

1312 - DESIGN AND ACCESS STATEMENT

Proposed roof level adjustment and reduction in residential units at 7 Well Road, NW3

This planning statement has been prepared in support of a planning application at 7 Well Road. The proposals are to adjust a section of dormer roof at the rear of the property and to reduce the number of residential units on the upper floors from two to one; all as shown on the accompanying drawings.

This report sets out the applicant's case that the proposed changes will be a sympathetic alteration to the property, that will not cause harm to the character and appearance of the building or wider conservation area, nor result in any undue loss of residential amenity to neighbouring properties. In addition it is the applicant's view that the reduction in residential units is minor and is one which will allow the building to better provide suitable family-sized accommodation.

Heritage

The local authority's conservation area statement describes the local area as follows:

'Well Road has two parts. Between Christchurch Hill and East Heath Road it is a quiet residential street with mainly 1880s red brick houses (Nos.6-15 cons.) and the mature street trees add to its character. At the junction with Christchurch Hill on the north-west side are Providence Corner and Cannon Cottage - two early 18th century cottages. Well Road is connected to Well Walk by Well Passage, a narrow passageway that has the Chalybeate Well at its southern end. The long back gardens of Well Walk originally stretched to Well Road. In the 1980s two detached houses Nos.15 & No.15a Well Road were built at the rear of the gardens. Their style and scale contrast with their neighbours. On the north-west side a fine brick wall runs along much of the street's length. Between Christchurch Hill and Cannon Lane the wall (boundary to Cannon Hall) is listed. Foliage tumbles over the wall and the garden trees can be glimpsed over its top. Further towards the Heath is The Logs, Nos.17- 20, a bizarre pile of turrets, chimneys, gables and bay windows in heavily modelled grey brick built in 1868, by JS Nightingale. Near New End the character and scale alters. Agrist Cottage and Wetherall Lodge are long low buildings. The cottage has a half hipped roof, prominent at the junction and The Lodge has a tiled mansard roof above ground floor level. On the north side are the Well Mount Studios that have a distinctive brick frontage. The road broadens into the junction with New End with an interesting group of buildings surrounding it. Nos.1-4 Well Road is a terrace of two storey cottages with semi-basements and pitched roofs with a small dormer. The dormers remain unaltered and relate to the dormers on the public house. In between Nos.1a & 2a, a red brick three storey building with roof dormers, raises the scale. However this is matched by the scale of Carnegie House opposite.'

The house at number 7 Well Road forms one of a number of semi-detached pairs of houses at the Christchurch Hill end of Well Road built around 1880. This particular house is notable for one of its former residents, the eminent statistician Karl Pearson. His residence in the property is marked by an English Heritage blue plaque.

Pearson was something of an intellectual heavyweight. After graduating from Cambridge with exceptional marks in the University's mathematical tripos, he also excelled enough in the German language to be offered a lectureship at Cambridge in this subject. However, Pearson turned this down in order to study law - as his father had done before him, but returned to mathematics and more specifically, statistics; he became famous for a series of lectures entitled *The Geometry of Statistics* and *The Laws of Chance* given between 1891 and 1893, which coincided with his move to 7 Well Road, where he lived until his death in 1936.

Access and refuse/recycling

Access and refuse/recycling arrangements will not be affected by this proposal.