

HERITAGE STATEMENT

HISTORY

Numbers 21- 27 Well Walk was built in the old garden of Foley House in 1881-2 by Henry Legg for Edward Gotto.

Until 1924 this row of houses was known as Foley Avenue.

In the Forties many people in Government sheltered in the solidly built cellars of no 21 during the air raids.

Any political connection ends with Hugh Gaitskell who lived at no 21 with his family until 1947.

Famous visitors/residents to the house include Stanley Spencer, Karlheinz Stockhausen and Mick Jagger.

Dylan Thomas reputedly slept on the bottom shelf of a big dresser on the ground floor from time to time.

The house comprises 6 floors, including the basement, with access to the 2 top floors via a separate entrance to the side of the building

Through the 1960s and 70s the lower 4 floors of the house were converted into flats but returned to a single family dwelling sometime in the early 1990s'

LISTING

List Entry No: 1379164
Location: 21, Well Walk, Hampstead, NW3 1BY
Date Listed: 11 January 1999
Grade: II
Listed Details: Semi Detached house. 1882

EXTERIOR: The exterior of the 5-storey building comprises red brickwork with moulded brick panels, moulded plaster eaves with sandstone and granite dressings.

Original fenestration remains intact with ornamental glazing.

The brown tiled roof shows several prominent chimneystacks.

INTERIOR: The interior offers a wealth of individual character, including the original oak panelled reception hall, carved fireplaces and architraves, and a stone staircase.

The first floor reception rooms are outstanding in both scale and quality and benefit from high ceilings and the original wood flooring in most rooms

DESIGN AND ACCESS STATEMENT

LOCATION

The application dwelling is situated to the North West side of Well Walk, within a Conservation Area, and is an area of outstanding historical importance.

THE SITE

The building is a Grade II listed five storey terraced house and Basement.

The building is constructed from brickwork and is very good condition throughout.

The main house is rectangular in plan with a kitchen extending at the rear.

There is a small private garden area.

THE PROJECT + DESIGN BRIEF

With this application my client seeks to gain permission to make alterations to the interior for the installation of a single passenger lift connecting the Lower Ground floor to the 1st floor, all the building work taking place in parts of the building of little historical interest:

To be read in conjunction with the attached drawing nos:

WW_16, -17, VIS_01

PHOTOS and SITE LOCATION PLAN

ACCESS AND MAINTENANCE

There are no proposals to alter the existing main access to the building.

AMOUNT

The proposed works will not increase the existing footprint of the building.

LAYOUT

The proposed alterations make insignificant alterations to the layout of the building

SCALE

The installation of the lift will not cause any adverse effect to the daylighting and sunlighting of the neighbouring properties

APPEARANCE

The appearance of the lift will retain in all respects the existing details and by this proposal improve accessibility especially for disabled occupants.

SUSTAINABILITY

Recycled materials will be used wherever possible in the proposed works

SUMMARY + IMPACT ASSESSMENT

I believe that I have taken care in this proposal for a passenger lift, and that this proposal will enhance the property and cause no harm to the building or to the Conservation area

Although this application proposes minor alterations to an historical asset, there will no negative impact on its historic fabric.

I believe that these proposed works represent an enhancement to the special character, appearance and aesthetic value of the building.

The installation will considerably improve accessibility; especially for the disabled, and therefore enhances enjoyment of it for the present and future occupiers of the dwelling

I trust that I have demonstrated that by the use of the attached drawings, renders and photographs, that the proposal will make a positive contribution to the character and appearance of the building, whilst also respecting the historical context of the site.