

# studio pike

architecture & interior design



## Design and access statement

Flat A, 6 Well Road  
London  
NW3 1LH

7<sup>th</sup> April 2025

Prepared by: Rebecca Rajah Pike, Director of Studio Pike Ltd. Architecture

## The site and area

The application site – flat A - comprises the upper and lower ground floors of a Victorian semi-detached dwelling. A further maisonette is located above – flat B (not part of this application). A garden wraps around the application site, on three sides.

Well Road runs westwards from Hampstead Heath and is characterised by a series of four storey semi-detached Victorian villas on the southern side, along with a more contemporary low rise terrace closer to the Heath. On the northern side of the road, larger detached dwellings are located behind brick garden walls. The application site is located at the western end of the road, close to the junction with Christchurch Hill.



The property is located in the Hampstead Conservation Area and is not listed. It is formed in red london stock brickwork with a pitched hipped slate roof and was built around 1880.

## Planning context

The following relevant applications have been submitted to date at no.6A:

- 2015/5867/P: Full Planning Application granted permission for 'Erection of a rear conservatory at the ground floor level'. This has been implemented and it is proposed to now remove the conservatory as it is no longer fit for purpose.
- 2024/1248/P: Full Planning Application refused for 'Erection of single storey wrap around extension with installation of a roof light to main front slope. Alterations to fenestration at first floor rear and side elevations; minor alterations to the front light well to allow access and a bike storage in the vault area'.
- 2024/5737/PRE: Planning pre-application for 'Erection of a side and rear extension at the lower ground floor level, replacement of the garden room, and associated external alterations'.

All comments raised in the officer's report for the refusal and the feedback from the planning pre-application have been addressed for the design of the revised scheme shown in this application.

The following other applications have been submitted on the street for similar schemes:

- 2021/6013/P: 7 Well Rd: Planning permission granted for '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'.
- 2019/5781/P 8 Well Rd: Planning permission granted for 'Erection of single storey rear extension'.

## The proposal

The existing maisonette requires refurbishment to meet the standards of modern living. The connection to the garden is poor – via the conservatory which is not fit for purpose – and the existing kitchen is small and located to the front of the property. The property is also lacking insulation with single glazed windows which require replacement to improve thermal performance. A full programme of upgrades to the internal and external appearance of the flat are proposed.

Proposals for a new garden room have been removed from this application and replacement may be addressed at later date.

As per the officer's report for the pre- application dated 13<sup>th</sup> February 2025, the principle of separate side and rear extensions is supported. The revised scheme takes into account the feedback received and the design has been updated to respond to all pre-application advice as follows:

ISSUE	PLANNING OFFICER COMMENTS	RESPONSE
Design/ heritage (Rear extension):	The previous proposals involved a wraparound extension that visually cut the upper floors from the garden level. A proposal that splits the mass into two elements works better. The proposed extension would be similar in appearance and form to the approval at 7 Well Road. The proposed lightweight appearance with a thin roof structure is appropriate to the garden setting, and due to the topography, surrounding trees and orientation of neighbouring buildings will not be particularly visible from the surrounding area. However, more work is needed on the design so that it better references the vertical proportions of the rear elevation, which features a rear wing and vertical bay. The proposed rear extension would not add significant bulk or massing and would be subordinate to the host property while retaining a reasonably sized garden.	<p>The revised proposal for the rear elevation retains the thin roof structure to enable a lightweight appearance.</p> <p>The fenestration and massing has been updated to make clear reference to the proportions and solid/void of the existing building above. The extension directly under the projecting rear wing has been subtly extended into the garden by 60cm, following the verticality of the building above.</p> <p>The fenestration within the new kitchen and dining areas is of vertical orientation and, in the case of the kitchen, follows the rhythm generated by the cranks of the vertical bay window above.</p> <p>The extension remains subordinate to the host property.</p>

		See diagrams on p.6 below.
Design/ heritage (Side extension)	<p>The proposed new side extension, due to its height below pavement level, would respect the established street scene and would not infill the townscape gap, visible from the public realm, which is generally consistent along this side of Well Road. The proposed green roof would help mitigate any visual impact from Well Road, where it would be seen in the context of the rear garden. Due to its setback from the eaves and its location, it would be a subordinate addition, however it should be set further back from the rear elevation, to better expose the original building form.</p> <p>The use of timber for this part could work well, as tonally it could be similar to the red brickwork.</p>	<p>The proposed side extension has been set back further from the rear elevation – by 450mm – to better expose the original building form.</p> <p>The new sedum roof of the side extension is set down lower than the new roof of the rear extension to minimise the visual impact from the street. It is proposed to be no higher than the existing garden gate system (see front elevation drawing).</p> <p>The materials are proposed to be a combination of complimentary brick and slender framed metal glazing, to provide a contemporary aesthetic.</p> <p>See diagrams on p.6 below.</p>
Amenity impact	<p>The extension and garden room would cause no harmful amenity impact through issues like loss of light or excessive overlooking as there are sufficient distance between properties, and there is an existing rear extension on the neighbour at no. 7 Well Road and no new openings proposed.</p>	<p>The new rear extension has been designed to align with the height and depth of the recently built extension to the rear of no.7, to ensure the impact on the neighbouring property is minimised.</p>
Other comments	<p>There is no issue with the principle of installing the terrace to the first-floor level. However, it is suggested not to be dark metal railing.</p>	<p>A roof terrace accessed via new timber framed doors - designed in a similar style to the existing windows – is proposed with a glass balustrade.</p>



EXTENSION  
PROJECTS FORWARD  
BY 60CM - MAKING  
REFERENCE TO  
EXISTING  
OUTRIGGER ABOVE

SUBDIVISIONS OF  
SLIDING WINDOWS  
CENTRED ON BAY  
CRANKS ABOVE



SIDE EXTENSION BUILT NO HIGHER  
THAN EXISTING GARDEN GATE



SIDE EXTENSION BUILT NO  
HIGHER THAN EXISTING  
GARDEN GATE

## Access

Access to the property remains unchanged from existing.