
1A WELL ROAD NW3 1LJ
DESIGN & ACCESS STATEMENT
06.11.2013



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1 Introduction

1.1 Summary

Submission of Full Planning Application for a basement extension at 1A Well Road, London Nw3 1LJ.

The aim of the works are to ;

- 1) Extend the current basement provision.



1A Well Road

2 Well Road

2.1 Site Location

1A Well Road is located in the London Borough of Camden forming part of a mixed use terrace. The terrace is of an early 19th century, with houses in red stock brick. The side buildings of the terrace consist of three storeys, No 1A and 2A, located in the centre of the terrace consist of four storeys. The top floor in all houses consists of an attic with dormer windows and tiled roofs. The adjacent property is a public house, the rest of the buildings are residential. The rear of No. 2A has a one storey rear infill extension.

Well Road is a predominantly residential road and is positioned within the Hampstead Conservation Area.

The property is well served by most amenities including the Underground, bus routes, parks and neighbourhood shopping. All of these amenities are within convenient walking distance.

2.2 Description

The existing property is a terraced house over three storeys with an additional attic floor comprising of two dwellings; one maisonette occupying the ground and lower ground floors and a second occupying the first, second and third floors.

The property is constructed from solid brickwork main walls, with single glazed Georgian style painted timber sash windows and timber front door.

The floors are constructed from timber boards and joists and the existing partition walls are timber stud walls with an original timber staircase.

There is small rear courtyard. The front of the house sits on to the street. There is no off- street parking or garage.



Site within red circle
1A Well Road

3 Appearance & Design Quality

3.1 Proposal

The proposal seeks to expand the current basement provision, currently below the front living room allowing for a bedroom and bathroom.

The proposal is required to enlarge the basement to provide a larger bedroom with en-suite bathroom, a guest WC, utilities, a gym and storage for the house.

3.2 Layout

The total area of the existing house is 180.1 m². The Lower Ground Floor area is 21.6m². Our proposal increases the Lower Ground Floor area by 30.9m² (which is the size of the proposed basement extension). The total area of the lower ground floor will therefore be 52.5m².

The lower ground floor will accommodate a bedroom and en-suite bathroom with utilities and a gym area.

3.3 Scale

The proposed basement extension extends the current basement provision currently on site to allow for a larger bedroom with en-suite bathroom a guest WC, utilities room and a gym/ancillary room.

3.4 Site Photos



Well Road Elevation

3.4 Site Photos



Rear Elevation First and Second Floor

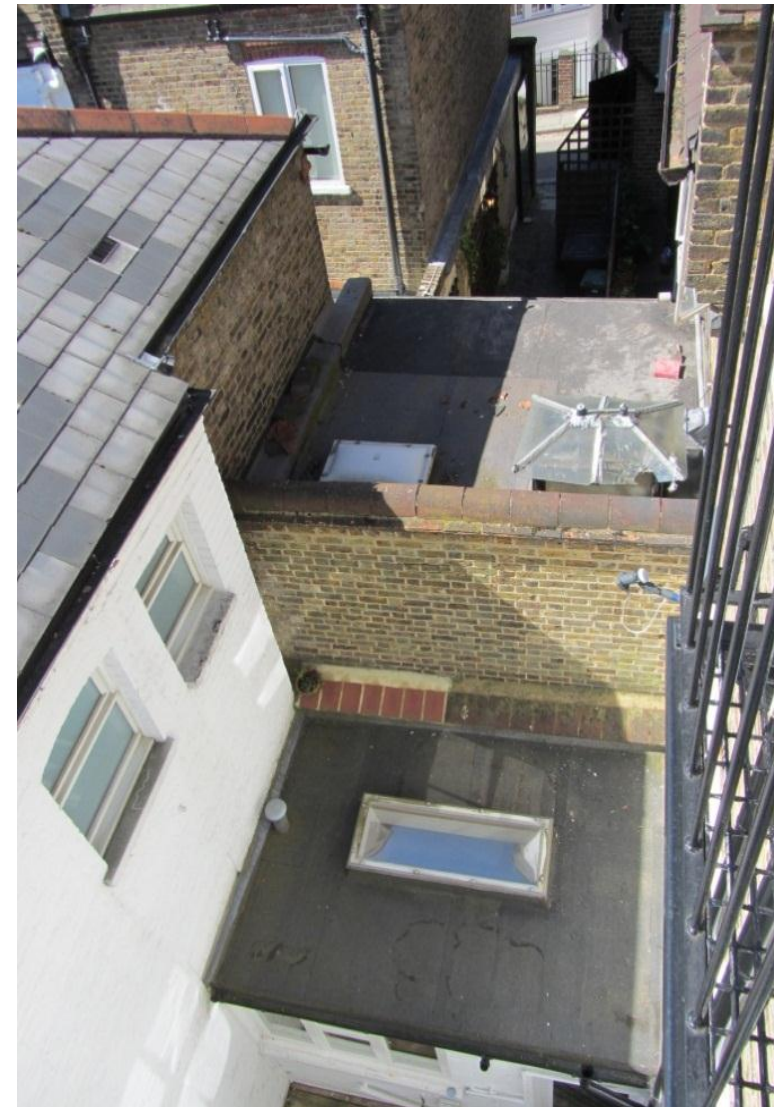


Rear Elevation Ground Floor

3.4 Site Photos



Top view of extensions to 2A Well Road



Top view of extensions to Public House