

HERITAGE STATEMENT

19 Well Road, London NW3 1LH

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



The Logs 1868

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INTRODUCTION

This Heritage 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, eg 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



Historic Arch Entrance to no19 Well Road

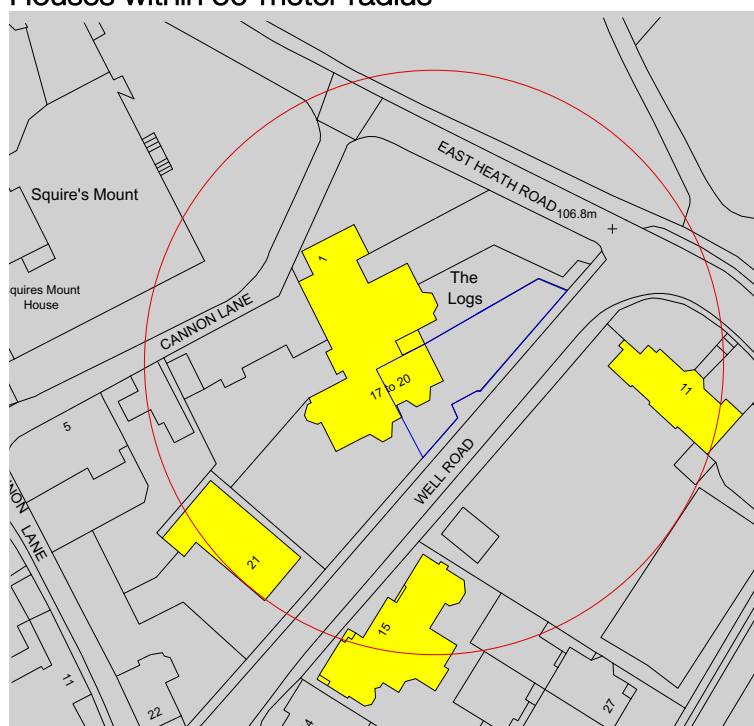
The dwelling lies within the Hampstead Conservation Area, a residential area of outstanding historical importance. 19 Well Road is within the Well Walk/Well Road sub area and is situated at the East End of this quiet residential street at the junction of East Heath Road, a street of primarily late 19th C red brick houses.

LOCATION

Ordnance Survey Published 1895



Houses within 50-meter radius



PLANNING HISTORY

The basement at no19 is not an original feature of The Logs, there being no evidence of a lower ground floor in any of the planning files at Camden Planning Records or journal articles on the property. The ground floor plan of 1868 shows no staircases leading to a lower level and the service areas are indicated on the ground floor level, which one would ordinarily establish on a lower ground floor.

In addition, on the 1950s ground floor plan sourced from Camden Planning Records, there is no indication of a lower ground floor or evidence of such within the associated planning file. From the evidence outlined, the basement would have been added post 1950s.

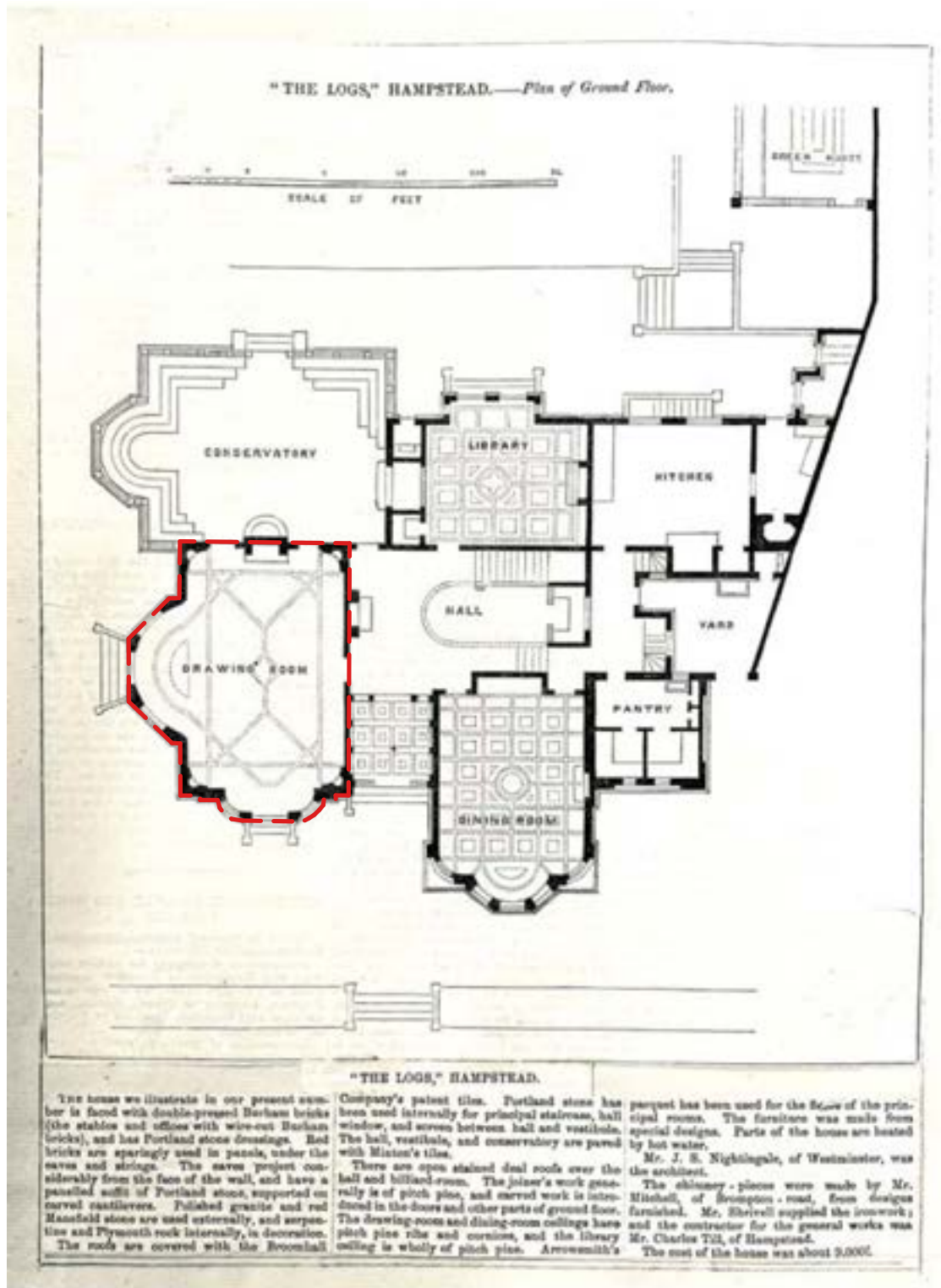
The Site was fully redeveloped in the 1950s, at which time, as stated previously, there is no evidence of a basement or lower ground floor in available historic records, and it is assumed that the Lower Ground floor was developed into an inhabitable space in 1988, which included at that time the creation of the lightwell to provide access and light to the lower ground floor from the garden level.



Stairs on the left leading down to lower ground floor lightwell, assumed created in 1988, with the original historic cast iron steps leading up to Ground floor drawing room.

HISTORICAL PLANS

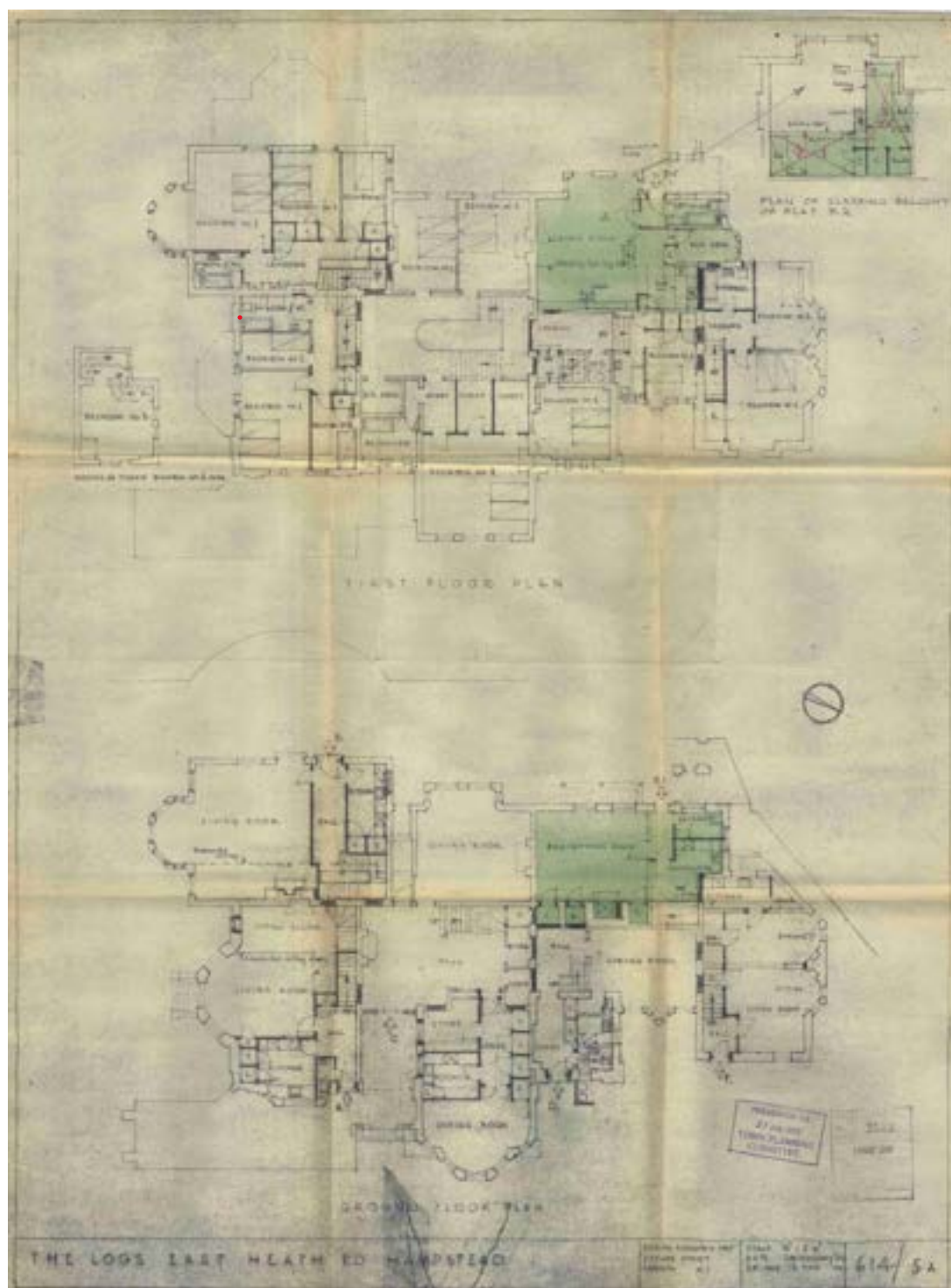
Plan of the Ground floor of The Logs built in 1868,



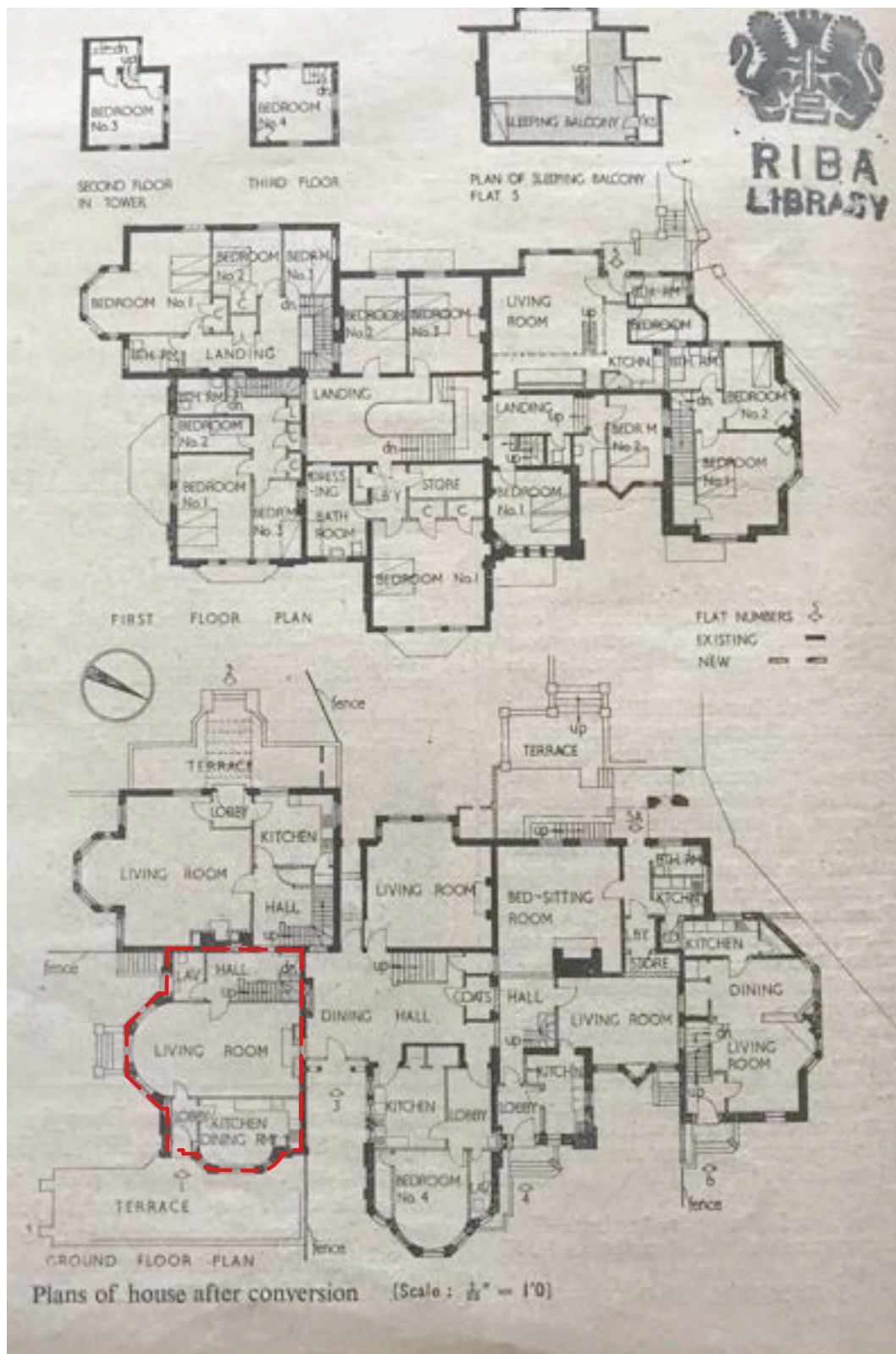
The future relocation in 1952 of no 19 Well Road is indicated by the red line, previously the Drawing Room. (Note: There is no evidence of a Lower Grd Floor or lightwell)

1950, the following is the Design Research Unit Ground and 1st floors Planning Proposal drawing, to subdivide the building to form six maisonettes and the addresses 1, 2, and 3 Cannon Lane and 17-20 Well Road were assigned to the building. No19 Well Road is located to East of no 20 and to the South of no18.

(Note: There is no evidence shown of a Lower Grd Floor, or exterior steps down to lightwell)




The following drawing from **The Architects Journal 1952** illustrates the completed conversion of the building into 6 maisonettes. **The red line** indicates the remodelled no19 Well Rd Ground floor, originally the Drawing Room. And now showing a new entrance, a lobby, kitchen and smaller drawing room
(Note: There is no indication or evidence of a Lower Grd Floor or lightwell)



It is assumed that the present basement arrangement and light well were created some time after 1952 but before 1988, although no records are available to confirm this.

The interior of No. 19 was upgraded in the 1988, when general interior refurbishments were carried out, including the addition of Velux type windows to the roof, replacement windows to the South and East Elevation, a new vehicle access with hard standing and bin store installed (Application ref no 8803685 below)

London Borough of Camden		Planning and Communications Department	
		Camden Town Hall Argyle Street Entrance Euston Road London WC1H 8EQ Tel: 278 4444	
		David Pike MSc CEng MICE MRTPI Director of Planning and Communications	
 ERP: Anthony Richardson & Partners 31 Oval Road London NW1 7EA		Our Reference: PR/5670524/R1 Case File No: 07/L/A Tel. Innu: Ms. S. Wardell ext. 2517 Date: 10 AUG 1988	
 Dear Sir(s)/Madam,			
Town and Country Planning Act 1971 (as amended) Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Regulations 1957			
 Conservation Area Consent			
The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned schedule, subject to the conditions set out therein. This consent is given subject also to due compliance with the Town and Country Planning Acts, any local Acts, regulations, building by-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property. The granting of conservation area consent does not remove the necessity of also obtaining planning permission where such permission is required.			
Your attention is drawn (a) to the provisions of the London Building Act 1930/39 and the Building Regulations 1935 which must be complied with to the satisfaction of the District Surveyor, Chief Engineer's Department, at 141 Euston Road, London NW1 2AU; (b) to the Statement of Applicants Rights set out below.			
 SCHEDULE			
Date of Original Application : 26th February 1988			
Address : Lion House, 19 Well Road, NW1.			
Proposal : Internal and external alterations, including the installation of new windows in the south and east elevations and velux windows in the roof slope, in connection with the refurbishment of the building for continued use as a single dwelling house, as shown on drawing numbers 21a/01, 02, 03, 04A, 05A, 06A, 07A, 08, 09A, 11, 12 and 1A, as revised on 27th May 1988.			

ALTERATIONS

The Unauthorized alterations to the listed building are limited to works only within the Lower Ground Floor, involving:

1. Unauthorised replacement of lightwell doors and windows

The removal of the existing Modern (assumed 1988) 2 Entrance doors and 3 Casement windows, located within the lightwell; and the subsequent replacement with 2 new doors and 3 traditional Sash windows.

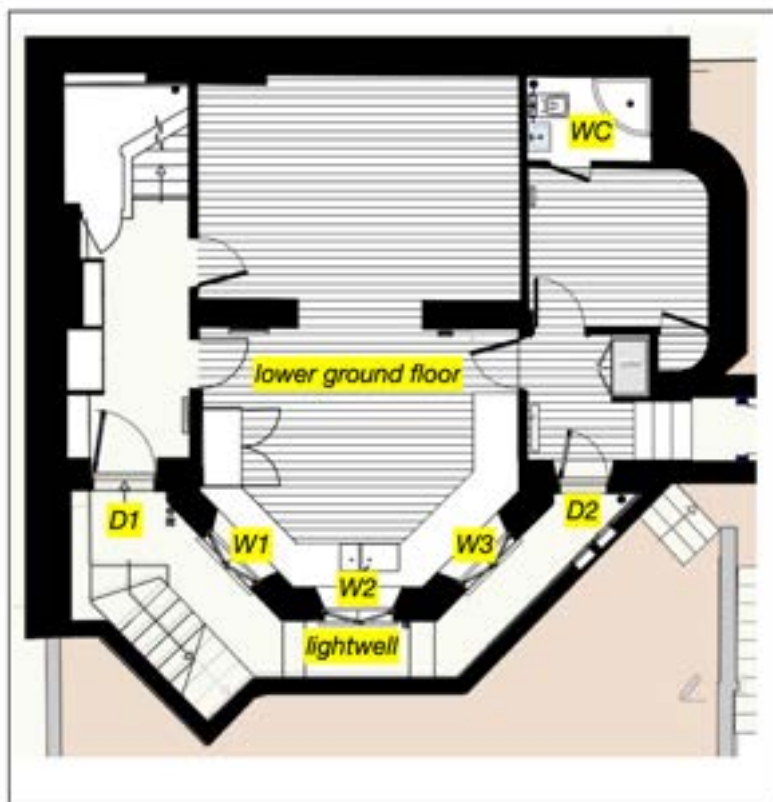
It should be noted that.

1. That only the existing door and casement opening “leaves” were replaced; with the original historic linings embedded into the heritage structure remaining in place and not disturbed during the work.
2. The 2 doors and 3 sash windows are not visible from the street & hardly at garden at level, as they are mostly hidden within the lightwell and/or obscured by the historic cast iron steps leading to the ground floor drawing room.
3. The Unauthorised Sashes match the details approved for the Sash Window approved for the new basement extension, completed in July 2022

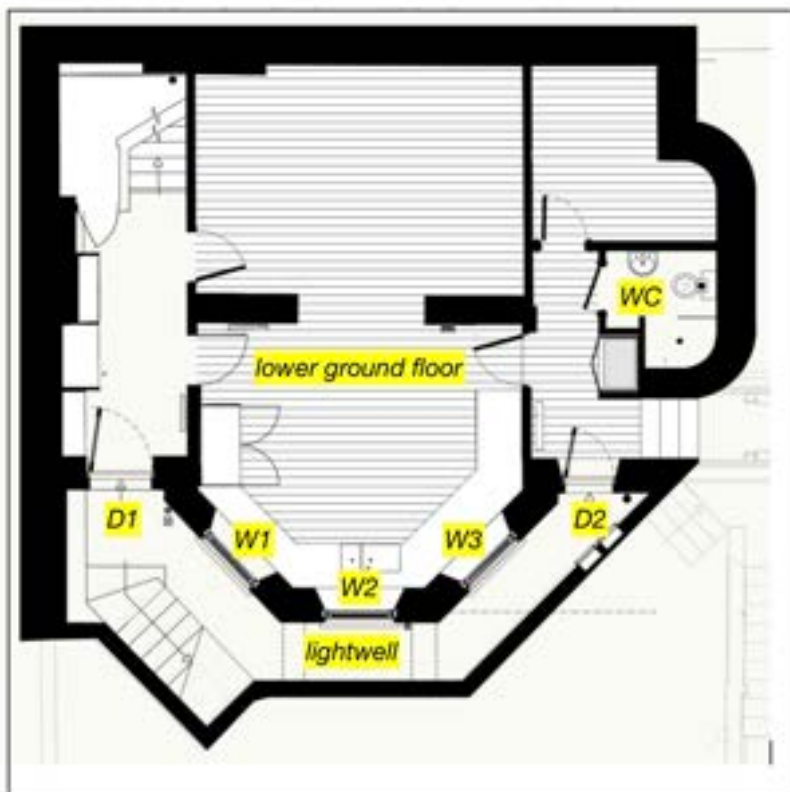


2. Unauthorised relocation of lower Ground WC/Shower room

Lower Ground **APPROVED** WC/SHOWER LOCATION



Lower Ground **UNAUTHORISED** WC/SHOWER LOCATION



ASSESSMENT OF IMPACT

Summary of Unauthorised Alterations

It is considered that the alterations, which include the replacement of the doors and casements in the lightwell, and the relocation of the Lower ground floor WC/Shower room do not harm the appearance or historic fabric of the host building.

CONCLUSION

The unauthorised internal and external alterations in the late-C20 lower ground floor area, are mostly minor in their extent and were based on understanding of the building's history and significance.

It is concluded that the alterations secure a more efficient structure and layout for this property, and are an enhancement to the listed building that will not harm its setting, character or appearance in the Hampstead Conservation Area

It is our view that any loss of historic fabric has been entirely avoided and,

Does no harm to the appearance or historic fabric of the host building.

Does not cause harm to the special historic interest held by the Site.

Is subservient to the host building.

Preserves and adds to the spacial progression of the existing building.

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

Improves the conditions & lives for the present and future homeowners.

We are therefore of the view that there are no heritage reasons to withhold retrospective consent for these unauthorised alterations.