

7 Well Road Hampstead

Design, Access and Heritage Statement

7 Well Road
Hampstead
London NW3 1LH

November 2024
Revision A

d u s t a r c h i t e c t u r e
L O N D O N

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1.0 Introduction

1.1

7 Well Road is a red brick semi-detached Victorian house. The site is located in the London Borough of Camden within the Hampstead Conservation Area. It is not Listed or Locally Listed.

1.2

The application is seeking Householder Planning Permission for refurbishments to the existing front boundary wall, including the installation of new black metal railings and a gate.

1.3

The following sections aim to present the proposed alterations in relation to the relevant planning policy framework and local context. This document should be read in conjunction with the application drawings provided.



2.0 Site Assessment and Surroundings

2.1

The property is a red brick semi-detached Victorian house within the Christ Church/Well Road area of Hampstead. Well Road is a residential street that lies just to the east of Hampstead Heath.

2.2

The established street scene includes traditional railings and gates to front boundary walls. There are traditional black painted metal railings, matching those proposed, to other properties on Well Road including numbers 8, 10 and 11.

2.3

The current front boundary wall of 7 Well Road is formed of low brick walls and piers with stone cappings. The existing boundary requires maintenance and refurbishment.

Neighbouring Boundary Walls/Streetscene: There are traditional black painted metal railings, matching those proposed, to other properties on Well Road including numbers 8, 10 and 11



7 Well Road: Existing front boundary wall which requires maintenance and refurbishment



3.0 Design/Appearance

3.1

The proposal is to refurbish the existing boundary wall through rebuilding the wall and piers in brickwork to match the original/existing, together with the installation of new black metal railings and a gate, to match neighbouring properties.

3.2

The detailing of the metal railings and gate are to match 8 Well Road, improving the consistency and harmony of the street scene. All metalwork is to be finished in black paint. The gate is to provide additional security in the form of remote electronic locks. A letterbox is to be added to the railings adjacent to the main gate, matching 8 Well Road.

3.3

Planting is proposed to be incorporated along the railings improving biodiversity and further improving the character and attractiveness of the streetscene, as per recommendations in the Camden Home Improvements SPD (2021). The planting will be clipped *Taxus Baccata* hedging to a height of 1.5-1.8m.



The proposed Front Boundary to 7 Well Road enhances biodiversity and streetscape, as per Camden Home Improvements SPD (2021)- drawing NTS- please refer to appended drawings

4.0 Access

4.1

The proposal does not change the existing pedestrian access point to the property.

5.0 Consultation

5.1

Consultation with the neighbouring properties will be undertaken and it is anticipated that further consultation will be undertaken as the project progresses.

6.0 Summary

6.1

The proposed alterations have been carefully developed in response to the scale, materiality and appearance of the existing context - as well as detailed consideration of current design and policy guidance - to enhance and preserve the existing building, and character of the wider conservation area.

6.2

We hope you find the proposals acceptable, if you have any questions please do not hesitate to contact us.