

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



February 2022

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

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## 71b Flask Walk London NW3

### Design & Access incorporating Heritage Statement

February 2022

## 1.0 Introduction

This Statement has been prepared to support an application for Planning and Listed Building Consent for the installation of air conditioning including an external chiller unit within an acoustic attenuation enclosure.

## 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. In 1999 the building was listed.

During 2020-21 refurbishment works, maintenance & repairs were carried out.

### 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 Relevant 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 Not. 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.*

Application No. 2020/5692/P & 2021/0132/L

Consented with conditions 3 June 2021:

*External alterations to fenestration including replacement timber casement and sash windows and french doors, installation of roof ventilation cowl and replacement gas flue with extended terminal.*

### 3.0 Proposals

Installation of air conditioning including an external chiller unit within an acoustic attenuation enclosure to be sited over the roof of a single storey rear extension added as part of the conversion carried out in the early 1980's.



*view of rear addition*

## 4.0 Planning Policy Context

### National & Local Planning Policy Guidance

National & local planning guidance in respect to installation of mechanical equipment and the control of noise is set out in the Background Noise Survey and Plant Impact Assessment prepared by Holtz Acoustics, dated 8 February 2022 accompanying this application.

## 5.0 Design

The external plant has been sited at the rear of the property in an enclosed courtyard surrounded by solid brick walls that is not overlooked by neighbouring properties or accommodation within 71b Flask Walk.

The acoustic attenuation enclosure is to be clad with colour coated aluminium panels and louvres finished in a mid grey colour, reference RAL 7005.

## 6.0 Conclusion

The proposals have been carefully prepared to mitigate any impact from noise nuisance and visual impact to neighbouring properties.

## 7.0 Drawings

**4139-X.104 Existing First Floor and Lower Roof Plan**

**4139-X.111 Existing North (Rear) Elevation**

**4139-X.117 Existing Cross Section CC**

**4139-D.104 Proposed First Floor and Lower Roof Plan**

**4139-D.111 Proposed North (Rear) Elevation**

**4139-D.117 Proposed Cross Section CC**