

# **Planning Design and Access Statement**

**Lower Wellside  
Well Walk  
London  
NW3 1BT**

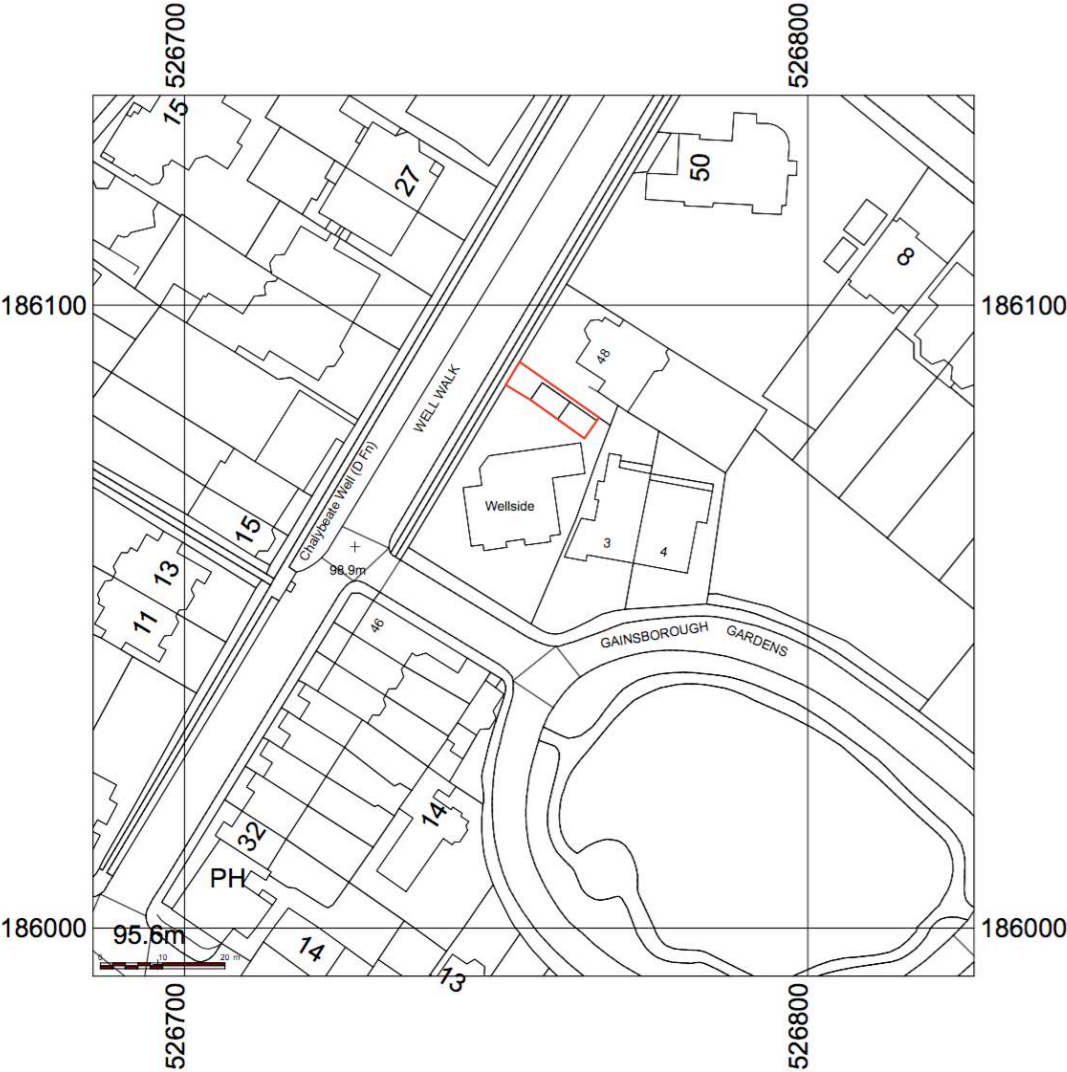
## **Planning Application for:**

**Change of use of the building  
Infill overhang of front porch  
Alteration of the existing front entrance  
Replacement of the existing timber fence  
Replacement of the existing window opening with door and windows  
Addition of door, window and roof light  
Replacement of existing window and roof light**

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# Site Location Plan



## Existing Site and Conservation Area

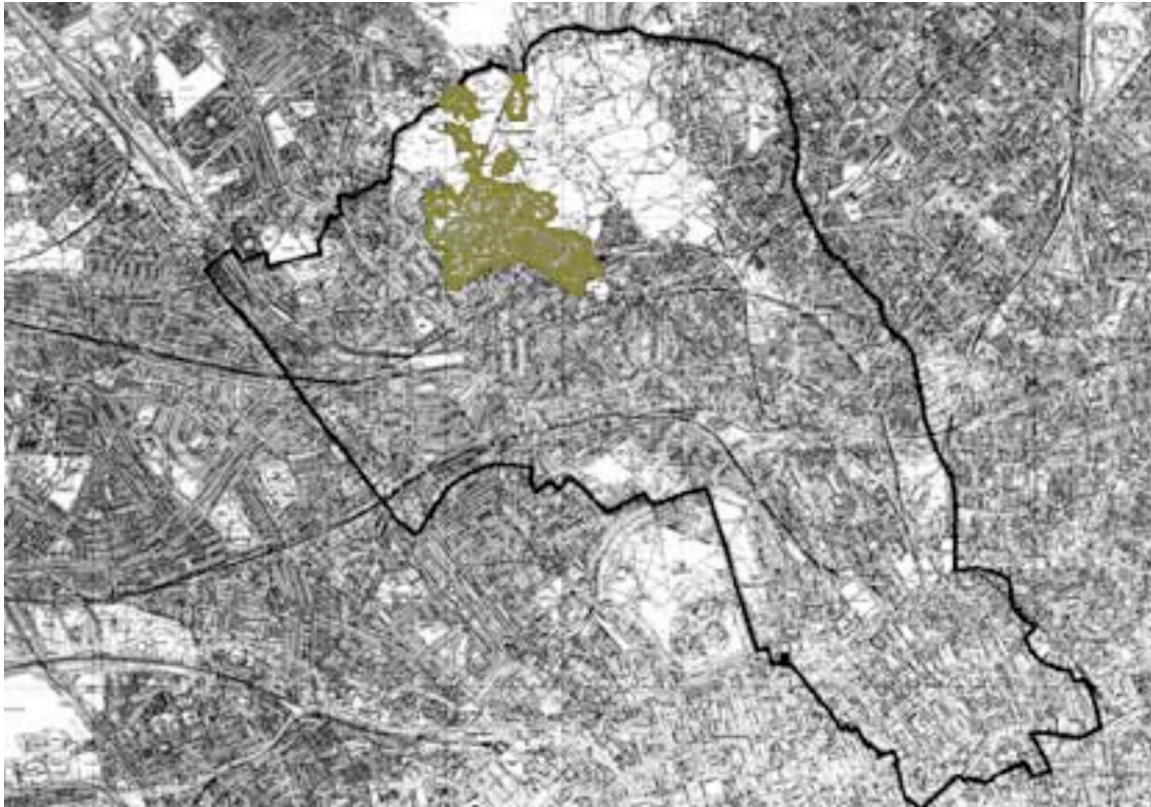
Lower Wellside is a single storey building located in between n°48 Well Walk and Wellside well Walk.

The property was historically used as a garage for Wellside until 1986, when it was the original building was extended and converted into a dwelling house.

The house is arranged over one single floor and it can be considered as a studio house. The entrance is through a overhang porch and gives access to a living/bedroom area with kitchen and bathroom at the rear. Since 1986 only one person has lived in the property until this year.

Two poplar trees stand within the front garden which extends approximately 3.7 metres from the edge of the property.

Lower Wellside is located in the Hampstead Conservation Area, as shown in the maps below.



Hampstead Conservation Area Map







## Photographs of the Existing Site



Lower Wellside from Well Walk



Flank wall of Lower Wellside from n°48 Well Walk





Lower Wellside Side Elevation from Wellside



Existing extension



Lower Wellside Side Elevation





Lower Wellside Side Elevation





Lower Wellside existing extesion





Lower Wellside, view of the rear elevation from Wellside



## Design Statement

### **Change of use of the building**

It is applicant's intention to use the application building (Lower Wellside) for purposes that are ancillary to the main house (Wellside) as was the original arrangement between the two buildings. It is proposed the change of use of Lower Wellside from residential back to a single garage unit with a room at the rear for a private gym (or other ancillary uses) in connection with Wellside. The vehicle access to the garage will be through the existing front garden of Lower Wellside, and the gym and the garage will have pedestrian access from the main house Wellside.

### **Infill overhang of front porch**

In order to insert a garage door to the front elevation, it is proposed the infill under the overhang of the front porch. The proposed front elevation will be treated with brickwork to match the existing and a 4 metres wide roller garage door installed at the garage entrance. The infill below the porch overhang will not increase the visible mass of the building and would therefore not have a detrimental impact on conservation area.

### **Alteration of the existing front entrance step**

In order to reintroduce vehicle access to the building a ramp composed of permeable paviours will be created. This will involve the loss of the existing front entrance step.

### **Replacement of the existing timber fence**

The replacement of the existing fence facing Well Walk and n°48 Well Walk is proposed. The existing pedestrian gate will be replaced with a sliding gate made of timber to match the existing material of the gate and the fence. The dimensions of the gate will allow the access of a car. An existing dropped kerb is 8 metres wide as it also serves the vehicle entrance to n°48 Well Walk. For this reason a new dropped kerb won't be necessary as the vehicle access it will be provided by the existing crossover.

### **Replacement of the existing window opening with door and windows**

It is proposed to create a new door opening in the side bay of the existing building. The windows in the existing bay will be replaced with new door and new windows to provide a side access to the garage.

The new door and windows will be timber framed.

### **Addition of a door, window and roof light**

It is also proposed the addition of a glazed door and a fixed window to the side elevation facing Wellside. The proposed door will be the entrance to the gym and it will allow access from the main house to this outbuilding.

It is proposed to add a roof light above the gym room. The new roof light will be timber framed to match the existing roof light. The proposed roof light is not thought to be contentious as it is not of excessive size and it will face the main house.

**Replacement of windows**

The existing window at the rear elevation together with the existing roof light facing Wellside will be both replaced with new timber frame – double glazed window/roof light.

**Arboricultural**

The two poplar trees (T1, T2) which lay on the front garden will be retained.

**Materials**

All materials will match the original property, and will be traditional in detailing to ensure the works are complementary to this style of property and the surrounding area.

**Traffic**

Although the change of use to reinstatement of garage use will mean provision of an additional off-street parking space we do not believe this will cause an increase in traffic as the garage will be ancillary to the main house (Wellside) and will not create an increase in the number of inhabitants and therefore cars.

## 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 direct and stepped as existing.

### 04 External Entrances

The entrance is illuminated by overhead lights as existing.

### 05 Communal Stairs

The proposed use of the building is a private garage, 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 over one single level.

### 08 Living Room

The proposed use of the building is a private garage. There is no living room

### 09 Bed space at ground floor

The proposed use of the building is a private garage. There are no bedrooms located within the building.

### 10 WC at ground floor

The proposed use of the building is a private garage. WC is not present.

### 11 Bathroom walls

The proposed use of the building is a private garage. Bathroom is not present.

### 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 proposed use of the building is a private garage. Bathroom is not present.

### 15 Window Specification

Any new windows will be timber framed 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.