

## 1 BACKGROUND

The proposed alterations & adaptations to the present ground & basement floor apartment of 15a Well Walk, comprise major internal changes to the present layout, plus the extension at the rear of the property of the apartment by 'building-out' part of the present rear lower ground patio area for a new study & a new bay window above at ground level to create a new ground level view for the relocated living area overlooking the existing private communal gardens of the main house.

The original building is a large 4 storey late Victorian semi-detached property with a large 3-storey bay window with terracotta pilasters & cornices/string courses constructed in red brickwork. In front of the house on Well Walk is the historic Chalybeate Well monument built in 1838. The building has been converted into individual self-contained apartments for some considerable time & the original mature garden with a number of large trees to the rear is retained for communal use for all apartment residents. It is accessible off Well Walk Passage, a pedestrian pathway that is on the west boundary to the house. The property lies within the Hampstead Conservation Area.



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- a 15 Well Walk from street looking north.
- b View looking south of rear 15a Well Walk from communal garden
- c Communal garden view from ground level 15a Well Walk
- d Rear 15 Well Walk from Well Walk Passage showing fencing & existing trees.
- e Rear basement patio to 15a Well Walk within property looking east
- f View looking north up Well Walk Passage with 15 Well Walk on right

## 2 TOWN PLANNING

The brief is to alter & adapt the present 3 bedroom duplex ground & lower ground level apartment to improve & rationalise the present internal layout so that it will function more satisfactorily for the changing needs of a growing family. A summary of the client's requirements is as follows:

- To place the main living space & kitchen on the upper ground floor overlooking the rear north facing the raised communal garden area used by the other residents of the building.
- To add a new study room as part of an extension on the lower ground floor in the present exterior patio garden space including a new light-well courtyard & spiral access stair.
- To relocate the bathrooms on the lower ground floor level as part of a of the bedroom suite.

### 2.1 PLANNING APPLICATION SUBMISSION OF 2011-12

In December 2011 the present planning application was submitted for the property with the inclusion of a new bay window, raised rear balcony terrace & over new basement accommodation which were objected to by the neighbours in the basement flat at no.17a Well Walk. In addition the planning officer's report dated the 6<sup>th</sup> March 2012, listed further matters concerning the original proposals which by agreement, were withdrawn pending the preparation of additional information to support the application plus amendments to the original design proposals. On the basis that the application is still pending, the revised proposals & documents is now re-submitted.

### 2.2 PLANNING OFFICERS REPORT DATED 6<sup>TH</sup> MAY 2012

The following is an e-mail report on the original proposals submitted in December 2011. The points raised by the officer have been addressed as indicated in the commentary & revised proposals now submitted:

**From:** Ryan, Angela [Angela.Ryan@camden.gov.uk]  
**Sent:** 06 March 2012 13:32  
**To:** Francis Birch  
**Subject:** RE: 15a Well Walk- Application ref: 2012/0103/P

Dear Mr Birch,

I have discussed your case and several issues arose:-

- a. The principle of providing the additional bedroom at basement level is considered to be unacceptable as it is considered that insufficient natural light would be achieved as this part of the property is north-west facing.
- b. It is considered unacceptable that the only ventilation proposed is via rooflights
- c. It is also considered that a satisfactory level of residential amenity would not be provided given that the bedroom would have no outlook
- d. In the absence of an arboricultural report (you advised that one could be provided) the Council cannot assess the impact of the development on the mature tree located in the garden at ground floor level

- e. A light assessment would also be required to assess whether the ground floor extension would result in an unacceptable loss of light to the occupier of the basement flat at no 17 Well Walk
- f. A basement impact assessment would also be required to ensure that the proposed excavation does not adversely affect the foundations of the application site or the adjoining building (Please see attachment)

As it stands the application would warrant a refusal. Given that the application is due for a decision next week a report would have been due by the end of today given that it needs to go to a Member's briefing by virtue of the objection received. Therefore it will not meet the statutory deadline for it to be determined. It is also likely that re-consultation would be required if additional/amended information is submitted. As such I would ask that this current application is withdrawn and the design of the proposal is re-considered to address the above concerns. I would confirm that a re-submitted application would not incur a further planning fee.

Regards

Angela Ryan  
Planning Officer (East Area Team)

Telephone: 020 7974 3236

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## 2.3 RESPONSE TO PLANNING OFFICERS REPORT

In response to the above Planning Officers report, revised design proposals are submitted which address the issues raised:

- a. The proposals have been amended by the addition of an open lightwell/courtyard in place of the glazed over atrium, . The light-well is designed as recommended in Camden Council's UDP design guide for providing daylight & ventilation to basement rooms. See extract below.
- b. The proposals have been amended so that ventilation to the rear basement rooms is via the open light-well/courtyard as recommended in Camden Council's UDP design guide for providing daylight & ventilation to basement rooms. See extract below.
- c. The present basement rooms look onto a patio area which has no outlook as there is a raised patio area with retaining wall which it is proposed to remove & replace with the new light-well/courtyard & the proposed new study room. See section 2.4 & Camden'
- d. An arboriculture report dated October 2012 is included within the revised documents for the application & was carried out by Peter Holloway of 'Root-cause' Ltd. The report was based on his site inspection plus trial holes dug at the base of the existing retaining wall against which the new study room is located. The proposed removal of the raised patio will not affect the existing mature Lime trees surrounding the site.
- e. A daylight assessment of the impact of the new proposals on the adjoining basement flat has been carried out showing the sun-path for the summer indicating that the new proposals have no effect on the basement flat. The effect of the existing mature tree shadow masks the area in any event. See Solar study section 8.1.
- f. Enzygo Environmental Consultants have completed a Basement Impact Assessment Screening dated November 2012, which is included as part of this submission. This is required to assess the ground conditions & the proximity of the existing Chalybeate Well located in the main street, Well Walk, in front of the property.

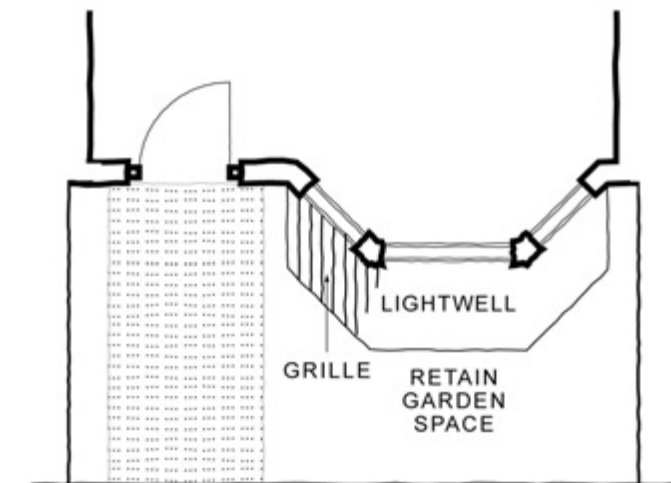
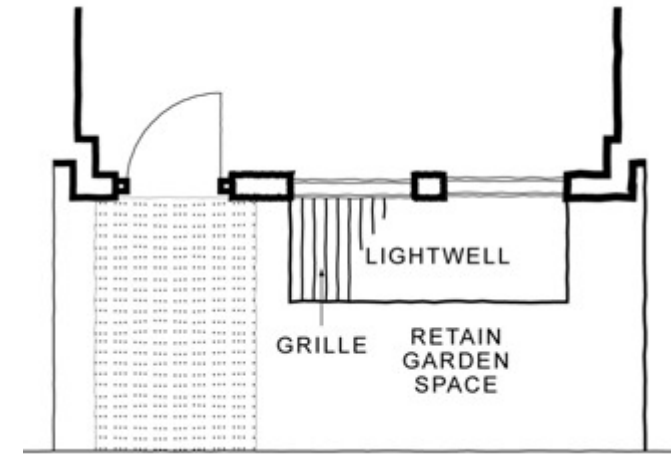
As additional information, the application also includes structural design proposals by Gareth Johnson Associates, for the structural work required to underpin the existing retaining walls. This is included to demonstrate that the works will be carried out to have minimal impact on the neighbouring properties.

## 2.4 Camden Planning Guidance | Basements and lightwells

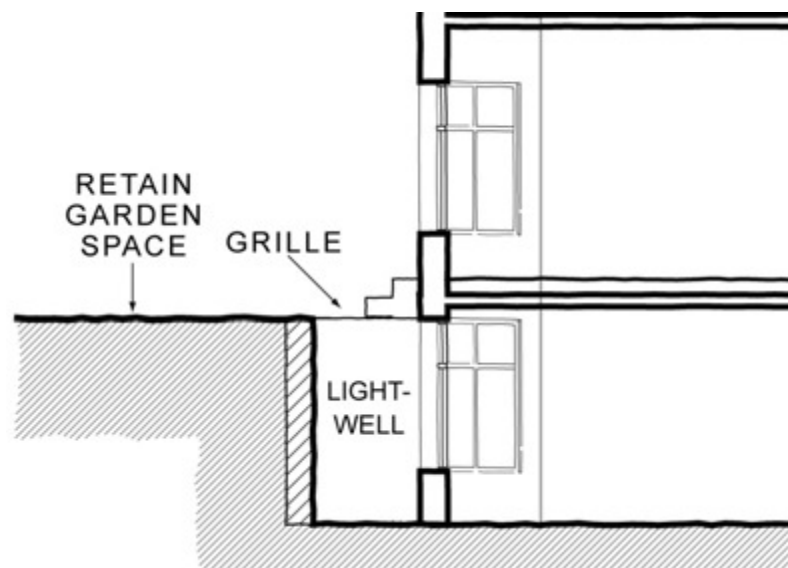
2.64 The basement development should provide an appropriate proportion of planted material to allow for rain water to be absorbed and/or to compensate for the loss of biodiversity caused by the development. This will usually consist of a green roof or detention pond on the top of the underground structure. It will be expected that a minimum of 0.5 metres of soil be provided above basement development that extends beyond the footprint of the building, to enable garden planting. The use of SUDS is sought in all basement developments that extend beyond the profile of the original building.

**Response** – A Sedum Green roof is proposed for the flat roof of new study to maintain the planted area of property & for visual amenity only. It requires minimal maintenance & will not be accessible. Rainwater harvesting proposals will be considered for irrigation as necessary.

2.71 A lightwell to the side or rear of a property is often the most appropriate way to provide a means of providing light to a new or extended basement development, and can often provide a link to the rear garden. Lightwells to the side or rear of a property should be set away from the boundary to a neighbouring property.



**Response** – A Lightwell/ courtyard is proposed as indicated in the guidance notes except without the horizontal safety grille as shown in the above extracts as the lightwell is guarded by the existing communal garden railings & is sized to provide daylight to the new study & existing bedroom & accommodate a small spiral emergency staircase.



### 3 The Site



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g View into rear patio from existing ground floor of 15a.

h View from existing basement floor of rear patio showing stepped levels to be excavated.

j View from raised communal garden towards rear elevation party of nos. 15 & 17

k View of existing raised boundary wall to no. 17 where new bay is proposed.

## 4 THE REVISED DESIGN PROPOSALS

- A relocated living area including kitchen on the upper floor is proposed with additional space provided for the new living area by a new bay window of 1 metre in depth across part of the rear façade. This has a splayed corner to the boundary with no. 17 to avoid any daylighting reduction to the present basement flat.
- The existing rear patio space is partly enclosed at ground level to provide a new basement extension study room with access via a glazed roof corridor opening onto a new open lightwell/courtyard.
- The roof to the study extension will be part glazed & the remainder finished with a sedum 'green' roof, all below the level of the existing party wall parapets with the adjoining property no. 17 Well Walk which will be retained as existing.
- The proposed Master bedroom 1 on the lower floor is located to the front of the apartment in the lower floor, with the existing bay window. This has the view of the street.
- All bathrooms on the lower floor are new, with en-suite provided for bedroom 3 in the new basement extension.
- A new internal corridor is provided for access to the rear basement extension study room so that access is not through the Bedroom 3. The corridor is separated by glazed double doors from the proposed lightwell/courtyard.
- Bedroom 3 & the new study room will have daylight provided via a proposed open lightwell/courtyard which will provide daylight & ventilation in accordance with Camden Council's UDP design recommendations.
- The new lightwell/courtyard will have a new spiral stair for access, & escape to the ground floor area above & also to the rear communal garden.

### Design for the New Extensions

The new rear extensions to the apartment, placed within the rear excavated patio & the new single storey bay window at ground level, are designed in a discrete contemporary manner to have the minimal impact on the appearance of the original house & the immediate locality.

#### Bay Window

The proposed bay window is 3 m high, as it has to follow the existing high ceiling to the ground level room, which it extends. The proposed 1m deep bay window depth will have a splayed corner adjacent to the retained existing boundary wall to the adjacent property (see views j & k), which steps out from the main house façade to avoid any reduction in daylighting for the existing basement flat of no. 17 Well Walk. The proposed side window will be glazed permanently with obscured glazing to avoid any privacy issues. The existing rear brick elevation has been partly finished in white render & the proposed bay window will continue this treatment, with framing masonry surround finished in white render to full height glazed folding screen door which will give views & natural light to the new repositioned living area to the apartment. The top of the bay window will also have roof glazing to maximise natural light to the north-facing interior. The East side of the bay facing onto Well Walk Passage, is set back from the present boundary timber fence by approximately 1m due to ownership but also to provide bin storage & gas meter location for the other apartments. At the east end of the bay a new lower flank wall is proposed also white render finished to match the bay window to screen the new bay & raised terrace from Well Walk Passage.

#### New lower ground extension

The part enclosure of the existing rear sunken patio follows the enclosure of a similar area in the adjoining property no. 17, completed some 5 – 8 years ago. It is proposed that the present raised area (1.4m above basement level) in the existing patio be excavated so that additional study room & bathroom can be accommodated (see views g, h & j). A new spiral access stair will also be incorporated from the basement within the new open lightwell/courtyard.

The existing boundary wall to the adjoining property no.17, with the exception of the bay window will be maintained as existing, In the proposal it is planned that the new roof will be finished with a sedum/green roof for visual amenity & to avoid undue loss of garden space due to the proposed new extension. An access path with steps will be included from the new ground level living area to the mature communal garden & its trees to the rear of the property on the far side of the site adjacent to the present communal access to the rear garden from Well Walk Passage to prevent any reduction in privacy to the adjoining no. 17 the basement flat . as the route is lower than the existing garden & is screened by the retention of the existing boundary walls between the properties.



View of rear of property as existing from Well Walk Passage



View of rear of property as proposed from Well Walk Passage  
Showing new bay window & screen wall