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1A WELL ROAD NW3 1LJ  
DESIGN & ACCESS STATEMENT  
25.02.2015



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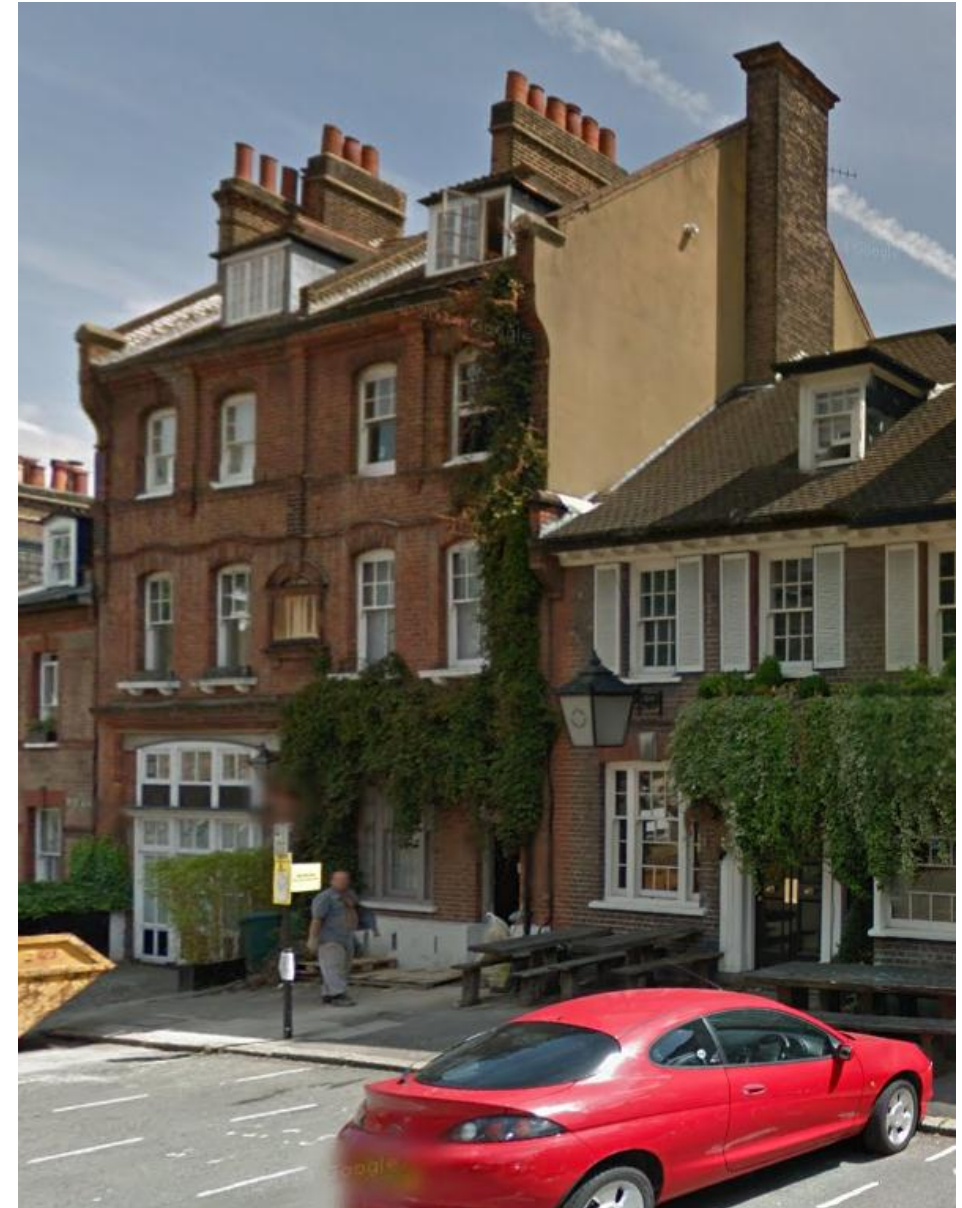
# 1 Introduction

## 1.1 Summary

Submission of Planning Application for alterations at 1A Well Road, London Nw3 1LJ.

The aim of the works are to ;

- 1) Replace the fenestration on the front façade from timber painted sash and casement single glazed windows to hardwood painted double glazed sash and casement windows.
- 2) Alterations to the front door by the addition of an over light to increase lighting to the interior and the replacement of the timber front door .



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 early 19<sup>th</sup> 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.

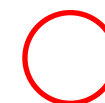
The property is well served by most amenities including the Underground, bus routes, parks and neighbourhood shopping. All of these amenities are within convenient walking distance.

## 2.2 Description

The existing property is a terraced house over three storeys with an additional attic floor and is a single family dwelling.

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

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

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# 3 Appearance & Design Quality

## 3.1 Proposal

The proposal is to change the fenestration to the existing front facade from single glazing to double glazed units. The purpose being to improve the insulation and exclude noise from the house. It is proposed to replace the existing single glazed painted wooden sash windows for same profile hardwood painted double glazed windows.

It is proposed to also alter the main front door by enlarging the door opening with the introduction of an over light to allow more daylight to enter the building.



### 3.4 Site Photos



Front Elevation





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### 3.4 Site Photos



Front Elevation First, Second and Third Floor



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# 4 Environmental Statement

## 4.1 Transport Statement

- There is no allocated or directed access to parking facilities.
- The location of No. 1A Well Road facilitates an easy connection to public transport.

## 4.2 Waste Management

A waster storage area is proposed at the front of the house.

## 4.3 Materials

All new work to the outside of the building will match the existing in terms of choice of materials, methods of construction and finished appearance.

All new windows will match traditional fabrication materials and profile.

## 4.4 Sustainability

We will strife to improve the energy efficiency and sustainability of the building with the following measure;

### General

- Roof insulation to current Building Regulation
- New windows and glazing all highly insulated and to exceed thermal requirements of the current building regulations.
- All windows will be open able to improve potential for use of natural cross ventilation and the staircase using stack effect will provide ventilation to the whole house.

### Lighting

Low energy lighting will be installed internally and externally.

### Water conservation

Water conservation is an important part of the environmental sustainability. The house will be equipped with 'A' rated water efficient domestic white goods, dual flush toilets and (where appropriate) aerated taps. The measures will help to significantly reduce the amount of potable water used by the house's occupants.

### Household recycling

Adequate space will be provided within the utility area at ground floor and kitchen area for segregation of recycled waste.

### Recycled materials

Materials of low embodied energy or low environmental impact will be used where a substitution can be made without technical or visual penalty. This extends to insulation materials, structural and finishing softwood, hardwood species, metalwork, roof coverings, concrete specification and brickwork selection.

- **1 By consideration**

- i. PVC windows, doors or eaves /verges /flashings will not be used.
- ii. Structural and carpentry timbers will be from FSC certified sources.

- **2 Air pollution**

- i. There is no unusual heavy machinery required for the building that will emit high or dangerous levels of air pollution.

- **3 Noise Pollution**

- i. The proposed development will not present a significant noise pollution.

There is no noisy machinery or plant proposed for the new development.

- **4 Contaminated Land**

- i. N/A

- **5 Water quality**

- i. The proposal will have no effect on existing water courses or ecology. The following water conservation measures will however been incorporated;
- ii. Use of water saving appliances ('A' rated) and low flush toilets.

- **6 Light pollution**

- i. N/A

- **7 Waste and Recycling**

- i. Adequate space will be provided for segregation of recycled waste within the home.
- ii. The following recycled building ,materials will be used in the development.
  - a. Plasterboard
  - b. Building boards

- **8 Daylight and Amenity**

- i. The proposed development has no impact on the sunlight and daytime amenity of the neighbouring buildings.
- ii. The proposal undertakes to do the following;
  - a.It does not overshadow its neighbours or existing residential amenity space.

- **9 Open Land**

- i. N/A

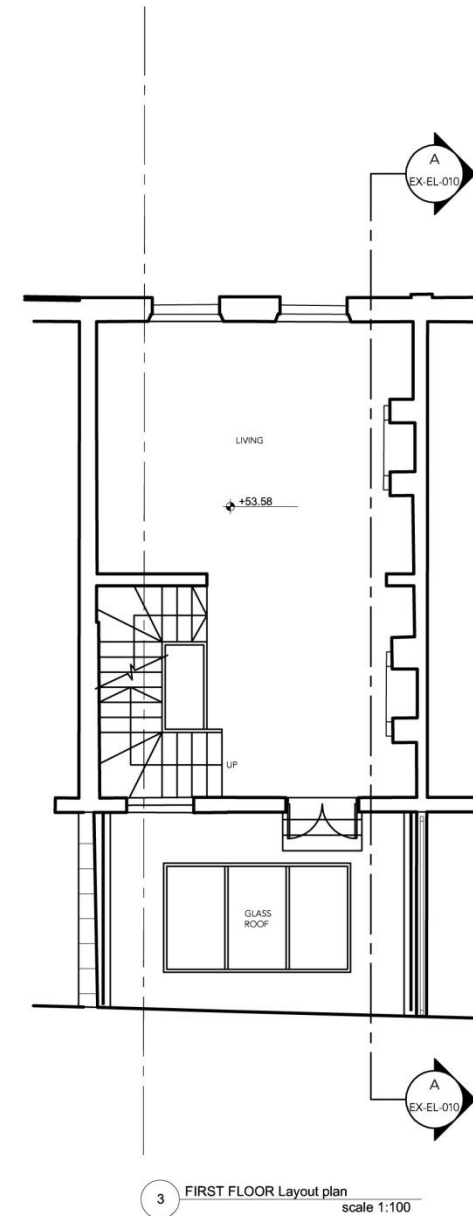
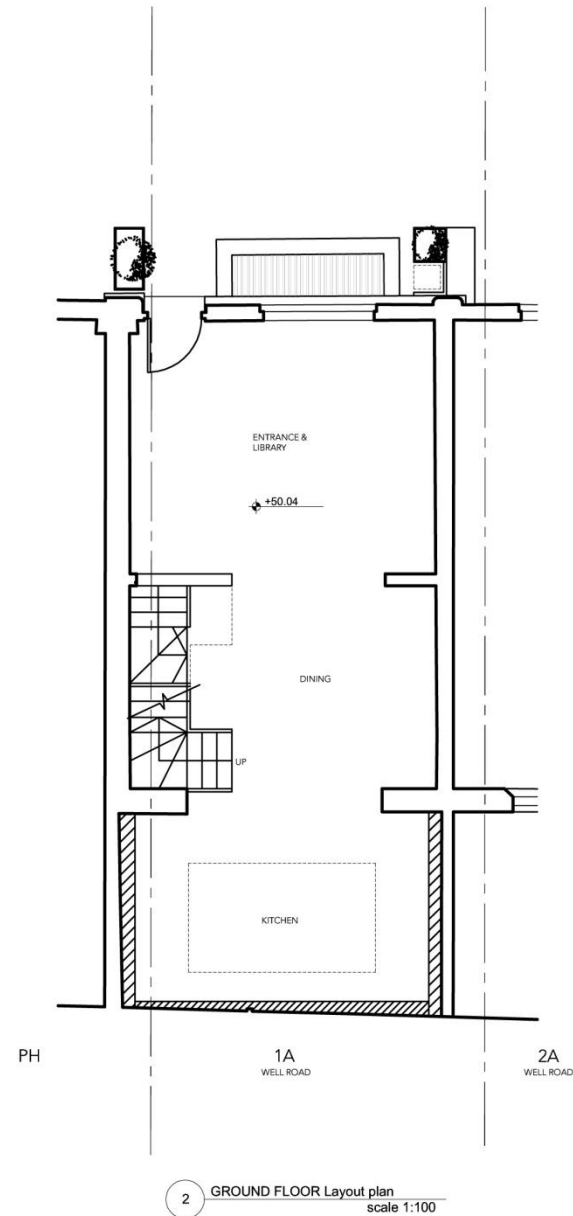
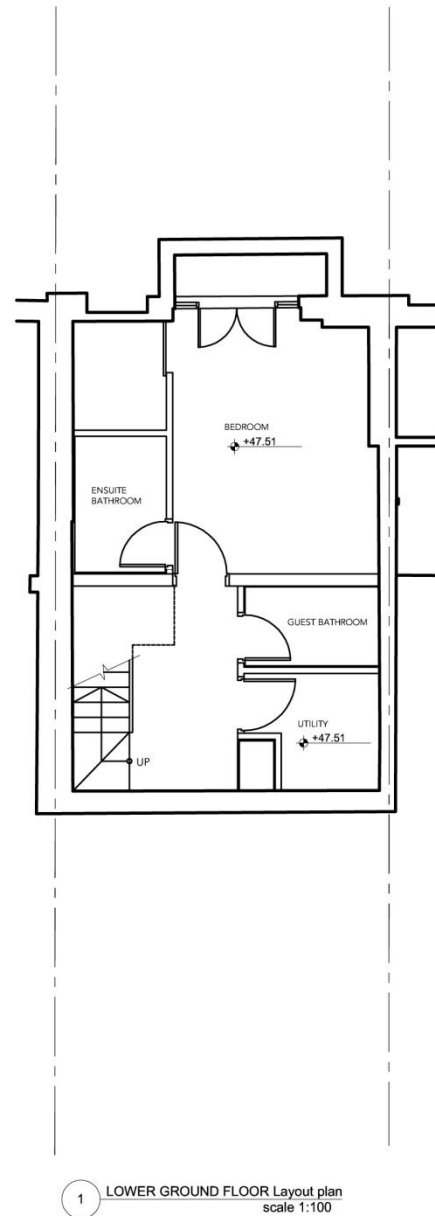
- **10 Trees and Shrubs**

- i. There are no TPO's at 1A Well Road.



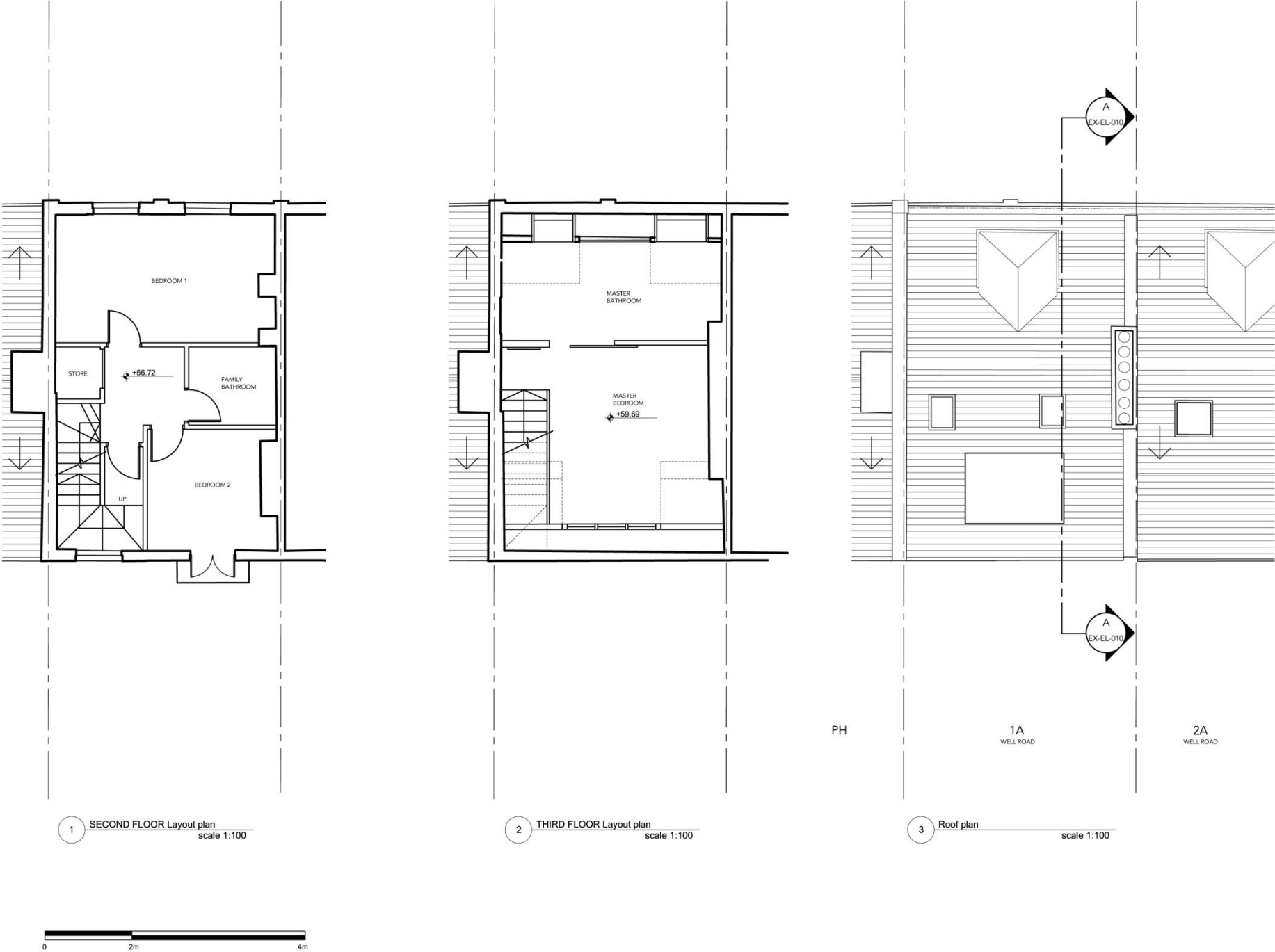
# 5 Existing Drawings

## 5.1 Existing Plans



# 5 Existing Drawings

## 5.1 Existing Plans

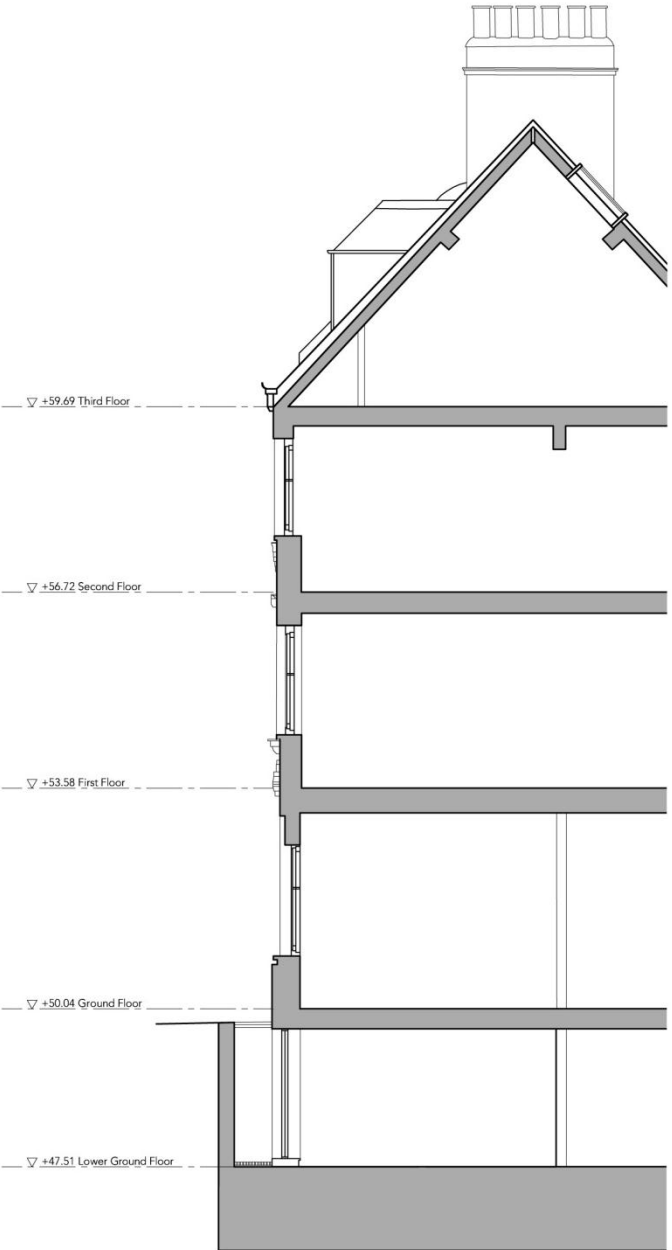


# 5 Existing Drawings

## 5.2 Existing Front Elevation and Section A



1 Existing Front Elevation scale 1:100



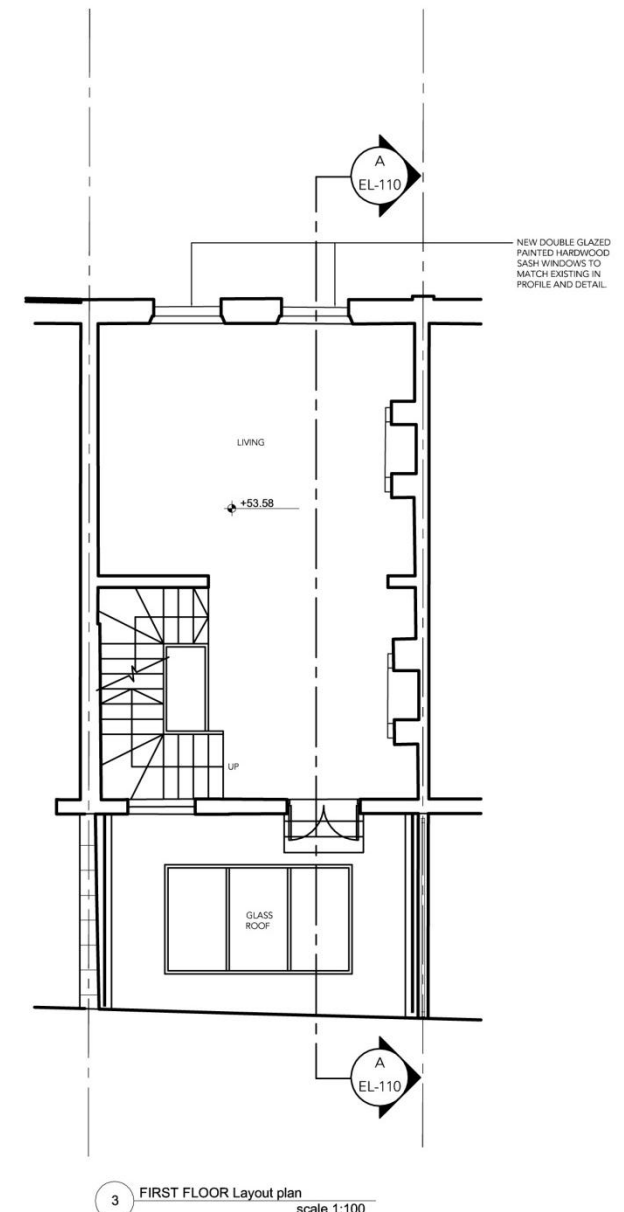
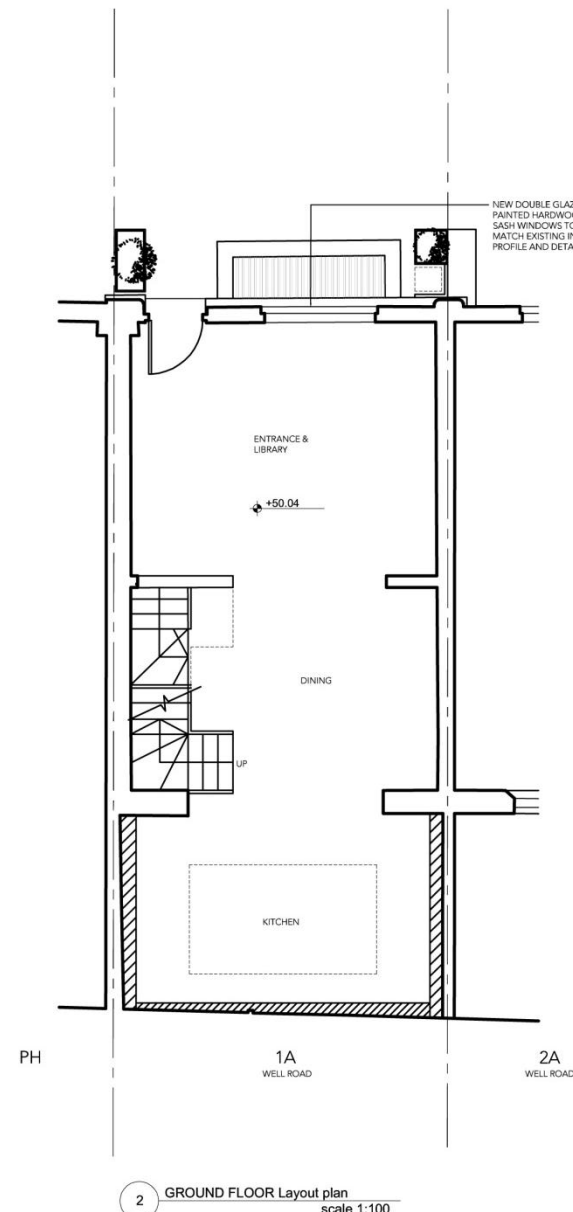
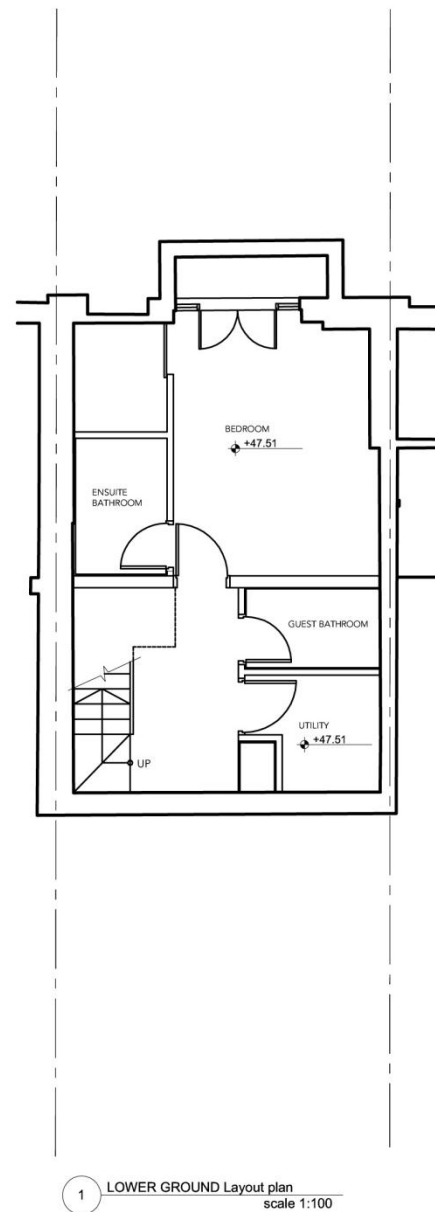
2 Existing Section A scale 1:100





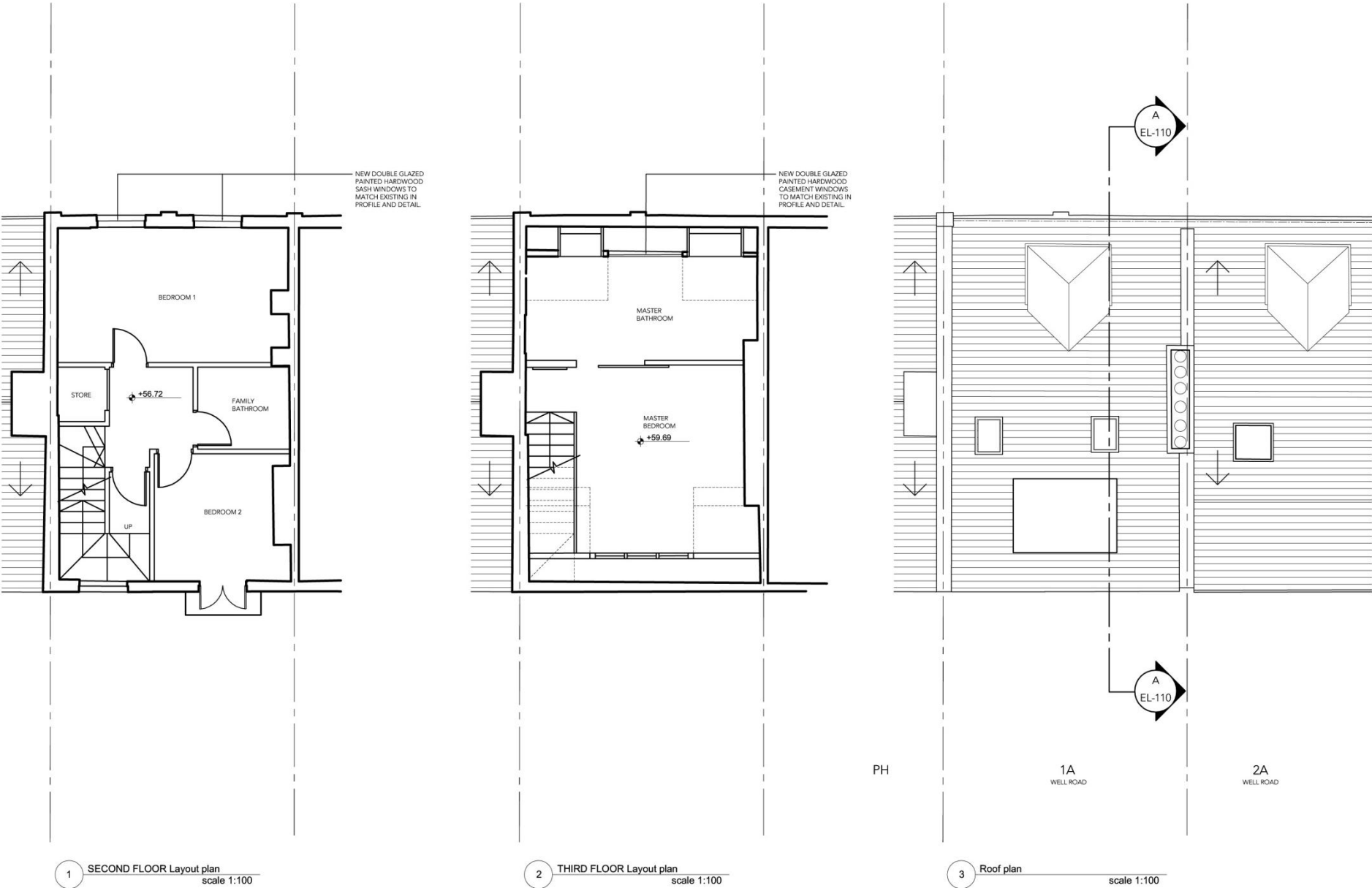
# 6 Proposed Drawings

## 5.1 Proposed Plans



# 6 Proposed Drawings

## 5.1 Proposed Plans



# 6 Proposed Drawings

## 5.2 Proposed Front Elevation and Section A

