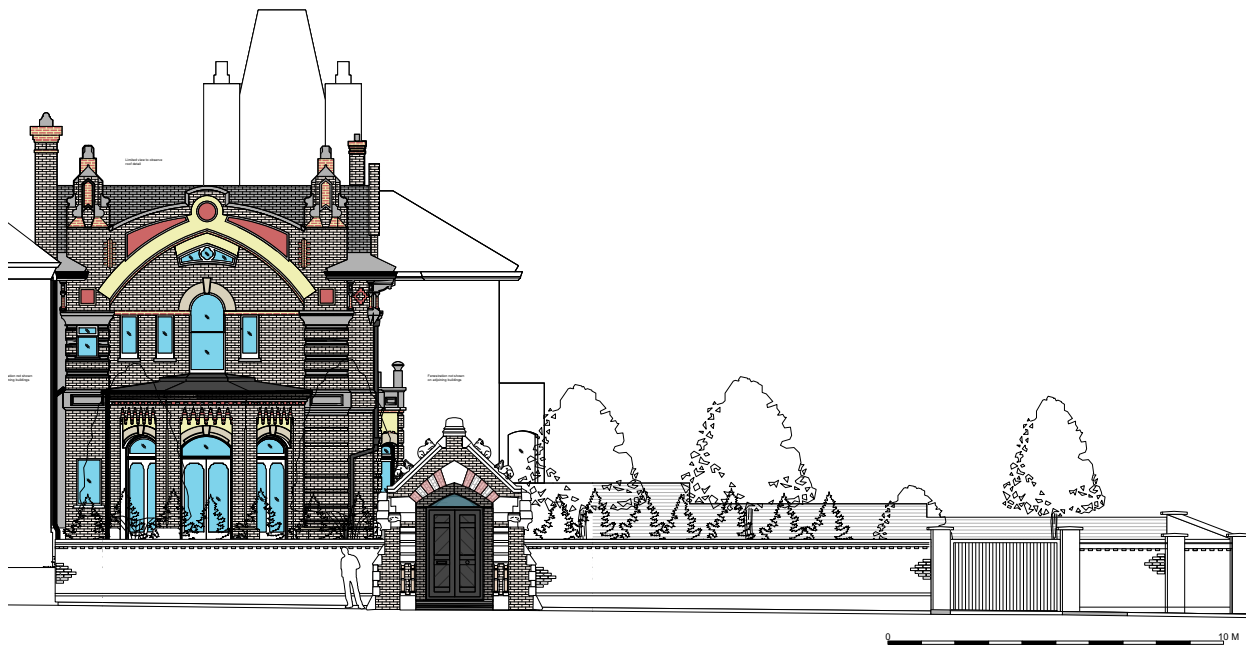


DESIGN & ACCESS STATEMENT

19 Well Road, London NW3 1LH

Prepared by
Walters Consultancy Ltd on behalf of Mr. & Mrs. Christian Edelmann
March 2023



CONTENTS

1. INTRODUCTION & LISTING
2. SITE PHOTOS
3. LOCATION
4. NEIGHBOURING PROPERTY
5. UNAUTHORISED ALTERATIONS
6. ACCESS & IMPACT ASSESSMENT

INTRODUCTION

This Design & Access Statement report is prepared to support the **Regularisation of Unauthorised** alterations to 19 Well Road, London NW3 1LH (henceforth 'the Site'). This application follows the Listed Building Consent for Internal and external works to the property, under application reference 2019/0421/L. The alterations carried out comprise a series of minor works not included in that consent.

This report sets out to establish the benefits of the works, to include the following.

Sustaining or enhancing the significance of the heritage asset.

Reducing or removing risks to a heritage asset.

Securing the optimum viable use of a heritage asset in support of long-term conservation.

Replacing poor design with better design.

Improving the conditions in which people live.

LISTED BUILDING DESCRIPTION

The Site is Grade II listed, forming part of the statutory designation for, and being within the listing description for the group at **1, 2 and 3 Cannon Lane, The Logs and attached wall and archway, 17- 20 Well Road** and sits within the London Borough of Camden's Hampstead Conservation Area.

LISTING

Grade: II

Date first listed: 14-May-1974

Large, detached villa (now subdivided). Built c1868. By JS Nightingale. For Edward Gotto who added the wings each side c1876. Built by Charles Till.

In 1952, the building was divided into 6 maisonettes. Yellow stock brick with red brick and stone dressings and diaper work. Hipped tiled and slated roofs with ornate projecting bracketed eaves and tall, thin ornate chimneystacks; tower with truncated pyramidal roof (originally with cresting) and round-arched dormer; elaborate masonry finials on corners. Irregular plan. An eccentric mixture of Gothic, Italianate and other styles. Mainly 2 storeys with 4 storey central tower. Irregular fenestration. Entrances mostly altered. Ground floor windows stone canted bays; upper floors round arched. Elaborate plaque with initials EG on north side of house. INTERIOR: not inspected but some features noted to survive, e.g. Minton tiles, serpentine and Plymouth rock. Interior of tower with good oval staircase. SUBSIDIARY FEATURES: attached stone capped brick garden wall with dentil cornice (originally surmounted by cast-iron cresting); gabled gateway to No.19 on Well Road with pointed arch opening having keystone inscribed "Lion House" and carved stone lion- like creatures, 2 to each side of gable; base of gateway with paired inset colonnettes and enriched corbels; panelled double doors. HISTORICAL NOTE: Gotto was a successful civil engineer and developer of land in this part of Hampstead.

PHOTOS



View of the Logs no19 & no20 Well Road from East Heath Road

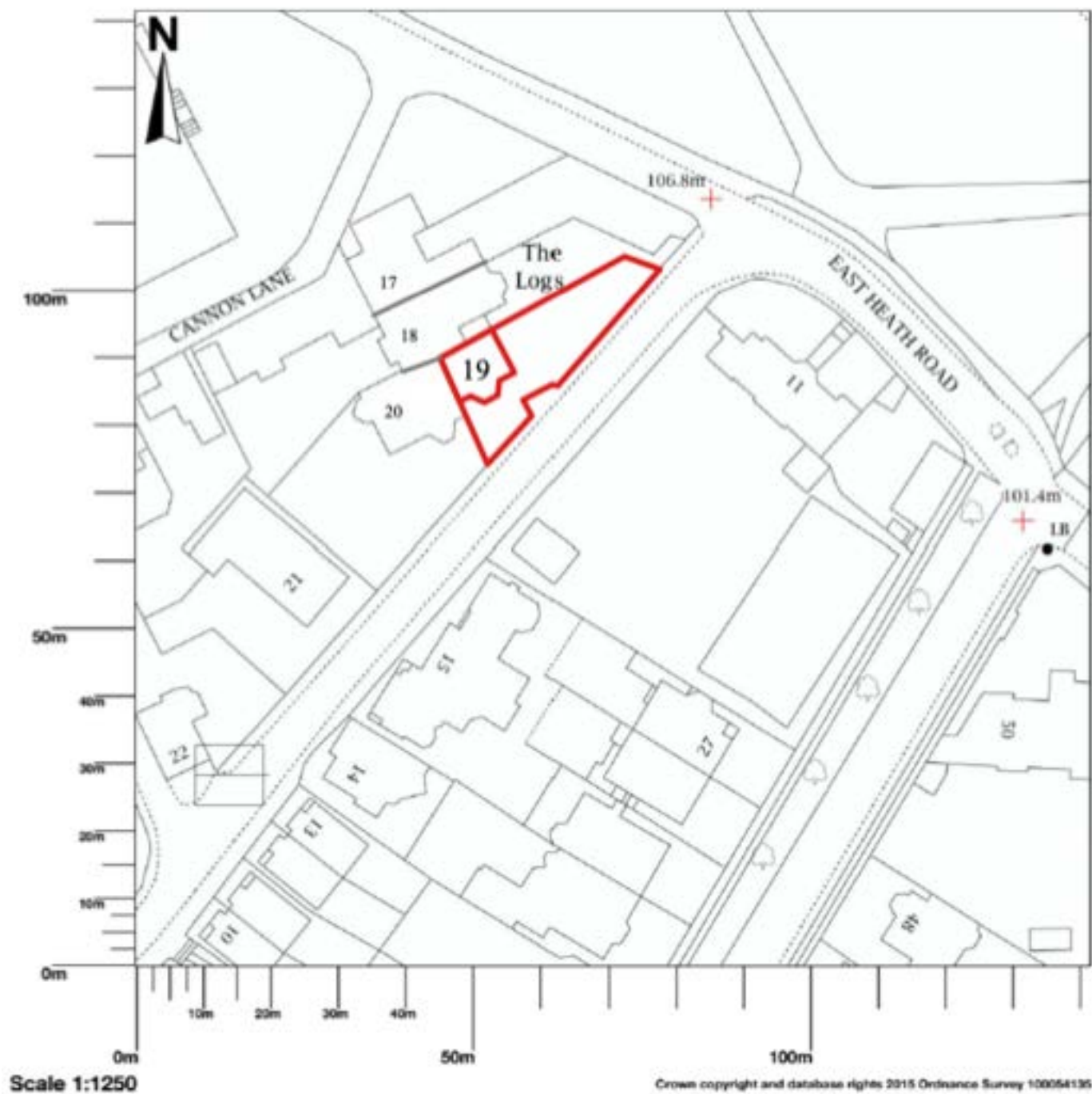


View of The Logs 19 Well Rd Historic Archway entrance



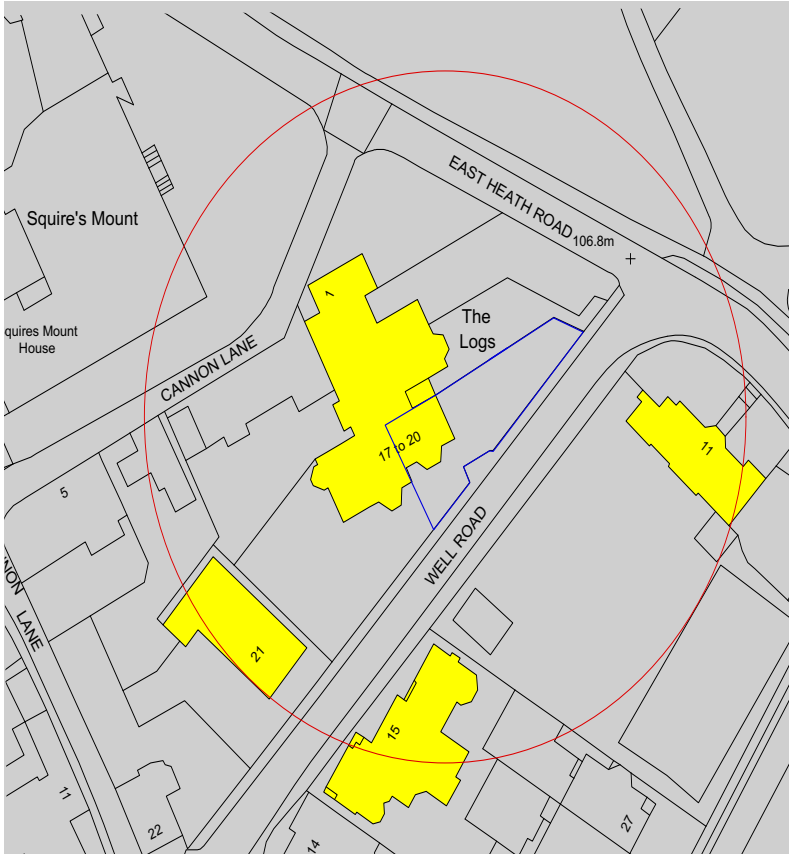
View of the original East facing entrance to Ground floor drawing room.

LOCATION PLAN



GOOGLE EARTH VIEW OF THE LOGS

Showing the different house numbers since 1952



Houses within 50-meter radius

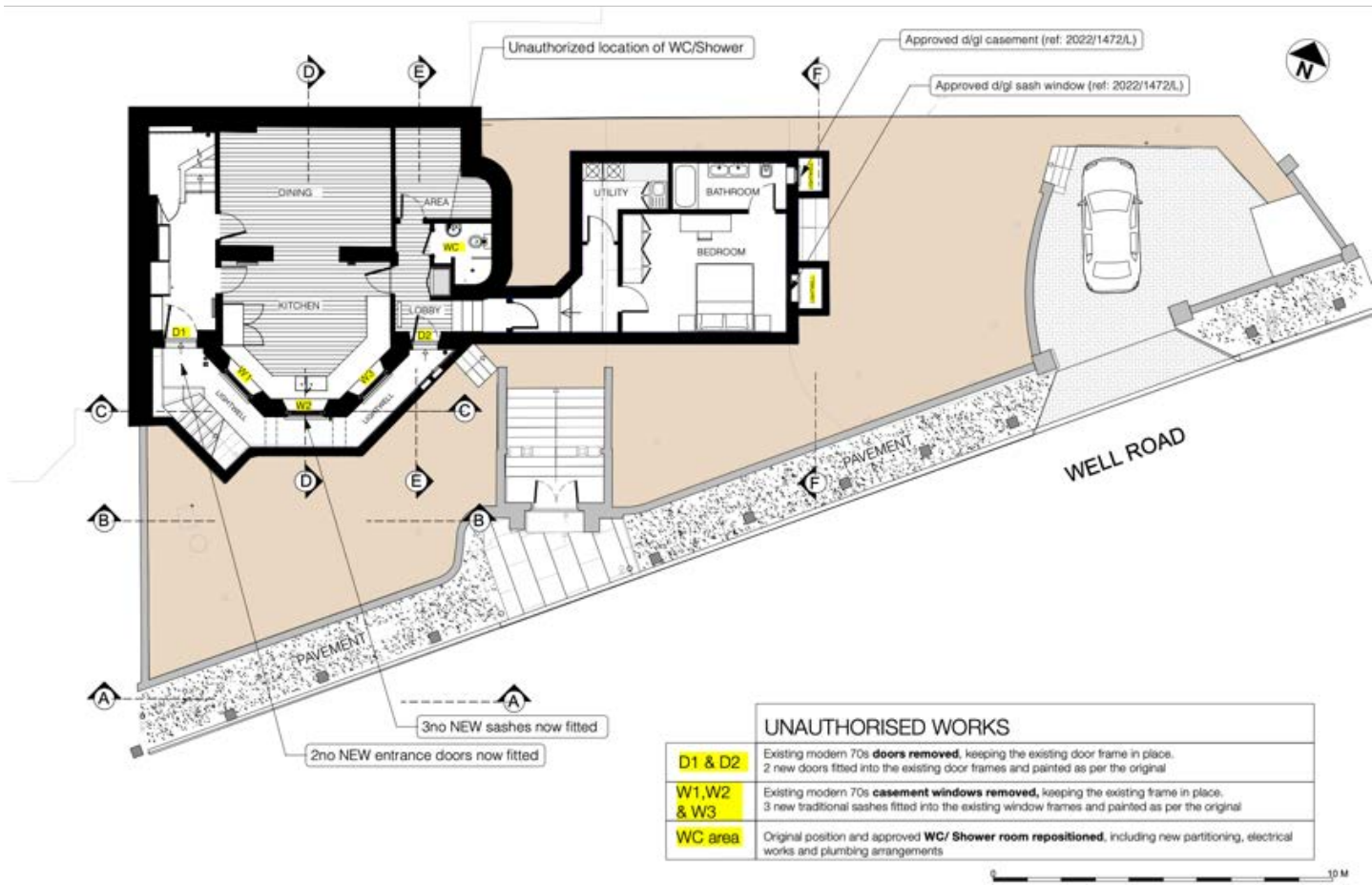
THE UNAUTHORISED ALTERATIONS

With this application my client seeks Regularise unauthorised alterations to the Lower Ground floor level, the works to include the following:

- (i) Relocation of Lower Ground WC/Shower room from the location Approved in 2019/0421/L
- (ii) Careful removal of the existing Late C20 Lower ground lightwell door leaves and casement window leaves.
- (iii) Replacement of the above with new doors and traditional sash windows.

The above alterations to be read in conjunction with the attached drawing nos:

WR_23_01 to WR_23_01



ACCESS AND MAINTENANCE

There are no proposals to alter the existing main access to the building, or down into the lightwell with the front door located at basement level, accessed by stone steps running down from the front garden level.

AMOUNT

The property will remain a single dwelling. There is no increase in area.

LAYOUT

The alteration to the layout of the approved basement seeks to improve the quality of use to the owners.

SCALE

There are no alterations to the scale of the building.

APPEARANCE

It should be noted that the basement and existing light well is not visible from any public viewpoint. The light wells having the advantage of being located on a secluded and sheltered side of the house, not visible from any surrounding dwellings.

SUSTAINABILITY

Recycled materials will be used wherever possible in the construction works.

NEIGHBOURING PROPERTIES

The alterations will not harm the character of the heritage asset, the amenity of the area or the neighbouring properties.

SUMMARY + IMPACT ASSESSMENT

I believe that I have taken care to produce a sympathetic design, and that these alterations will enhance the Locality and cause little harm to the Listed building or the Conservation area.

Although this application proposes some minor unauthorised alterations to an historical asset, there will be no impact on either its historic fabric or aesthetic value and these proposed works represent an enhancement of its special character and appearance.

The design of the new doors and windows complements the appearance of the host building and better reveals the significance of the asset and therefore enhances enjoyment of it.

It also provides improved residential amenities for future occupiers of the dwelling when assessed in terms of, daylight, access, quality of use and secures the optimum use of the asset and will support its long-term conservation.

I trust that I have demonstrated that by the use of the attached photographs, drawings and documentation that the alterations will make a positive contribution to the character and appearance of the building and surrounding area.