

Planning Design and Access Statement

**Wellside
Well Walk
London
NW3 1BT
Rev00**

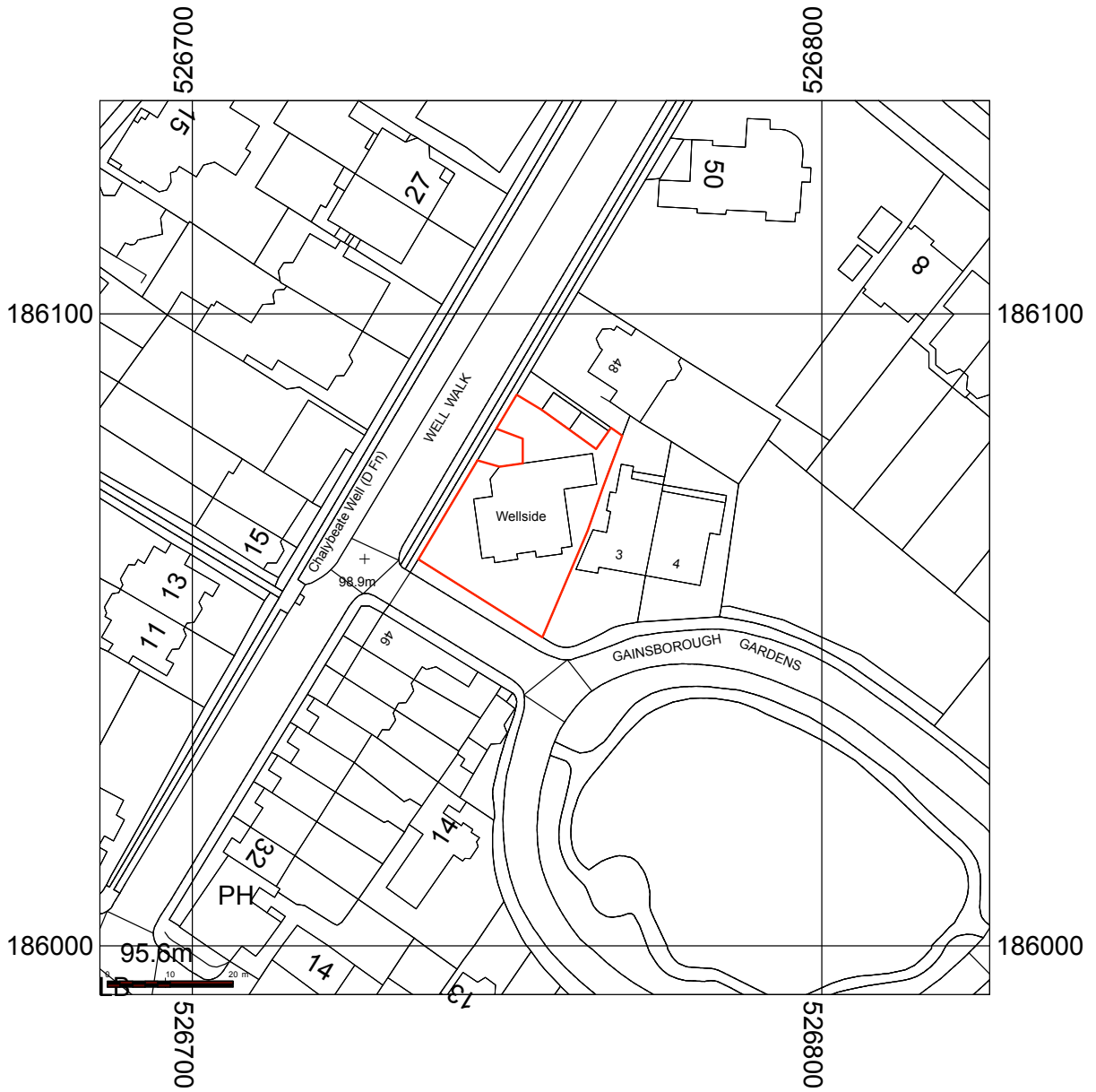
Planning Application for:

**First floor balcony with balustrade
Lowering of cill to first floor window to create door opening to access new balcony**

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Site Location Plan



Existing Site and Conservation Area

The house is located on Well Walk at the corner of the entrance to Gainsborough Gardens. Built in 1892, on the site of the Old Hampstead Pump Room. The property is three storey much of which is roof space, with timber framed sliding sash windows, brickwork features, arched window heads and traditional detailing. In 1981 the house Wellside, was split into two maisonettes forming Upper Wellside, and Wellside. The existing flat roof was turned into a roof terrace for Upper Wellside, which occupies the top floor. This application relates to Wellside, which is located in the ground and first floor of the house with the annexe at the rear.

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



Hampstead Conservation Area Map

Photographs



Design Statement

First floor balcony with balustrade

Lowering of cill to first floor window to create door opening to access new balcony

It is proposed to create a balcony to the rear elevation at first floor level with access to the balcony via a new door opening. The balcony will to the depth of the adjacent projecting bays and to the full width between the bays. The balcony will therefore not project beyond the existing line of the bays. The balcony and balustrade will be fabricated from metal, painted black with a black painted support frame and grating to floor. The door opening will be created from the existing window opening with the cill lowered. The door will be timber framed with glazing bars to match the existing. There are no overlooking issues relating to the balcony as it does not look onto any nearby residential properties but onto the open space of Gainsborough Gardens.

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:

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 property is a single family dwelling, 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 split level as existing.

08 Living Room

A living room features on the entrance level as existing.

09 Bed space at ground floor

There are no bedrooms located on the ground floor.

10 WC at ground floor

A WC is present on the ground floor level as existing.

11 Bathroom walls

New walls to bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

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 bathrooms are generous in size.

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.