



14 WELL ROAD, LONDON NW3 1LH

JUNE 2013

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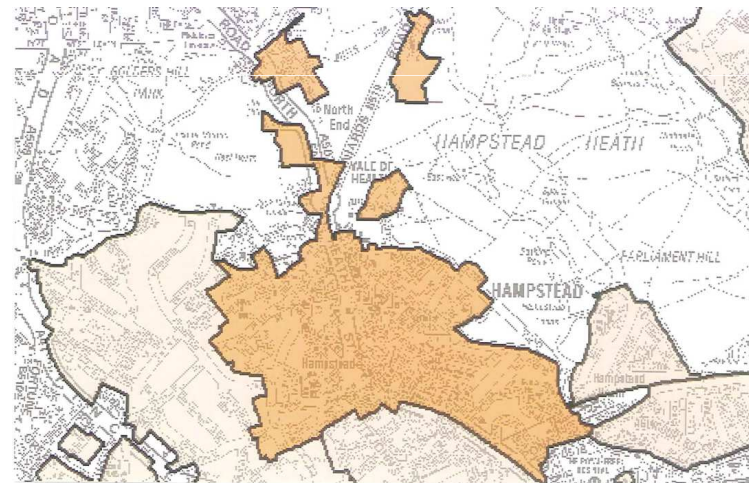
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1.0 Introduction

This application is for the demolition and rebuilding of the house at 14 Well Road. Because of context and site constraints, the new house will have a similar massing to the existing.

This property received planning permission reference: 2011/1688/P for a proposal to renovate and extend the existing house.

Now we are seeking approval for a new scheme to rebuild the house, largely following the approved design, but with some plan changes, and changes to the front and rear facades.



The property lies within the Hampstead Conservation Area

1.1 Heritage Statement

14 Well Road is a modern house which lies within the Hampstead Conservation Area, within the London Borough of Camden. It is in the Camden Ward of Hampstead Town.

It was built in 1985 and forms a small group of modern houses in Well Road near Hampstead Heath, which include Nos. 15 and 21 Well Road. Although the three houses have individual styles, they all are in a modern vernacular.

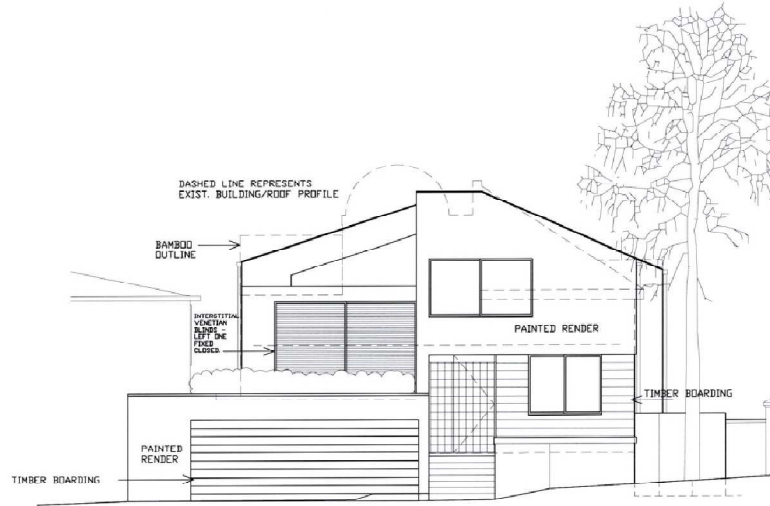
The house is a 3-storey semi-detached house. It is constructed from orange brick with a hipped cement tile roof. The front of the house is dominated by a car garage and an octagonal stair tower with a glass domed top. The house has painted timber windows.

Access to the rear of the house is through a side passage, with a small private garden at the rear, which is typical of the area.

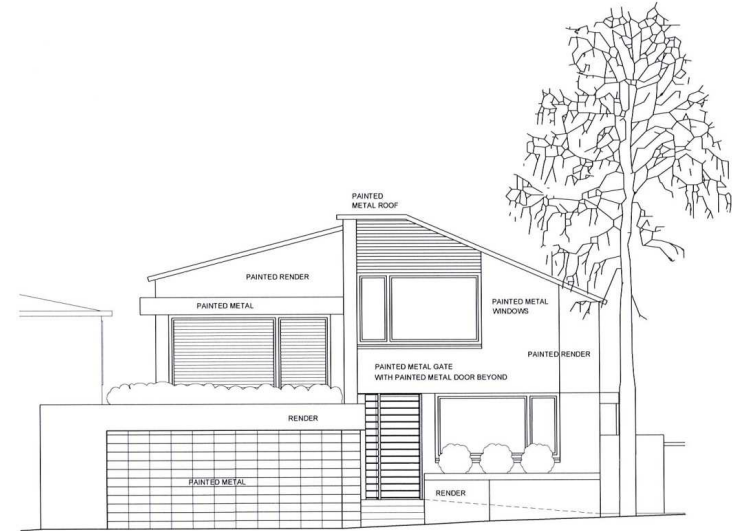
Hampstead is an area in London with a long history of modern and unusual buildings, woven into the older building fabric, and this building adds to the historical character of the Conservation Area in that it contrasts with the older buildings, and forms part of the varied pattern of old and new in the borough. For this reason, we view the modern appearance of the house to be its most significant heritage attribute. By updating this modern appearance, we feel that its significance is maintained and given new life within its local modern grouping, the larger Conservation Area, and the Borough of Camden.

2.0 Planning History

Planning approval was sought and granted for alterations and extensions to 14 Well Road in September 2011 (2011/1688/P), following pre-application advice from a site meeting in January 2011 (2010/6519/NEW). Further design changes have led us to propose a new-build house, rather than alterations and extensions to the existing house. Additional written pre-application advice was sought in June 2012 (CA/2012/ENQ/04431) regarding the extension to the flank wall, which forms part of this proposal.



FRONT VIEW OF APPROVED PROPOSAL



FRONT VIEW OF PROPOSED NEW HOUSE

The front elevation has been further developed with stronger roof shapes, and simplified materials. Wooden boarding on the ground floor has been replaced with render to match the upper floor, and wooden boarding on the garage door has been replaced with a painted metal garage door.

The side and rear building changes have been made to improve the internal spaces. The complicated rear shapes have been ordered to give a more harmonious appearance. Angles on the rear façade have been maintained to mitigate the sense of looming over the garden of the property to the rear.



SIDE AND REAR VIEW OF APPROVED PROPOSAL



SIDE AND REAR VIEW OF PROPOSED NEW HOUSE

CHANGES TO THE DESIGN DURING THE PLANNING PROCESS OF THE APPROVED DESIGN

The original design, which was granted planning approval reference **2001/1688/P**, was changed during the planning process to address concerns raised by Camden Council and in connection with the consultation of neighbours.

The gym was reduced in size. The side of the gym was brought in line with the flank of the existing house, and away from No.15 Well Road. The front of the gym was pushed away from the street by 0.3M to reduce its impact on the streetscape. This reduced gym size has been maintained in our new proposal.

Interstitial venetian blinds were introduced to obscure views into the gym from the street in order to further reduce its impact from Well Road. These blinds are present in our current proposal.

On the rear raised ground floor terrace, the timber screen was moved away from the rear garden of No.15. This reduced the size of the accessible terrace, and limits its affect on the amenity of the rear garden of No.15. This screen in our new proposal is pulled away from the property boundary with No.15 by 2.175 metres.

At the proposed lower ground floor addition at the rear of the property, the design was changed to eliminate the need for raising the boundary wall. Instead, an independent wall was proposed in the rear garden of No.14 for the extension.

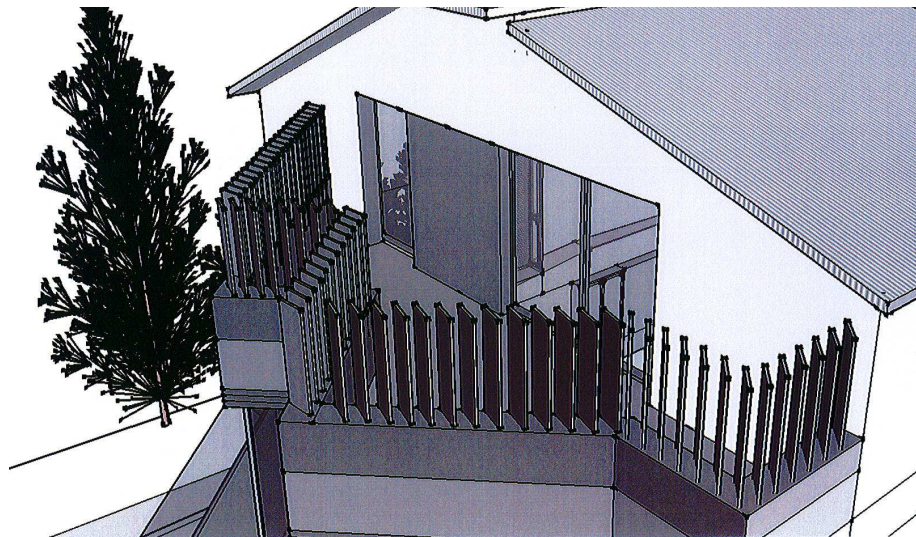
ADDITIONAL DESIGN CHANGES REQUIRED TO SATISFY A RESTRICTIVE COVENANT ON THE PROPERTY

After planning was obtained, additional changes to the design were driven by a Restrictive Covenant on the property held by the property at the rear.

The angled rear elevation was required to minimize its impact on the property at the rear.

A metal balustrade was introduced in order to restrict views from the first floor windows and terrace so that privacy can be maintained. Views are directed towards the garden areas of adjacent houses and obscured from the rear of the house behind.

The roof was lowered.



METAL BALUSTRADE TO DIRECT VIEWS FROM THE PROPOSED FIRST FLOOR AWAY FROM THE PROPERTIES AT THE REAR AND SIDES

3.0 Appearance

Currently the property, built in 1985, is orange brick with a cement tile roof and white painted timber windows. An octagonal stair tower dominates the front elevation. The proposed new house maintains the basic massing and overall modern appearance, but updates and renews it with more glass, simplified shapes and painted render panels.



EXISTING FRONT VIEW

The front of the house will be updated and simplified.

By eliminating the stair tower and raising the eaves of the front façade, a simple shape presents itself to the street, where before complicated shapes intersected at odd angles. A simple glass fronted gym over the rebuilt garage presents another uncomplicated volume.

White painted render, glass and metal painted windows and roof replace orange brick and orange stained timber, modernizing its appearance.



PROPOSED FRONT ELEVATION



EXISTING REAR VIEWS

At the rear, the new house replaces the unattractive two storey metal clad 'drum' and adjacent angled wall containing windows with a 2 storey angled wall. This change updates the modern appearance of the house.

A screen of balustrade blades 1 metre tall atop a 0.8 metre wall at the edge of the first floor terrace is proposed to block views from the first floor rooms and terrace.

The proposed extension at lower ground floor is kept small and low to minimise its impact.



PROPOSED REAR ELEVATION

4.0 Layout, Use and Scale

We propose some changes to the layout of the property in order to make it a more pleasant family home. In the new house, the master bedroom has been moved from the basement to the first floor, and a lower ground floor bedroom has been extended to form a guest suite. At ground floor level the roof of the extended guest suite creates a much needed terrace as there currently is no external space accessible from the sitting room.

A new gym over the garage creates a space for healthy living.

The use of the property remains that of a single family dwelling. The scale of the design is in keeping with the site and the neighbourhood.

5.0 Lifetime Homes Statement

The following is a Lifetime Homes Assessment for the property in a question and answer format:

1. If there is car parking adjacent to the home, is it capable of enlargement to attain 3300mm width?

The proposed car garage is 4.4M wide, giving plenty of room to get into and out of a car. Please see the Lifetime Homes Diagram at the end of this section.

2. Is the distance from the car parking space to the home kept to a minimum and is it level or gently sloping?

The car parking space in the garage is directly adjacent to the house. There are steps into the house from an internal door in the garage, however from the footpath, a ramp will provide wheelchair access from the car to the ground floor of the house.

3. Are the approaches to all entrances level or gently sloping?

The front entrance to the house is approached by a gently sloping ramp with a 1:12 slope, over a level threshold. From the main living/dining area and kitchen on the ground floor, there is a level threshold to the sitting room terrace. There are two lower ground floor bedrooms, each with a single threshold step to the rear garden. These bedrooms can be accessed along a garden path to the right of the house, but require steps down from the passage to the garden.

4. Are all entrances illuminated and do they have level access over the threshold and a covered main entrance?

All the entrances are illuminated, and the garage entrance and the main front door entrance are covered. At the front door there is a level threshold into the property.

5. a) Do communal stairs provide easy access?

b) Where homes are reached by a lift, is it fully wheelchair accessible?

As this is a single family home, there are no communal stairs. There is no lift in the proposed design.

6. Does the width of internal doorways and hallways conform to Part M of the Building Regulations except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm? Is there 300mm to the side of the leading edge of the doors on the entrance level?

The width of entrance storey internal doorways and hallways conform to Part M of the Building Regulations. There is more than 300mm to the sides of the leading edges of the entrance level doors.

7. Is there space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere?

There is space for turning a wheelchair in the dining area and living room, and adequate circulation space for wheelchair use in most other areas of the proposal. Please see the Lifetime Homes Diagram at the end of this section.

8. Is the living room at entrance level?

The living room is at entrance level and is fully wheelchair accessible.

9. In houses of two or more storeys, is there space on the entrance level that could be used as a convenient bedspace?

A bedspace could be created on the ground floor with the addition of a new partition wall.

10. Is there:

1. a wheelchair accessible entrance level WC, with

2. drainage provision enabling a shower to be fitted in the future?

There is a wheelchair accessible entrance level WC, and the drainage would allow a shower to be fitted in future.

11. Are walls in bathrooms and toilets capable of taking adaptations such as handrails?

The bathrooms and toilet walls are capable of taking handrails. Some would lend themselves to this better than others. Please see the plans.

12. Does the design incorporate:

1. provision for a future stair lift?

2. a suitably identified space for a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom?

A stair lift could easily be fitted in future. The stair and landings are 1M wide, and all the landings are clear of obstructions.

A through the floor lift could be fitted with some re-planning and moving of partition walls.

13. Does the design provide for a reasonable route for a potential hoist from a main bedroom to the bathroom?

Yes, the design would accommodate a hoist from a main lower ground bedroom into its ensuite bathroom, as well as from the first floor bedroom into its ensuite.

14. Is the bathroom designed to incorporate ease of access to the bath, WC and wash basin?

Yes, the aforementioned bathrooms are both generous in size and offer easy access to the bath, a shower, the WC and wash basin.

15. Does the living room window glazing begin at 800mm or lower and are windows easy to open/operate?

The living room windows are tilt and turn windows, with their sills at floor level. They are easy to open and operate.

16. Are switches, sockets, ventilation and service controls at a height usable by all (i.e. between 450 and 1200mm from the floor)?

The sockets will be positioned so that Hoover sockets are 450mm from the floor. 5amp sockets will be positioned just above skirting level as lamps remain plugged in for long periods of time. Switches will be positioned 1M from the floor. Ventilation and service controls will be centred 1300 from the floor when they have screens that require reading to adjust controls.

5.1 Wheelchair Housing Standards

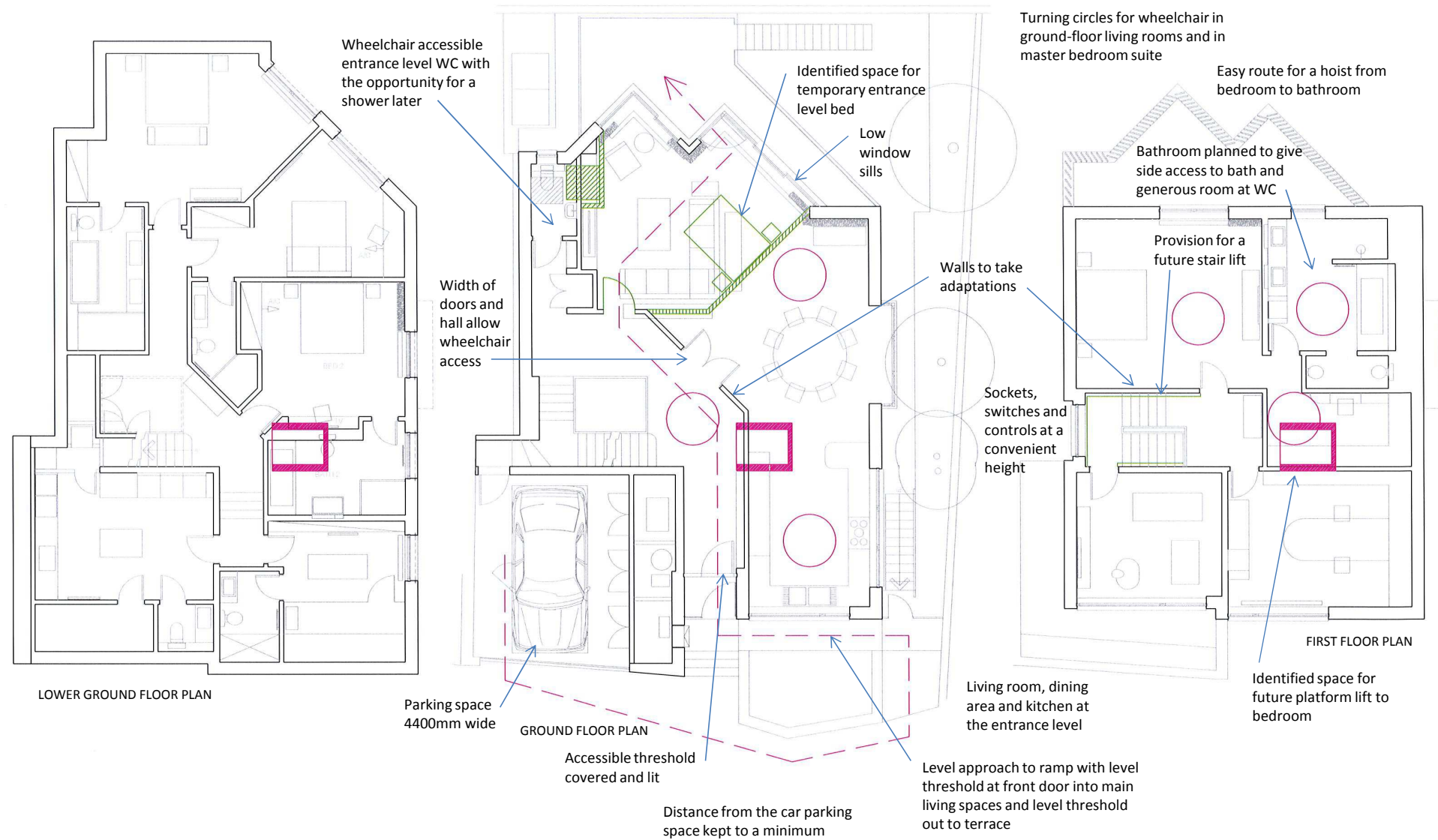
Wheelchair Housing Standards have been considered in the design of this house. There is a wheelchair ramp with a 1:12 gradient into the ground floor of the house. There is also a level threshold at the front door.

There are generous wheelchair turning areas in the kitchen, sitting and dining areas, as well as in the hall, three of the bedrooms and throughout the master bathroom suite.

There is a level threshold at the sitting room terrace. The master bedroom terrace could easily be fitted with a small ramp for access to the first floor terrace. As previously noted, a hoist and handrails could be fitted in future. Please see the Lifetime Homes Diagram at the end of this section.

5.2 Lifetime Homes Diagram

Lifetime Homes Requirements along with Wheelchair Housing Standards here noted on plans.



6.0 Floorspace Schedule

	EXISTING	PROPOSED
Total Gross Site Area	257 SQ. M	257 SQ. M
Gross Garden and Terrace Area	162 SQ. M	91 SQ. M
Gross Internal Area Lower Ground Floor	122 SQ. M	160 SQ. M
Gross Internal Area Ground Floor	125 SQ. M	140 SQ. M
Gross Internal Area First Floor	31 SQ. M	102 SQ. M
Total Gross Internal Area	278 SQ. M	402 SQ. M

7.0 The Design

The property is a modern detached house with small front, side and rear gardens. It is in need of updating both in appearance and in layout to suit the requirements of the owner.

The design evolved by interpreting the owner's requirements and working with the site constraints. Initially, alterations and extensions were planned for the property. This idea was dropped as the changes are extensive enough that a new-build house on the site makes sense. The development needs to be restrained and not add too much bulk to the site so that it maintains an appropriate street presence, and does not adversely affect the neighbouring properties. Enclosing a portion of the garden at lower ground level seems appropriate as this will have negligible impact on neighbours. By turning the roof of this new development into a terrace, access will be provided to an outdoor space off the main reception room where it can be used more easily than in the present house, where the garden is accessed through a bedroom.

The new first floor bedroom had to be designed with No.15 Well Road in mind so that it did not unduly limit the amenity of daylight to that property. In order to achieve this, the eaves at the flank wall were kept low – lower than the existing thick bamboo barrier - and the rear wall of this new room was kept well back from the edge of the existing terrace.

The new staircase was originally designed in line with the existing left flank wall of the building, but in design development was pulled away from No. 15 in order to avoid limiting light to the flank window of that property. Its roof is also kept low to minimise its impact. The flank window of no.15, it has been noted, is in a room that has a second window on the front facade of No.15 as well as a roof light.

The gym has been designed as a glass and white render box above the garage, pulled back from the front building line of the house, and with its flank wall in line with the flank wall of the house.

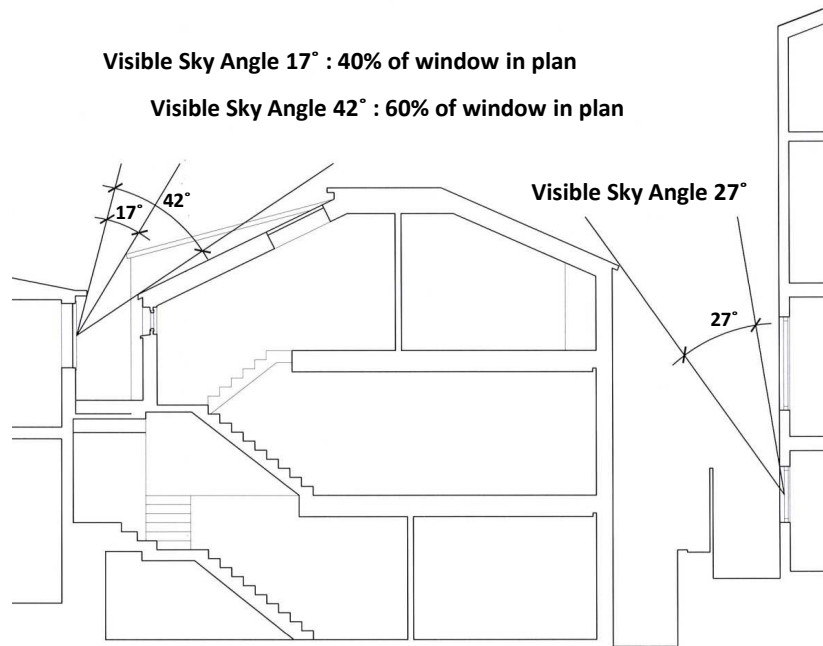
The newly built garage allows for a generous parking space with direct access to the house, and ample space for easily accessible plant.

7.1 Daylight/Sunlight Assessment

We have undertaken a daylight and sunlight assessment that relates to the two properties adjacent to No.14 Well Road.

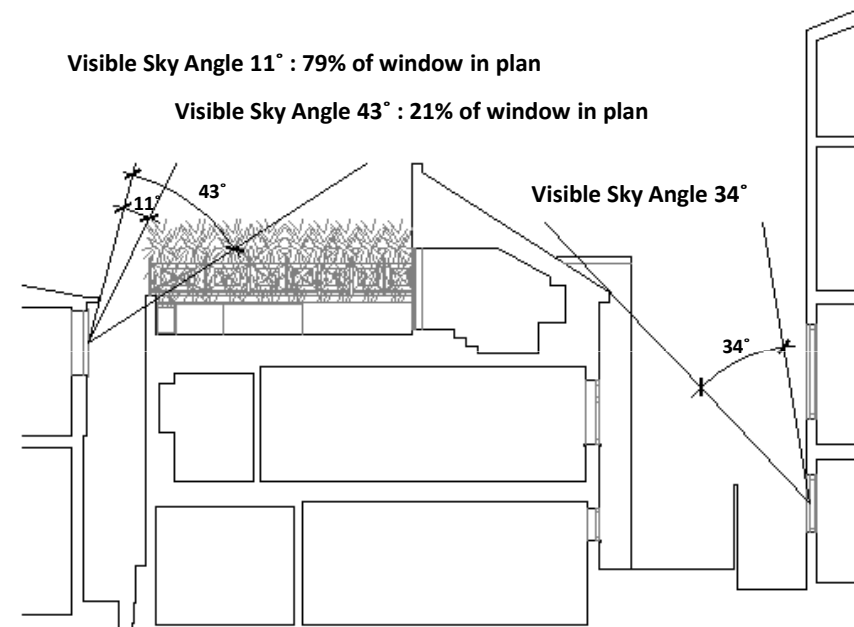
At first floor level, we are approximating the existing dense bamboo screen at first floor terrace with a solid wall to enclose the master bedroom. The new eaves are 0.8M lower than the existing bamboo screen, and match the eaves on the successful planning application Ref. 2011/1688/P. The stairs in the new proposal are adjacent to a window in No.15, and for this reason they have been pulled further away from the boundary than the proposed flank wall, which is already 0.4M away from the property boundary. The roof of the stairs has been kept low to mitigate its impact on sunlight and daylight to the flank window of No.15.

It is important to note that the window on the flank of No.15 adjacent to the new proposed stair lets light into a room that has 3 windows – the flank window, a round window facing the street, and a rooflight. Please refer to the first floor plan of No.15 and photographs, which illustrate this on the following page.



14 WELL ROAD PROPOSED SECTION SHOWING LIGHT ANGLES

On the other side of the building the south eaves are proposed to be built 0.3M higher than the existing eaves, and a portion of the south flank wall rebuilt nearer the property boundary. For advice on this flank wall we sought written pre-application advice Ref. CA/2012/ENQ/04431. This advice stated 'The proposed works are also not considered to unacceptably impact upon the amenity of the adjoining neighbour to the south-west (no. 13 Well Road) by a loss of daylight/sunlight or outlook and therefore is considered to be acceptable in terms of policy DP26.'



14 WELL ROAD EXISTING SECTION SHOWING LIGHT ANGLES

7.1 Daylight/Sunlight Assessment

The staff bedroom/sitting room of 15 Well Road has 3 windows. One is a round window which faces the street, another is a flank window facing 14 Well Road, and a third is a rooflight.



15 WELL ROAD ROUND WINDOW



FIRST FLOOR PLAN OF NOS. 15 AND 14 WELL ROAD



FLANK WINDOW OF NO.15



15 WELL ROAD ROOF LIGHT

7.2 Noise Impact

We are not proposing additional external plant at this time. We recognize that if we decide in future to introduce additional external plant (such as an additional air-conditioning condenser), we will need to carry out a Noise Impact Assessment including an acoustic report for new plant and its impact on neighbouring properties. This is on advice from an informal meeting with Duty Planning Officer David Glasgow on 28 February 2011.

8.0 Landscaping

The landscaping of the front of the property will be used to soften the property's appearance from the street.

The existing large raised front planting bed will be redesigned to include a ramp and bin storage along with planting.

New planting will be added in front of the new gym.

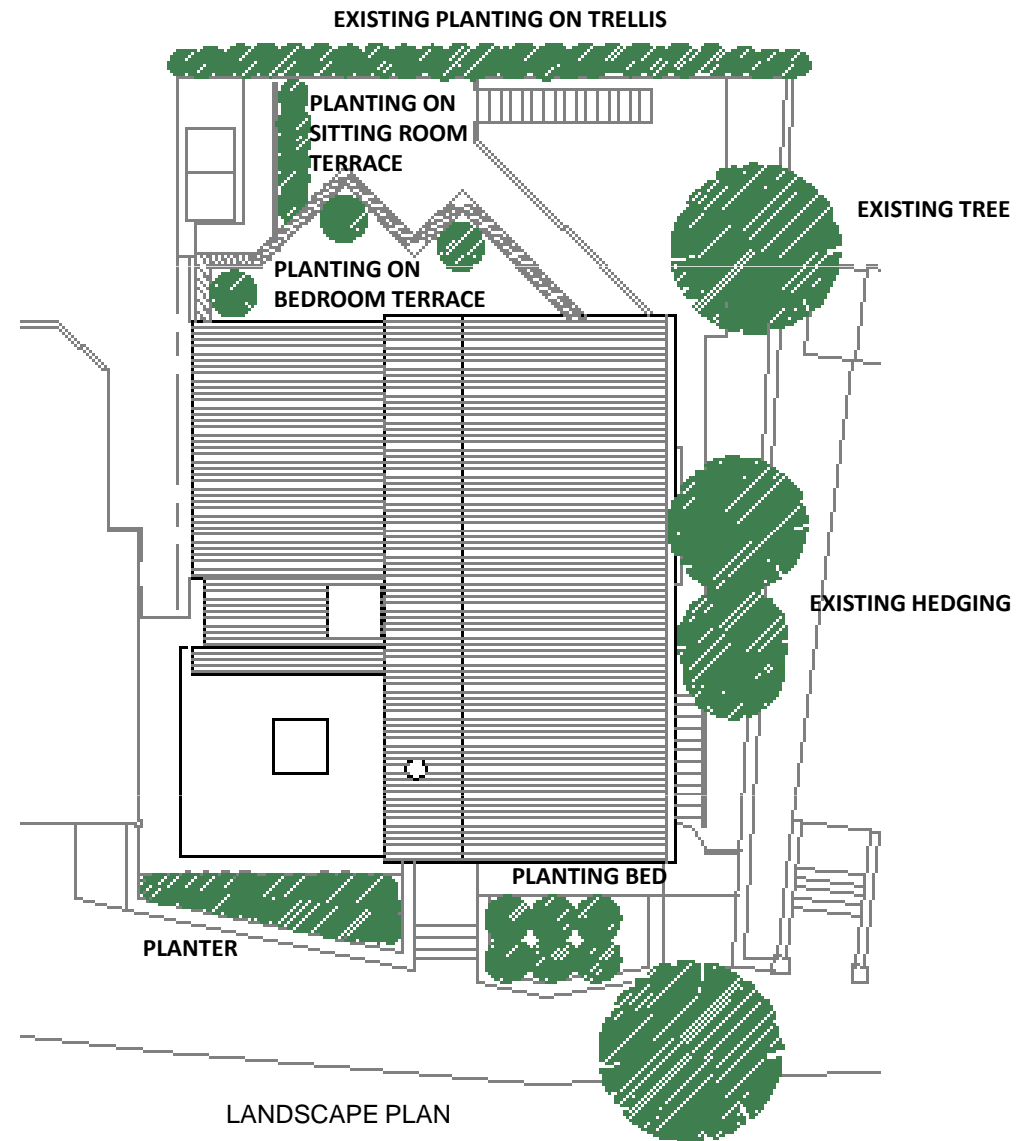
The tree and hedging to the side of the property along the side passage will be kept.

The rear garden will be newly landscaped with new paving and the removal of the existing fountain. The high trellis climbers to the rear of the property will be kept to maintain its role as a screen.

On the sitting room and master bedroom terraces, large potted plants will soften these areas and add to the amenity of these spaces.

9.0 Access

Access to the new house will be changed from that of the existing house. A wheelchair ramp and level threshold at the front entrance will make the new house accessible, which the existing house is not. A new door from the garage to the house gives a new secure entrance to the house that is currently not present. New steps from the new sitting room terrace to the garden add garden access from the main living/dining area, which currently does not exist.



10.0 Crime Impact

The crime impact of the proposal have been considered and are as follows:

- The property will have secure windows and doors. The new large double glazed windows will have secure locks. The doors will have best quality locks.
- The property will have windows on three levels of the front of the house, and the front door facing the street, allowing street surveillance.
- The front door landing and the side passage will be gated and will only be used by the homeowner, making access to the property extremely limited. These gates will allow no opportunity for concealment.
- The property will be well lit externally on its perimeter. There will be CCTV cameras viewing the front, side and rear elevations.
- The design provides secure parking in a private garage.
- Vulnerable windows in the rear garden and lower ground side passage will be fitted with security shutters that can be lowered from the window heads.