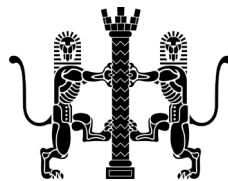


TIMOTHY SMITH &
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Architects



Design & Access Statement:
22 Flask Walk, NW3 1HE

Proposed rear extension and general
refurbishment.



Front Elevation ©Goldschmidt and Howland



Rear Elevation

1.0 Site Description

22 Flask Walk is an end of terrace 19th century town house situated within the Christ Church/Well Walk area (sub-area two) of the The Hampstead Conservation Area. 22 Flask Walk is not indicated as historically or visually significant within either the Conservation Area Statement or the Streetscape Audit, however, the east side of Flask Walk, of which 22 Flask Walk's front facade makes part of, is highlighted as having the character of, '...narrow terraced houses, generally three storeys and hard onto the constricted pavement.'

The interior of the property is generally in poor condition and is in need of refurbishment. Later additions to the property include a kitchen extension to the garden elevation, which was granted in January 1971 (Camden Reference CTP/6/25/0/9965).

2.0 Project Description:

The proposal includes internal general refurbishment and seeks to replace and extend the existing kitchen extension to the garden elevation.

3.0 Description of Proposed Works

Internal - as described in accompanying drawings:

- General refurbishment of the building and internal layout drawings.

External - as described in accompanying drawings:

- It is proposed to replace the existing rear extension with a replacement extension, extended into the current side return in order to create a family sized living room. This includes a 760mm excavation to the site to increase the current 2m internal head height and to further subordinate the new extension against the host building.
- The proposal seeks to replace existing windows with new painted timber double-glazed 2 over 2 sash windows to the street elevation to match existing pattern in keeping with the character of the terrace.
- Other proposals to the windows include the blocking up of a modern bathroom window on the second floor and the enlargement of two windows to the rear facade as indicated on the accompanying drawings.
- Improvements to the existing fabric of the building include the rebuilding

of the lead roof to the front bay window and the replacement of the existing 1970s single glazing with double glazing to the same pattern.

- It is proposed to install painted steel railings to the front elevation to match the existing pattern of the rest of the terrace.
- Installation of two conservation style rooflights are proposed to the roof of the existing first floor rear extension.
- The proposal seeks to install conservation rooflights to three locations on the butterfly roof of the main house. These will not be visible from the street.

4.0 Discussion of Proposed Works

Internal

The existing dwelling will be refurbished throughout and extended at ground floor.

External- Rear Extension

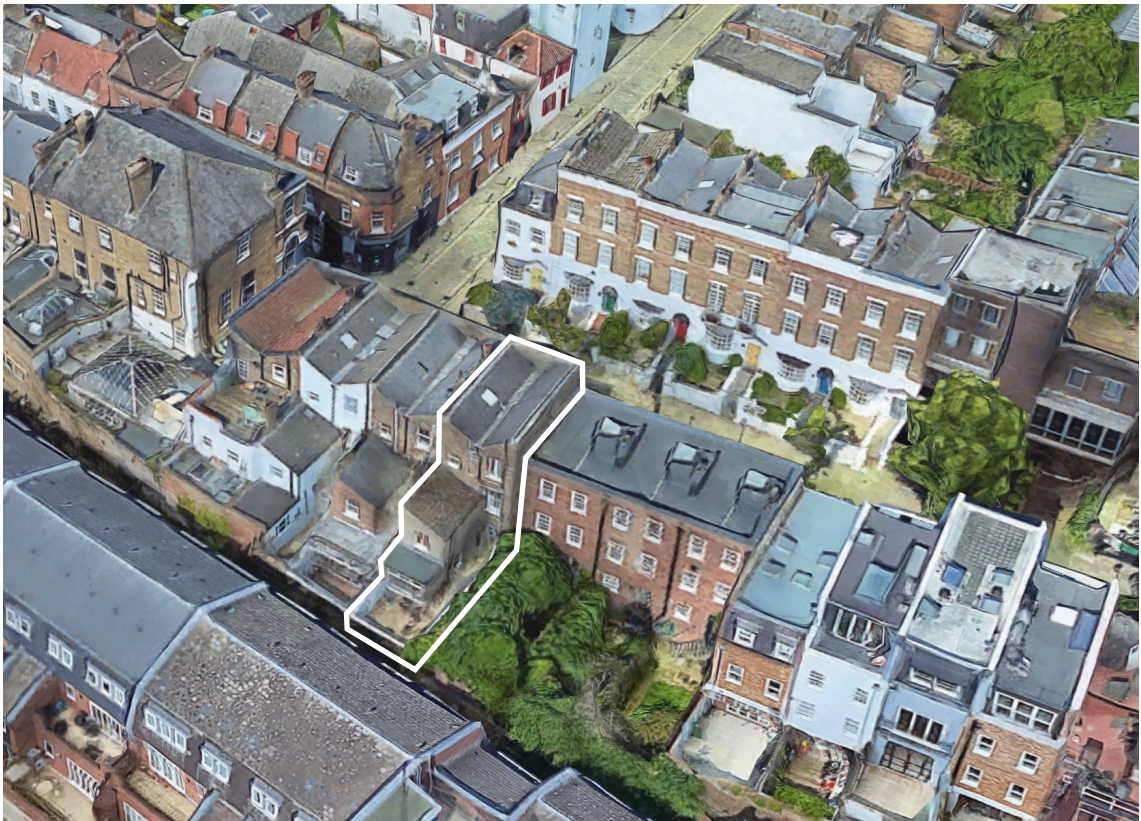
The new extension is designed to be subservient to the host building and in keeping with the existing form and materiality of the terrace. The proposals pick up on the arch forms found throughout Flask Walk- a few examples: in the fanlights of the front doors of Nos.19-27; in the brick detailing of listed early 19th c. workers cottages Nos. 35-47; and in the front door and dormer windows of No.58. It is proposed to extend the existing footprint of the extension into the side return.

A lightwell is proposed to separate the new intervention from the existing building. The lightwell also avoids creating an internal room and ensures that all rooms have access to light and fresh air. Additionally, the lightwell reduces the building volume on the boundary.

To ensure the proposals are subservient to the original house, it is proposed to excavate 760mm in order to provide sufficient internal head height. The height of the extension is set below the height of No. 20's rear extension. It is important to note that No.22 sits to the South West of No. 24 and hence the proposal would not significantly reduce direct sunlight to No.24's garden. It is proposed that the boundary wall steps in accordance with the incline of No. 24's garden which is in any case heavily overshadowed by the existing trees and vegetation in the garden.



Front Elevation ©2023 Google Imagery



Rear Elevation ©2023 Google Imagery



Existing Kitchen



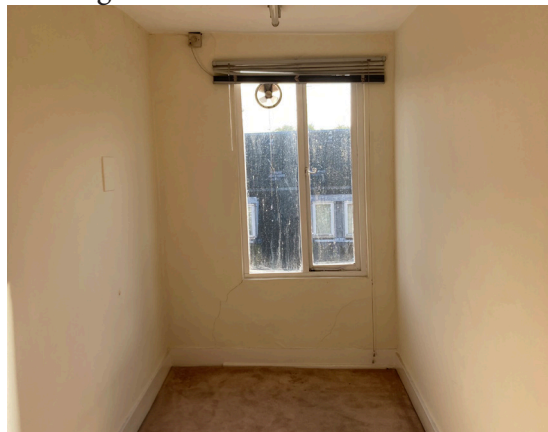
Existing Bedroom



Existing Bathroom



Existing Living Room



Existing Bedroom

External- Street Elevation

It is proposed to rebuild the lead roof to the bay window. Currently No.22 is the only dwelling without railings to the front elevation. As such, the proposal seeks to install new railings to the front facade in keeping with the character of the rest of the street. It is also proposed to replace the 1970s front door with a new 6 panel painted timber door.

External- Window Treatments

It is proposed to replace the front facade windows with new painted timber double-glazed 2 over 2 sash windows.

It is proposed to replace the garden facade windows with new painted timber double-glazed Z over Z sash windows to match the terrace. The proposal seeks to enlarge the staircase window on the second floor. It also seeks to raise and enlarge the existing window on the first floor existing extension.

External- Rooflights

Several rooflights are proposed to the existing fabric of the dwelling. It is proposed to install two rooflights to the first floor existing extension in order to bring more light into the room without overlooking any neighbours. It is proposed that all rooflights are conservation-style as to have minimal visual impact. It is proposed to install a rooflight over the staircase in order to bring light through the house and into the centre of the building. An additional rooflight is proposed over the master bedroom ensuite and over the dressing room.

5.0 Sustainability

All new elements, materials and build-up insulation values will be specified to meet or exceed the relevant Building Regulations and will significantly improve the environmental performance and internal comfort of the building.

6.0 Access

Access conditions are not altered by the proposals. Access between the house and the garden is more direct.

7.0 Conclusion

The proposals to 22 Flask Walk are sympathetic to the existing dwelling and new work is subservient to the host building. The interventions to the front facade will enhance the terrace by matching the character of the terrace along the street, in line with the spirit of the Conservation Area.

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