Planning
Design and Access Statement

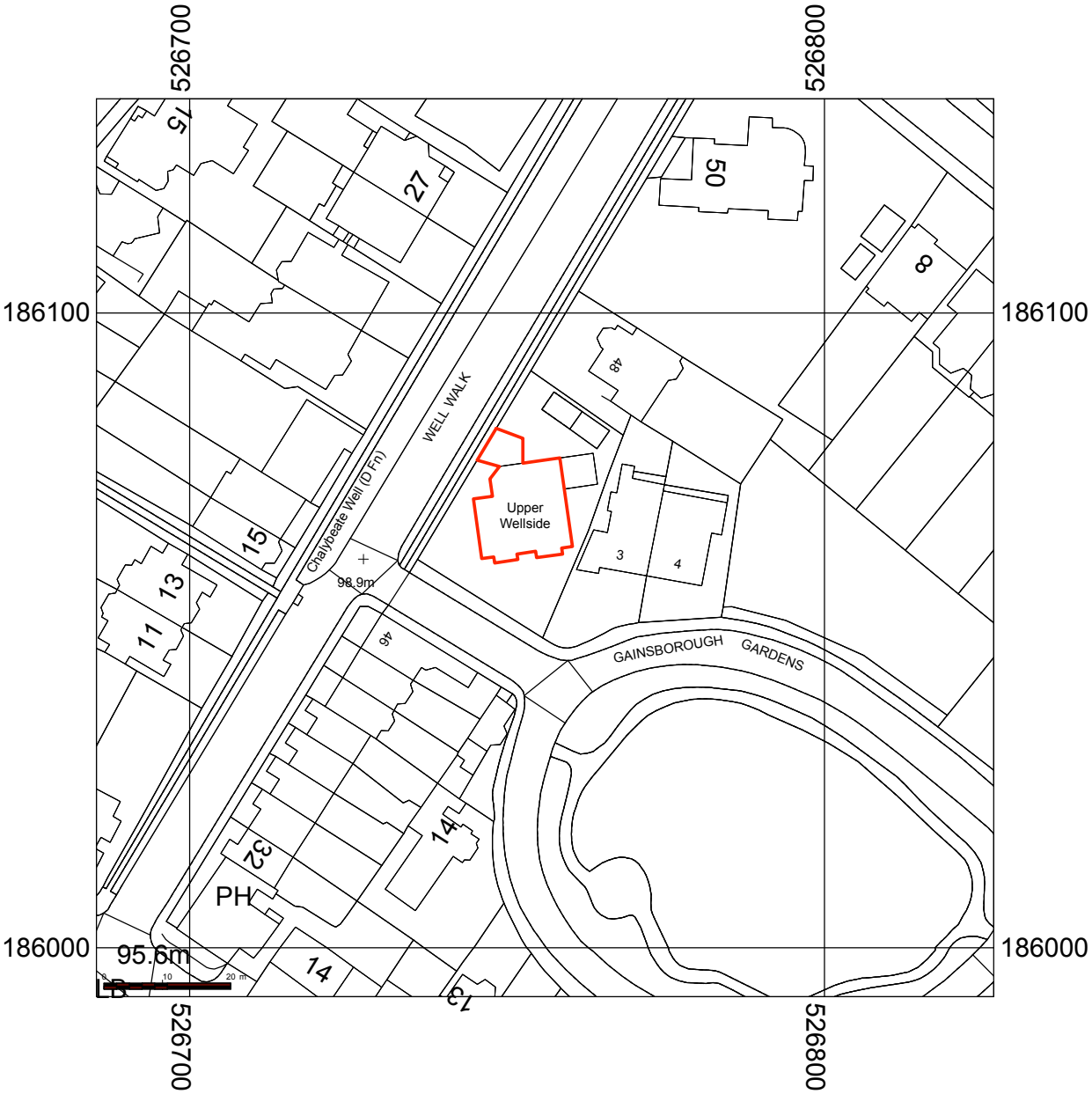
Upper Wellside
Well Walk
London
NW3 1BT
Rev00 29.04.14

Planning Application for:

The demolition of the existing dormer window and addition of a new dormer window
The addition of one roof light

Contents

Site Location Plan



Existing Site and Conservation Area

The house is located on Well Walk at the corner of the entrance to Gainsborough Gardens. Built in 1892, on the site of the Old Hampstead Pump Room. The property is three storey much of which is roof space, with timber framed sliding sash windows, brickwork features, arched window heads and traditional detailing. In 1981 the house Wellside, was split into two maisonettes forming Upper Wellside, and Wellside. The existing flat roof was turned into a roof terrace for Upper Wellside, which occupies the top floor. This application relates to Upper Wellside.

Upper Wellside is located in the Hampstead Conservation Area, as shown in the map below.

Hampstead Conservation Area Map

Photographs of the Existing Site

Upper Wellside from Well Walk

Upper Wellside from Well Walk

Existing Dormer from the Roof Terrace

Existing Dormer from the Roof Terrace

Existing Dormer and Chimneybreast

Existing Roof and Parapet

Existing Dormer and Chimneybreast

Existing Dormer Side Cheek

Existing Dormer and Roof Lights

Design Statement

The demolition of the existing dormer window and addition of a new dormer window
It is proposed to replace the existing dormer window, which is situated centally in the roofscape.

A new enlarged dormer window is proposed centred on the existing terrace. At 4881mm wide it sits comfortably on the main roof. It is located more than 300mm from the roof ridge and 500mm from the eaves of the roof. The proposed dormer is not on the principle façade, and therefore does not face the public realm. The dormer is set back from the street façade due to the existing roof terrace.

The existing main roof of the property is very large. While the new dormer is larger than the existing it remains subservient to the main roof. The main roof is also quite varied in terms of features, therefore the enlarged dormer does not conflict with the aesthetic of the main roof. From Well Walk the proposed dormer is largely concealed from view by the high parapet walls of the main roof and the timber balustrade of the roof terrace.

The dormer will have lead clad side cheeks to match existing. It is proposed to replicate the timber moulding around the dormer roof to retain the original detail of the existing dormer. This moulding will conceal the rain water gutter. There are two sets of timber framed sliding sash windows separated by a timber framed glazed french door providing access to the existing roof terrace via decorative galvanised steel steps painted black. This new addition will greatly increase the amount of natural light in the kitchen and living area.

The addition of one roof light
It is proposed to add a roof light to the main roof. It will be a conservation style roof light and will not project above the plane of the roof by more than 150mm.

Access for All

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

The proposal is the refurbishment of the existing houses.

01 Car Parking

Cars will be able to stop outside the property where street parking is available as existing.

02 Access from car parking

Access from the car to the front gate is direct.

03 Approach

Access from car to front door is through the garden and stepped as existing.

04 External Entrances

The entrance is illuminated by overhead lights as existing.

05 Communal Stairs

The property is a single family dwelling, there are no communal stairs.

06 Doorways and Hallways

Any new internal doors will have a minimum 700mm clear opening width.

07 Wheelchair accessibility

The property is split level as existing.

08 Living Room

A living room features on the upper level as existing.

09 Bed space at ground floor

There are no bedrooms located on the ground floor.

10 WC at ground floor

There is no WC located on the ground floor.

11 Bathroom walls

New walls to bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift is not possible.

13 Main Bedroom

The main bedrooms and bathrooms are located on the same level.

14 Bathroom Layout

The bathrooms are generous in size.

15 Window Specification

Any new windows will be timber framed sliding sash windows to match the original windows.

16 Fixtures and Fittings

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor in the new extensions.