

**2064**  
**25 WELL WALK, HAMPSTEAD**  
**LONDON, NW3 1BY**



**DESIGN AND ACCESS STATEMENT**  
**HERITAGE STATEMENT**

**CONSERVATION PD**  
**(PLANNING + DESIGN)**  
**Eleni Makri RIBA IHBC AABC**

**AUGUST 2012**  
**rev 1 September 2012**

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### DESIGN AND ACCESS STATEMENT

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### 1 Context

- 1.1 No. 25 Well Walk is a grade II listed building in Hampstead Conservation Area in the London Borough of Camden.
- 1.2 The statutory list description is in Appendix 2: no. 25 and no. 27 Well Walk are listed together as a listed pair of semi-detached properties; no. 25 shares listed piers and flying, cast iron, arched restraints with the adjoining no. 23 Well Walk.
- 1.3 A map of Hampstead Conservation Area is in Appendix 3, and an extract of the area where no. 25 Well Walk is located in Appendix 4.
- 1.4 This statement is supported by a photographic documentation in pp 7-15.

### 2 Assessment of Significance of Heritage Asset

Nos 25 Well Walk was formerly known as Nos 3 Foley Avenue; a sandstone tablet on the front facade has an inscription of the original address. No. 25 is half of the pair of nos 25-27 Well Walk which together with nos 21-23 form 'a prominent group, massively scaled with bulbous details', adjoining the listed Chalybeate Well. They were all constructed in 1881-82 by Henry Legg for Edward Gotto; Chalybeate Well is also by Henry Legg. The group was originally known as Nos 1 and 2 and 3 and 4 Foley Avenue and was included in the Statutory List in 1999, listed grade II.

- 2.1 The external facades of all four semi-detached buildings is in red brick with moulded brick panels, sandstone and granite dressings, coved moulded plaster eaves, bown tiled roofs. Original fenestration survives through out along with cast -iron staining arches connecting nos 23 and 25.
- 2.2 No 25 displays 'oriel at first and second floor level carried on engaged granite column with sandstone base bearing carved leaf decorations'. The arched windows at ground floor level have aprons in gauged brick.
- 2.3 A number of alterations is present regarding the front facades of nos 25 and 27. No 27 has had a lighwell created and the front lower ground floor window replaced with a double opening door half-panelled, half-glazed.
- 2.4 No 25 has been repointing throughout in a manner which is not consistent with the original, as seen in the adjoining nos 21-23; typically for the period the facing joint would have been in black mortar, whereas the bedding joint would have been in red mortar as a result of brick dust being used as the pozzolanic agent. A major disruption is caused by the later installation of a cabinet housing the electrics boards, which has caused damage to the facing





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brickwork and the soft bricks of one of the ground floor window aprons, which is mentioned in the statutory list.

- 2.5 At the side facade, later alterations including bin enclosures, untidy pipework and paving in concrete beyond the surviving paving detract from the original quality of the listed building and the listed group.  
Despite later alterations, no 25 along with the remaining buildings in the group make an outstanding contribution to the character and or appearance of Hampstead Conservation Area.

### 3 **Proposals - Design**

- 3.1 The following alterations are proposed to the ground / lower ground floor flat:
- 3.2 *The introduction of a lightwell to the front of the existing lower ground floor to create a full forecourt outdoor space accessible from the existing bedrooms*

Its size and depth are similar to the existing lower ground floor lightwell to the front of no. 27 Well Walk, its shape and relative location identified by the location of the existing front door steps to the building and the shape of the canted bay above. Associated proposals include:

- (a) the creation of dropcills to the existing openings at lower ground floor level and the replacement of the existing later timber casement windows with two pairs of opening doors, also in timber;
  - (b) the introduction of protective metal railings on a plinth to details matching the existing railings to the front boundary enclosure of the building and the materials and finishes of the adjoining steps respectively;
  - (c) the re-use of the existing stone window cills in the extended openings;
  - (d) the restoration of the front facade following the relocation of the existing electrics cabinet to the side (first floor window rubber brick apron and facing brickwork);
  - (e) the dressing of the exposed front wall in matching brickwork and the extension downwards of the central pier in matching finishes;
  - (f) the retention of the relationship of the new doors and their frames with the opening reveal that currently exists.
- 3.3 *A small extension to the existing kitchen at g/f level*

This is proposed so that it would be possible to have the washing machine and dryer relocated here from the lower ground floor where are currently located.

The extension will be inscribed within existing historic fabric and be in matching materials so that it fits in seamlessly within the existing. The



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pitched clay tiled roof will extend the existing tile - covered projection of a chimney stack and over a brick pier opposite, with which it forms the space which the kitchen extension will occupy.

This is a rather untidy area, which this small extension will assist in tidying up.

*The relocation of the electrics cabinet from the front to the side facade*

- 3.4 This is necessary in order to create the lightwell. It is considered highly beneficial to the appearance of the of the front facade of the listed building as it will reveal and enable the restoration as original of decorative historic fabric currently concealed and / or disfigured through the installation of the electrics boards. Such fabric includes the decorative apron of the adjoining ground floor opening and the flat arch to the lower ground floor opening below, along with facing brickwork at a highly visible position.

The proposed relocation on the side facade will have minimal effect on the appearance of the listed building and on the historic fabric.

**4 Proposals -  
Impact on Heritage Asset Special Interest and Setting / Impact  
amelioration / Proposals Justification**

- 4.1 The proposals are designed in a manner subordinate to the parent listed building and consistent with its character and appearance, which is appropriate. All new work will match the materials of the areas extended and new finishes will be consistent with original work surviving either in the parent building or the group of nos 21-23 and 25-27 Well Walk.
- 4.2 The proposed shape of the lightwell and alignments with original geometry aims to integrate the new work with the original while carrying out remedial work as explained below where appropriate.
- 4.3 The relocation of the electric boards cabinet will allow the recovery of the original brickwork of the front facade in its entirety. The kitchen extension to the rear will assist in tidying up an area blighted by pipework and concrete floor finishes along the original side path. The kitchen extension is wedged between existing fabric so that the work impacts on the original as little as possible.
- 4.4 The introduction of the lightwell and associated opening doors will improve the natural ventilation of the lower ground floor level and contribute to the improved breathing of the structure itself, while the relocation of the washing machine and dryer at g/f level will remove a source of dampness building up due to inadequate levels of ventilation and extraction.



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4.5

As a result, the proposals will benefit both the character and appearance of the listed building as well as the quality of the accommodation at lower ground floor level and therefore the enjoyment of the flat and the listed building itself.

4.6

All these matters are consistent with national and local statutory provision and published guidance, including Camden Council's supplementary guidance on lightwells and Hampstead Conservation Area.

The proposals are also consistent with Camden's policies on basements and forecourt excavation.

5 **Access**

5.1 Access to the listed building remains unchanged. There is no scope for the listed building to become more accessible as part of the current proposals.

6 **Conclusions**

6.1 The proposals are demonstrably consistent with the special interest of the listed building and will contribute to the restoration of important fabric of the front facade and front facade element along the side path.

7 **Reference**

7.1 Statutory List

7.2 The Builder, 3 June 1882

7.3 Wade C: *The Streets of Hampstead: London -1984:36*

7.4 Camden Council: Hampstead Conservation Area Appraisal and Management Strategies

7.5 NPPF and English Heritage Guidance on the application of PPS5

7.6 Camden Council CPG4: Basements and Lightwells

8 **Expertise**

8.1 Eleni Makri, who is the author of this document, is a qualified and accredited Conservation Architect (MA Cons York / AABC), with extensive experience on all matters relevant to conservation work.

## Photographic Documentation

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## Nos 25-27 Well Walk Front facade

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fig 1



## No 25 Well Walk: Front facade details: Lower ground floor and entrance steps



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fig 2



fig 3



## No 25 Well Walk: Front facade details: Lower ground window and electrics cabinet



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fig 4



fig 6

fig 5



No 27 Well Walk: Front facade:  
Existing Lightwell to Lower Ground Floor

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fig 7



fig 8



## No 25 Well Walk Front boundary enclosure and details



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fig 9



fig 10



fig 10a





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fig 11



No 25 Well Walk  
Side facade onto no 23 Well Walk



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fig 12





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fig 13



fig 14





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fig 15

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Appendix 1: 25 Well Walk - Location Plan

Appendix 2: 25 Well Walk - Statutory List Entry

Appendix 3: LB Camden: Map of Hampstead Conservation Area

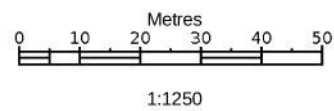
Appendix 4: LB Camden: Map of Hampstead Conservation Area (extract)





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Supplied by: **Stanfords**  
Reference: OI453406  
Centre coordinates: 526728 186114



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IoE Number: 478532

Location: NUMBERS 25 AND 27 AND WALLS AND GATE PIERS, 25 AND 27  
WELL WALK (north side)  
HAMPSTEAD, CAMDEN, GREATER LONDON

Date listed: 11 January 1999

Date of last amendment: 11 January 1999

Grade II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to The National Heritage List for England.

CAMDEN TQ2686SE WELL WALK 798-1/17/1821 (North West side) Nos.25 AND 27 and walls and gate piers GV II Formerly known as: Nos.3 AND 4 FOLEY AVENUE. Pair of semi-detached houses. 1881-82. By Henry Legg. For Edward Gotto. Red brick with sandstone and granite dressings, moulded plaster eaves, brown tiled roof. EXTERIOR: 3 storeys plus attic with double row of dormers. Original fenestration with ornamental glazing and coloured glass in upper lights. Prominent chimney-stacks with ribbed flanks and moulded caps. Cast-iron straining arches inscribed 'F' and '1882' connect the houses with Nos 21 and 23 (qv). Southern house of pair, No.25, bears sandstone tablet inscribed 3 FOLEY AVENUE. Prominent oriel at first and second floor level carried on engaged granite column, with sandstone base bearing carved leaf decoration. Arched window on ground floor with apron of cut brick. Northern house, No.27, with sandstone tablet inscribed 4 FOLEY AVENUE. Projecting angle turret carried on free-standing granite column with foliate capital supporting gadrooned turret base, and an ionion dome tiled roof with finial. Return elevation has dentil cornice and three storey projecting bay. Gate pier of brick and sandstone inscribed FOLEY AVENUE. INTERIORS: not inspected. Nos 25 and 27, with Nos 21 and 23 (qv), form a prominent group, massively scaled and with bulbous details, adjoining the listed Chalybeate well, also by Legg. (The Builder: 3 June 1882: 683 AND ILLUSTRATION; Wade C: The Streets of Hampstead: -1984: 36).



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**NOTES:**



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