



**20 WELL ROAD**

**ASHP -  
DESIGN AND ACCESS STATEMENT**

12th January 2023

**BAYNESANDMITCHELLARCHITECTS**

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## 1.0 INTRODUCTION

### PROJECT BACKGROUND

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- I.1 The building this application relates to is 20 Well Road, London, NW3 1LH. This property is a subdivision of what was once a large individual property historically known as The Logs.
- I.2 The Logs in Well Road Hampstead dates from 1868. The house was subdivided in 1952. At that time the original Conservatory was demolished and the building now known at 20 Well Road was constructed in its place. In 1983, alterations were made at roof level. In 1987 a single storey side extension was added.
- I.3 20 Well Road has approved planning for internal alterations which are currently being undertaken.



FIGURE 1. SATELLITE MAP HIGHLIGHTING LOCATION OF 20 WELL ROAD

LOCATION PLAN

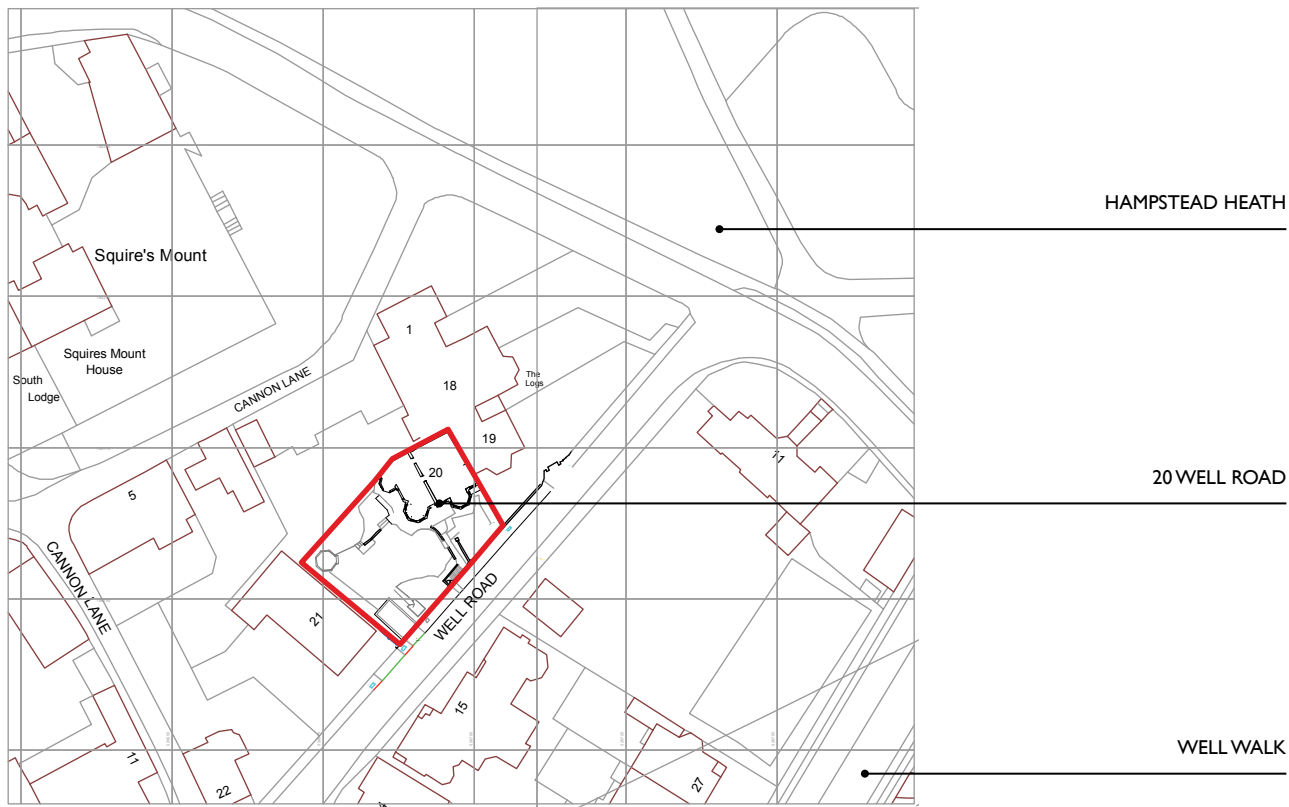


FIGURE 2. LOCATION PLAN DESCRIBING ADJACENT FEATURES

## 2.0 SITE

### SITE CONTEXT

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FIGURE 3. AERIAL VIEW OF 20 WELL ROAD

- 2.1 20 Well Road is an individual dwelling that is a later addition to a larger building that encompasses multiple residences.
- 2.2 The entrance is off Well Road to the South-East of the site.
- 2.3 The site is close to Hampstead Heath and a short walk from Hampstead railway station.
- 2.4 Current planning permission for the building includes the approval of the replacement of existing rooflights, of which there are two number.



## 3.0 PROPOSALS

### DESCRIPTION OF PROPOSALS

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- 3.1 The proposal seeks Householder Planning Approval and Listed Building Consent for an Air Source Heat Pump (ASHP) to provide energy supply to the building.
- 3.2 The ASHP would be situated at the far end of the garden of the building.

#### AMOUNT OF PROVISION

- 3.3 The building will require an ASHP unit to fulfill its energy demand, with additional supplementary electric radiators located within the property.

#### LOCATION

- 3.4 The ASHP will be located at the far end of the garden, 10m away from the building facades themselves as shown in drawing 477 201.
- 3.4 The ASHP will not be visible from the public realm due to the elevated nature of the current garden and its location within the garden.
- 3.4 It will also be screened by a timber louvred enclosure.
- 3.4 It will be located where there is currently an existing modern timber garden room that is to be removed. The ASHP with enclosure will be significantly smaller than this existing structure.

#### SIZE AND SCALE

- 3.5 The ASHP specified is an AroTHERM Plus 12KW unit measuring 1100x450x1565mm. Further details can be found on the included technical information sheet.

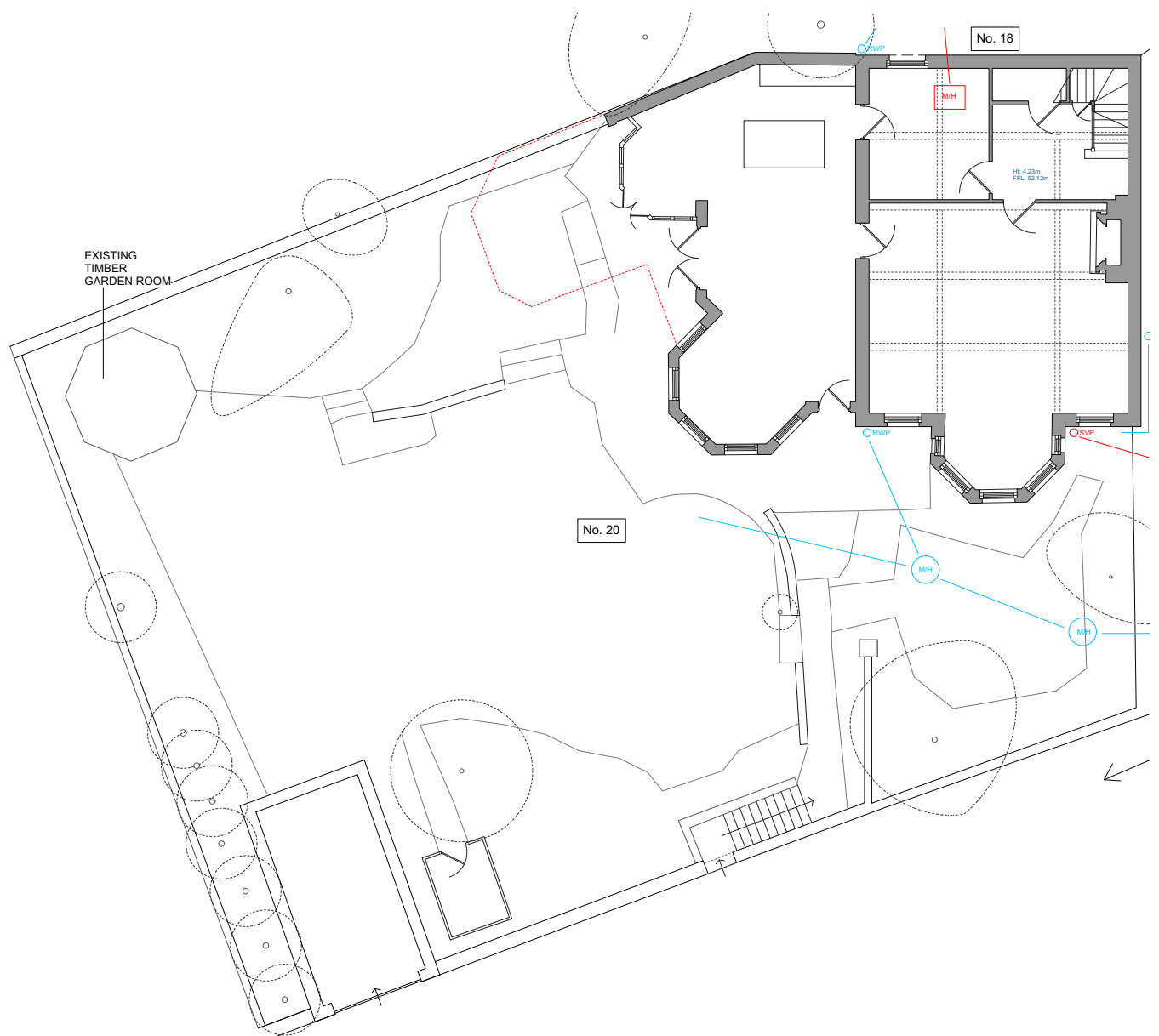
#### APPEARANCE

- 3.6 The ASHP itself will be screened on three sides by a timber louvred enclosure.

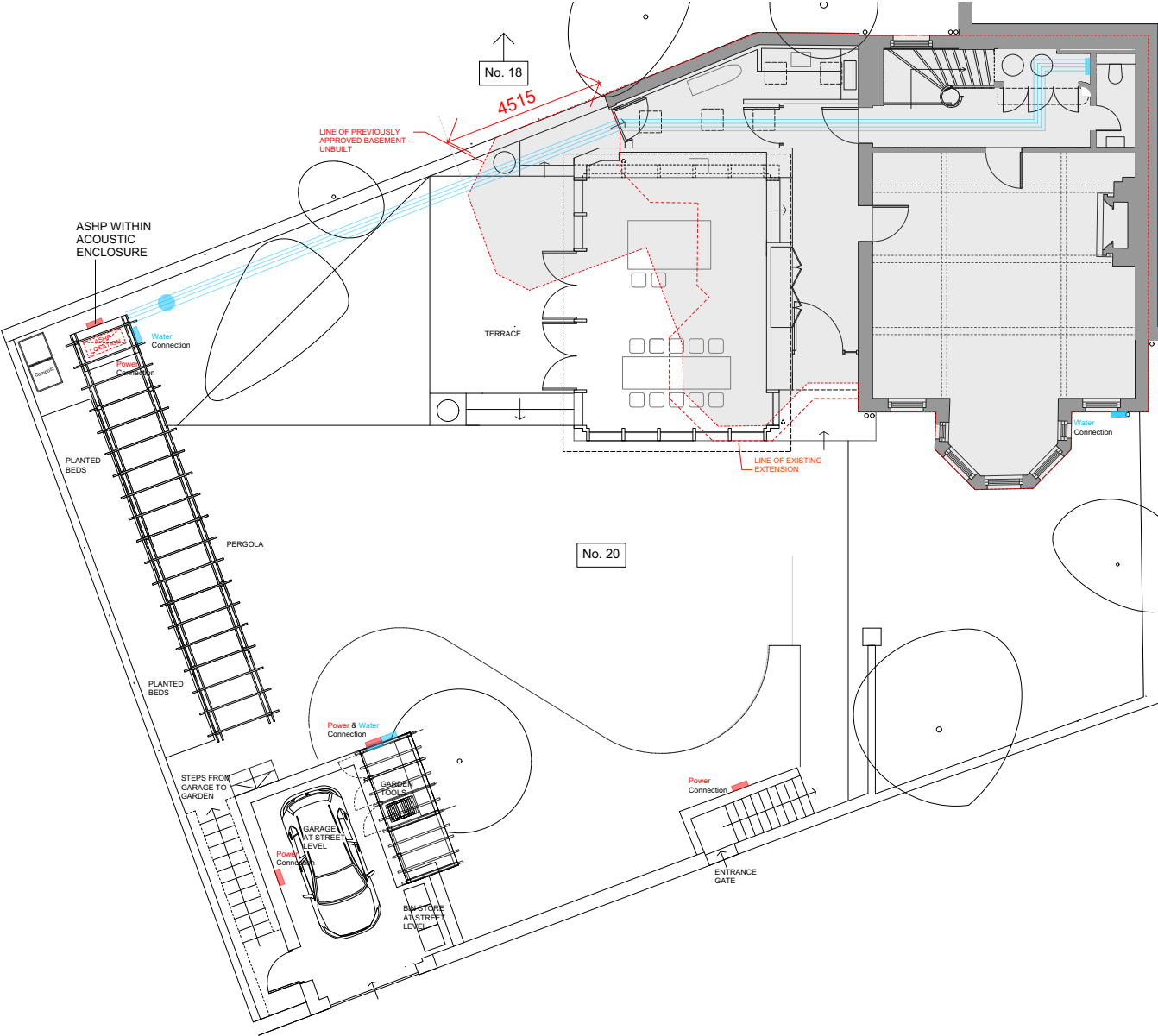
## 4.0 PLANNING DRAWINGS

### EXISTING PLAN

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PROPOSED PLAN

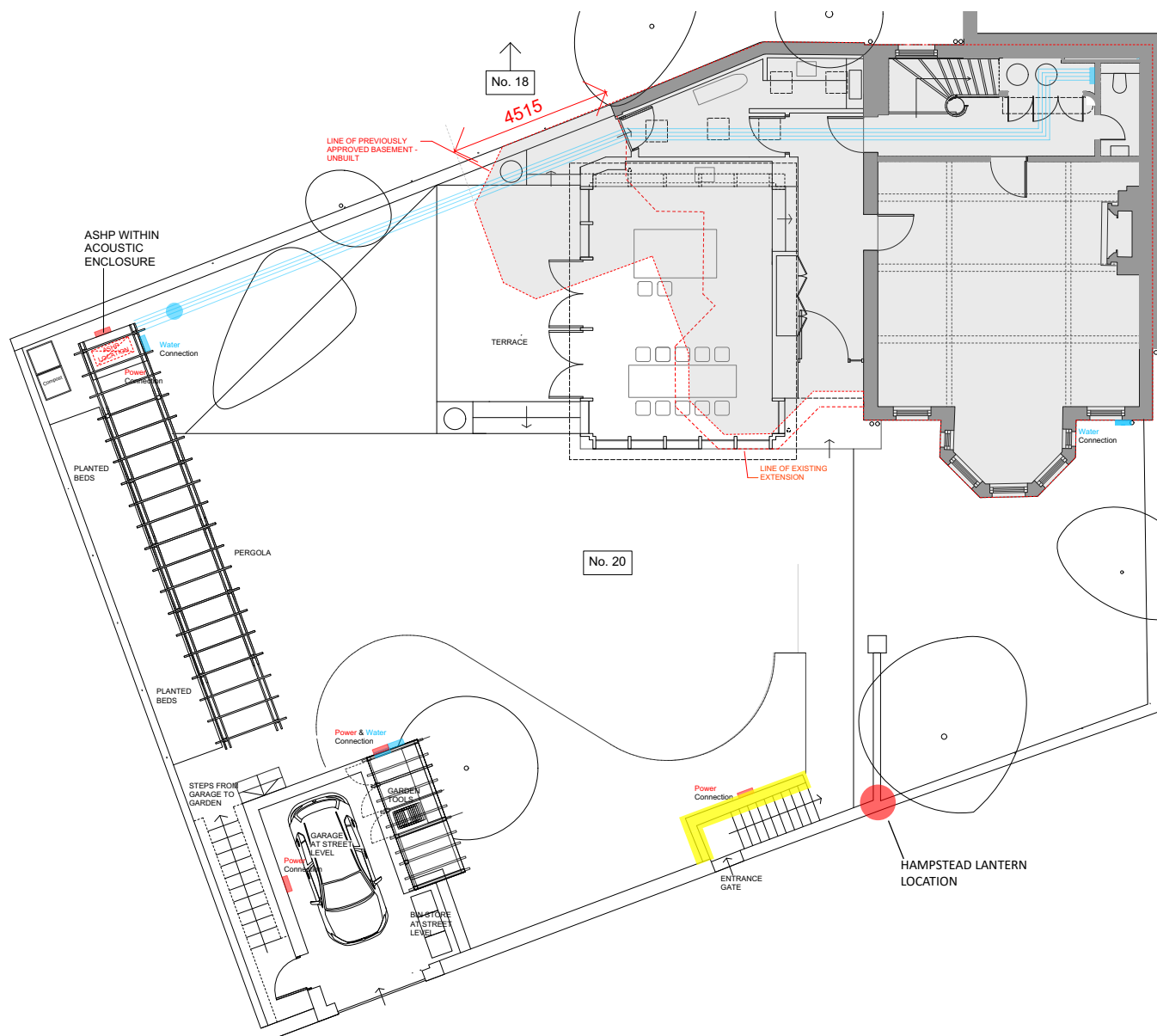




## 4.0 GARDEN WALL

### CAPPING OF GARDEN WALL & LANTERN

- 4.1 As part of this application the highlighted area of garden wall parallel to the entrance gate steps will be repaired.
- 4.2 This will involve removing the white paint overlay to expose the brick underneath, bringing the wall in keeping with the boundary wall.
- 4.3 The brick on edge detail will be removed and a stone capping added, matching the capping detail on the extent of the boundary wall.
- 4.4 The original Hampstead lantern discovered on the boundary wall will be retained and subsequently restored.



## 5.0 CONCLUSION

### CONCLUSION AND SUMMARY

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- 5.1 It is considered that the proposal to utilise an ASHP for the property's energy demands does not have a detrimental impact on the existing building or its surroundings.
- 5.2 The ASHP is not attached to or obstructing any existing historic fabric. It is located 10m away from the building facade at the far end of the garden.
- 5.3 The ASHP will not be visible from the public realm due to the elevated nature of the current garden and its location within the garden. It will also be screened by a timber louvred enclosure.
- 5.4 Servicing the unit will not remove, damage or obscure any of the buildings historic fabric.
- 5.5 With the current climate emergency, measures should be taken whenever the opportunity arises to move away from total reliance on fossil fuel energy generation for domestic properties.
- 5.6 The garden wall repair and capping will bring the newer section of walling in keeping with the existing detail of the boundary wall surrounding the property.