

HERITAGE STATEMENT, Address 20 WELL ROAD LONDON NW3 1LH

ref 2014/2438 & 2014/2114

20 Well Road was originally part of a much larger house known as The Logs built by a wealthy industrialist in 1866. The Logs attracted criticism : Pevsner described it “as a formidable atrocity, with red yellow and black bricks, excrescences in all directions, arches pointed and round, motifs Gothic and Frenchified. “ It was clearly an enormous house and in the mid 20C it was converted into 3 more modest houses and various alterations to 20 Well Road have been approved since this division to make the house more manageable.

In 1979 a 2 storey extension was approved but was either not built or was replaced by a single storey side extension approved in 1987 ...This has an octagonal Hall with symmetrical sash windows. The proposal is to re-site the Front Door into the centre of this side extension to give the door more emphasis and provide a better layout for the internal space. The proposal is therefore only for minor changes to the side extension that are invisible from the road and will no impact on the fabric of the main building.

The French doors on the side extension were installed at the same time as a new conservatory was added to the side extension in 2004/5. A further planning consent was given in 2011 for a new enlarged conservatory extension but has yet to be exercised. In their Delegated Report Hampstead CAAC commented “on the basis of the information provided, we do not consider that it is necessary for this application to be notified to English Heritage under the relevant statutory provisions”. Our proposal is to build something of similar size and quality by the same manufacturer so we believe should be treated as a design variation to an existing current permission.

In 1980 permission was granted for a large single dormer on the west elevation to help provide a bedroom on the 2nd floor of this converted dwelling. It was large and higher than the existing ridge of the main building. We believe it to be unsightly, an excrescence in Pevsner’s language, and its replacement by modest dormers below the ridge line will improve considerably the appearance and character of the Main building as it is seen from the street and from other surrounding buildings as well as providing more suitable accommodation inside the house. The style of the proposed dormers replicates those find in neighbouring street. An image of one which we intend to copy is attached on the design statement.

The existing softwood staircase was not original to the Main Building and dates from the separation of the building into separate dwellings. The proposed new staircase will be of traditional construction with a hardwood handrail and meet current Building Regulations which it currently fails to do.

In compiling this report Local Authority planning records have been consulted as well as references to be found in the public domain to the building known previously as the Logs.