

WER/X/DA/01
March 2024

6A WELL ROAD, NW3 1LH

DESIGN & ACCESS / HERITAGE / PLANNING STATEMENT

1.0 INTRODUCTION

- 1.1 The combined Design & Access / Heritage Statement has been prepared in support of a planning & demolition application in a conservation area for the above-referenced site.
- 1.2 The application is submitted for consent of 'Replacement of windows and doors with matching double-glazed windows and doors; internal reconfiguration; construction of a single-storey wrap-around extension with a rooflight; alterations to the windows of the rear and side elevations; minor alterations to the front light well to allow access and a bike storage in the vault area.
- 1.3 The proposals have been carefully designed to update and improve the residential accommodation provided at the site for the occupants, and to improve the energy efficiency of the dwelling.
- 1.4 This statement describes the proposals and assesses the proposed development in the context of planning policy, relevant best practice guidance, and any other material considerations. It explains how the proposed development is in accordance with and will deliver the objectives of such policies and, therefore, represents appropriate and acceptable development for the area.
- 1.5 This statement should be read in conjunction with the drawings, documents and photographs submitted with the application.



6A WELL ROAD – PHOTO OF THE FRONT



6A WELL ROAD – PHOTO OF THE REAR

2.0 SITE AND SURROUNDING AREA

- 2.1 The apartment is located in the London Borough of Camden within the Hampstead Conservation Area.
- 2.2 The property – 6 Well Road is not listed.
- 2.3 The existing building is arranged as a lower and upper ground floor maisonette, being 6A Well Road, and a further maisonette above being 6B Well Road, comprising over all a 4-storey semi-detached residential building, built c.1880.
- 2.4 The garden of the property extends approx. 12m to the rear and 8m to the south side.

3.0 PLANNING CONTEXT

3.1 The following design and policy guidance has been used to inform the proposals:

- National Planning Policy Framework (2023)
- The London Plan (2021)
- Camden Local Plan (2017)

Supplementary Guidance:

- Hampstead CA Appraisal
- CPG Design (January 2021)
- CPG Home Improvements (January 2021)
- CPG Amenity (January 2021)
- CPG Energy Efficiency and Adaptation (January 2021)

3.2 Relevant Recent Planning History

- 2021/6013/P 7 Well Rd, NW3 1LH, 'Demolition of the first floor extension to the rear bay window and restoration of the bay with new railings; erection of 2 rear and side extensions to the lower ground floor; replacement of existing rooflights, replacement of windows with timber double glazed windows; and various associated alterations. Granted on 21/01/2022
- 2019/5781/P 8 Well Rd, NW3 1HL, 'Erection of single storey rear extension'. Granted on 01/06/2020
- 2015/5867/P 6a Well Rd, NW3 1LH, 'Erection of a rear conservatory at the ground floor level. Granted on 27/10/2015

4.0 PROPOSED DEVELOPMENT

Introduction

- 4.1 The current arrangement of the dwelling does not meet the standards of modern family living, and its connection to the garden is poor. More specifically, the ground floor's current arrangement provides a disproportionately small kitchen at the front of the property and a series of irregular rooms on the side of the property, which mainly serve utilitarian uses. The side elevation of the lower

ground floor has signs of previous alterations, which lack architectural consistency and materials of high quality. The property is currently un-insulated, with single glazed windows/doors.



EXISTING SIDE ELEVATION / EXISTING KITCHEN (LOWER GF) / EXISTING CORRIDOR (LOWER GF) / EXISTING SW ROOM (LOWER GF)

4.2 The proposed development is assessed in detail in this section against the relevant planning policy and guidance, together with any other material considerations.

4.3 The assessment is structured around the key planning policy considerations, and due to the nature of the proposals focuses upon matters of design and associated heritage impact.

Principle of Development

4.4 The proposals are works of minor extension, alteration and improvement to an existing dwelling to improve the living conditions for the occupants, whilst delivering environmental and heritage enhancements.

4.5 Such proposals are in principle a form of sustainable development that finds support at the heart of the NPPF and Local Plan policies.

4.6 The retention and improvement of existing housing stock to meet the current and future housing needs of the Borough also finds support in principle in Policy H3 Protecting existing homes of the Local Plan.

4.7 The proposed development is therefore considered to be acceptable in principle in terms of land use and housing objectives.

Design

4.8 Policy D1 of the Local Plan (Design) states that the Council will seek to secure high-quality development and will require that development (inter alia): respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with policy D2 Heritage; comprises details and materials that are of high quality and complement the local character, and preserves strategic and local views. These considerations have all been taken into account in the formulation of the proposals and are represented in the final proposals submitted for permission that:

- respect local context and character, by following the established pattern of other alterations and extensions found in the Conservation Area and by remaining subservient to the host building through scale, location, and form
- preserves and enhances the Conservation Area, by enhancing the contribution made by the building; and
- employs details and materials of discernibly high quality, appropriate to local character.

4.9 Further detailed guidance on the application of Policy D1 in relation to householder development is provided in the recently adopted Home Improvements CPG (Jan 2021), which provides a directly relevant framework for assessment of the proposals. Each element of the proposals is assessed against the relevant part of the CPG below:

Replacement of glazed windows / doors with double glazing

4.10. The proposals for replacement of glazed windows/doors with double glazing would preserve the character of the host building and the contribution it makes to the Conservation Area, and thus comply with relevant Local Plan and CPG policies.

Single-storey wrap-around extension at lower ground floor level

4.11. A ground floor wrap-around extension of 33 sqm is proposed to the rear of the house to form a new kitchen/dining space and a third bedroom. The extension lines up with the recently consented extension of the adjoining property at 7 Well Road (2021/6013/P), and on the side, it extends on a previously hard-paved area while retaining an average of 3.5m distance from the irregular fence of the adjoining property (26 Christchurch Hill). The extension replaces the existing conservatory and a poor-quality timber structure currently serving as a plant room.

4.12 The new pavilion extension with the glazed corner creates a seamless transition from the kitchen/dining area to the re-landscaped garden. The new roof is pitched, and its highest point is at the same level as the extension of 7 Well Road.

4.13 The proposal includes the replacement of the two irregular windows at the rear elevation at the first-floor level with a single window centred to the existing window above. As shown on the drawings, it also allows for regularising the openings of the side elevation, which have been through various iterations over the years and a pair of French doors, which will provide access to the lightwell.



PROPOSED REAR ELEVATION VISUAL

4.13. Section 2.1 Ground Extensions of the Home Improvements CPG (2021) sets out how in considering extensions to properties, preliminary consideration should be given to:

- The existing rear elevation and any previous extensions to it;
- The rear elevation's visibility and prominence in relation to gardens, streetscene and wider area;
- The pattern of development of neighbouring buildings to include historic extensions and new types of development;
- Other rear extensions present at the neighbouring building which obtained permission.

4.14. The property at the Site has stepped rear and side elevations that have been extended in the past (2015/5867/P) and are highly enclosed visually in relation to gardens, streetscene and the wider area. Neighbouring buildings on Well Road and Christchurch Hill have a varied form, with each building having a varying design to the rear, with various minor and major projections providing a dynamic and heterogeneous overall character. The neighbouring dwellings have also been subject to minor rear extensions and alterations over the years.

4.15 Section 2.1.1 of the Home Improvements CPG (2021) sets out guidance relating to rear extensions, noting that some important rear elevations are identified in Conservation Area Appraisals, and provides the following general principles:

- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden;*

4.16. We consider the proposed location, form, footprint, scale, proportions, dimensions, and materials / details would ensure the extension remains subservient to the host building. It is located upon the secondary, 'inner' rear and lower side elevation, and is purposefully reduced in height to line-up with the recently consented extension at 7 Well Road.

Appearance

4.17. The proposed extension employs a clean and simple appearance that will not visually compete with the existing house. The primary construction material of the proposed extension is brick to match the host building, and metal-clad roof, as noted on the drawings.

4.18 The new windows/doors arrangement of the rear elevation provides a framed outlook from the kitchen and an uninterrupted connection to the garden from the dining area.

4.19. In summary, the proposed extension is considered to accord with Policy D1 and the further guidance in CPG, and will result in a high quality extension appropriate to the host building and context. Upon design matters, as set out above the proposals have been designed to a high standard to respect the host building and respond to the existing and established character of the immediate area, and are considered to comply with the objectives of Policy D1 of the Local Plan, together with the detailed guidance contained in the recently adopted *Home Improvements* CPG.

5.0 HERITAGE

5.01. Policy D2 of the Local Plan (Heritage) states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

5.02. Concerning development in conservation areas, policy D2 sets out that to maintain the character of these areas, the Council will take account of conservation area statements, appraisals, and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

5.03. The proposed development has been formulated to ensure that the extensions and alterations proposed respond positively to the contribution that the building makes to the Conservation Area.

5.04. There is no substantial demolition proposed, and no removal of trees (see also section 6.03) or significant loss of garden space that would impact upon the Conservation Area adversely.

5.05. Accordingly, we consider that the proposals would not cause harm to the Conservation Area, and thereby meet the statutory, NPPF Section 16 requirements, and those of the Local Plan in relation to heritage.

5.06. Policy A1 of the Local Plan (Managing the impact of development) sets out that the Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors to be considered include (inter alia): visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; and impacts of the construction phase. Further detailed guidance is provided in the *Amenity CPG* and also in the *Home Improvements CPG*.

5.07. In terms of the proposed rear and side extension and remodelling, these elements, due to their location and scale, will have no impact upon the amenity of neighbouring occupiers.

6.0 GARDEN & LANDSCAPING

6.01. The proposals include only very small new permeable surface terrace around the wrap around extension, allowing for permeable soft landscaping the 90% of the rear/side garden to provide sustained biodiversity. The existing rear garden is 253 sqm and is proposed that 87% of it is to be retained. The front garden will remain as existing.

6.02. This terrace area has been the subject of careful consideration in conjunction with the arboricultural consultant, and have been formulated to ensure that the existing trees on site are not impacted.

6.03. An Arboricultural Report is submitted with the application to ensure that the proposals are acceptable.

6.04. The proposals will therefore as set out above have no adverse impact on the landscape qualities of the site or the trees found upon / adjacent to it, meeting the relevant requirements of the London Plan Policy G7 (Trees and woodlands) and Local Plan Policy A3 (Biodiversity), and the further guidance set out in the *Trees CPG*.

7.0 SUSTAINABILITY

7.01. Policy CC1 (Climate Change Mitigation) of the Local Plan part (d) sets out how the Council will support and encourage sensitive energy efficiency improvements to existing buildings. Further detailed guidance for a project of the householder scale is provided in the *Home Improvements* CPG.

7.02. The proposals include a range of measures aimed at achieving energy Efficiency. As can be seen below, the majority of the measures outlined in Home Improvements CPG are to be included in the development, all for valid and practical reasons with many related to the Conservation Area designation of the site. The measures set out below represent a significant and positive commitment to reducing carbon emissions and should be supported as they will directly deliver the objectives of Local Plan policy CC1

- Pipes / boiler tank insulation. Not yet specified, but heating system and plant to be replaced with efficient modern equipment as part of refurbishment.
- Draught proofing Existing windows to be renewed and doors to be refurbished / replaced.
- LED Lighting. New lighting in areas of change will be installed to current Building Regulations standards.
- Cavity Wall and Roof insulation. Extension will be built to current standards.
- Floor insulation. Insulated boards of Underfloor heating to be installed throughout the ground floor.
- Upgrading windows / new windows (single to double glazing). Existing windows are to be replaced with double glazed
- External wall insulation. In part of the retained lower ground floor side wall.
- Good standards of Ventilation to be established throughout

8.0 ACCESS

8.01 There will be no change to the access to the property's main entrance. The proposals include reforming the existing external steps that link the front with the rear garden to provide a more comfortable and safe connection. It also includes a stair to allow access to the currently unusable existing light well and proposed bike storage in the vault area.

9.0 CONCLUSION

9.01 The proposals will significantly enhance the living conditions available within the dwelling, making a high quality family home for the owners and contributing to the improvement of the housing stock of the Borough for future occupiers in years to come.

9.02 As set out in this document and the accompanying submission documents, the proposals have all been carefully considered and formulated to respond positively to the character of immediate townscape and the Conservation Area, whilst having no unacceptable impact on the amenity of neighbouring occupiers.

9.03 A number of measures are included in the proposals to improve significantly the thermal efficiency of the dwelling.

9.04 As set out through this statement, the proposals are considered to comply with the Development Plan policies, together with those contained in the NPPF and the detailed guidance set out in Camden's various CPG's, and therefore we consider planning permission should be granted to allow the development to proceed.

End.