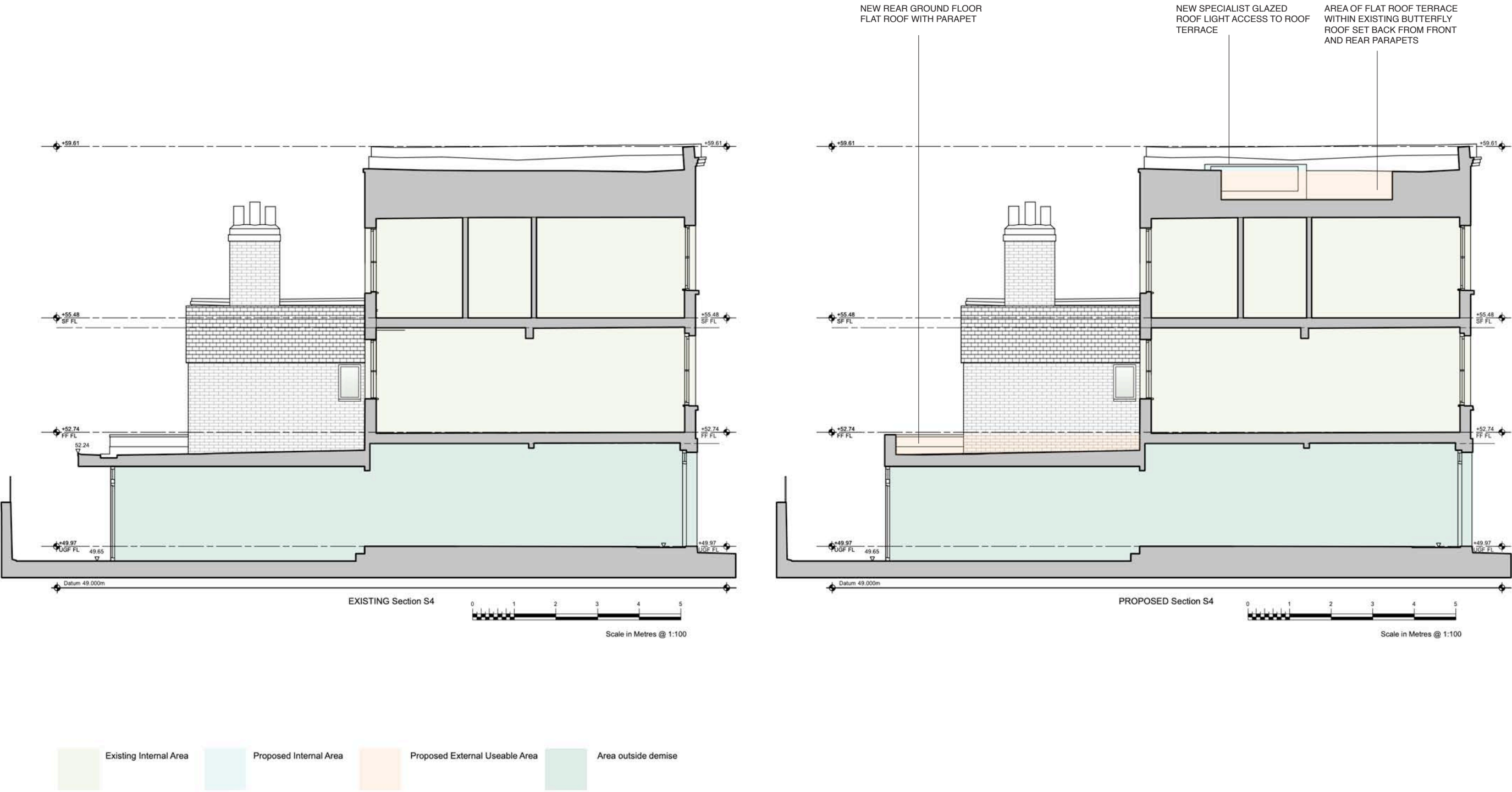
PROPOSED SECOND FLOOR PLAN



LONG SECTION S1 - EXISTING AND PROPOSED



LONG SECTION S4 - EXISTING AND PROPOSED



REAR ELEVATION AND CROSS SECTION - EXISTING AND PROPOSED



SUMMARY

The proposals described in this Pre-Application document seek to establish the design constraints that will 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.

Along with the elements described in this document, the refurbishment and development proposals will also include:

- The renovation and restoration of the historic building fabric of an important building in a prime heritage 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. Upgrade will help improve the energy efficiency of the building. The existing shared front door will be refurbished and repaired as required.
- Upgrade of poor sound proofing between the upper maisonette and the ground floor flat to reduce noise transmission.
- The top roof terrace has no detrimental impact on the privacy and amenity of the adjoining owners on either side of the property.
- The design and construction will ensure that the character of the existing property is protected and enhanced, and careful consideration has been given to the historic character of the original terraced property.