

## 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.



a



b



c



d



e



f

- 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

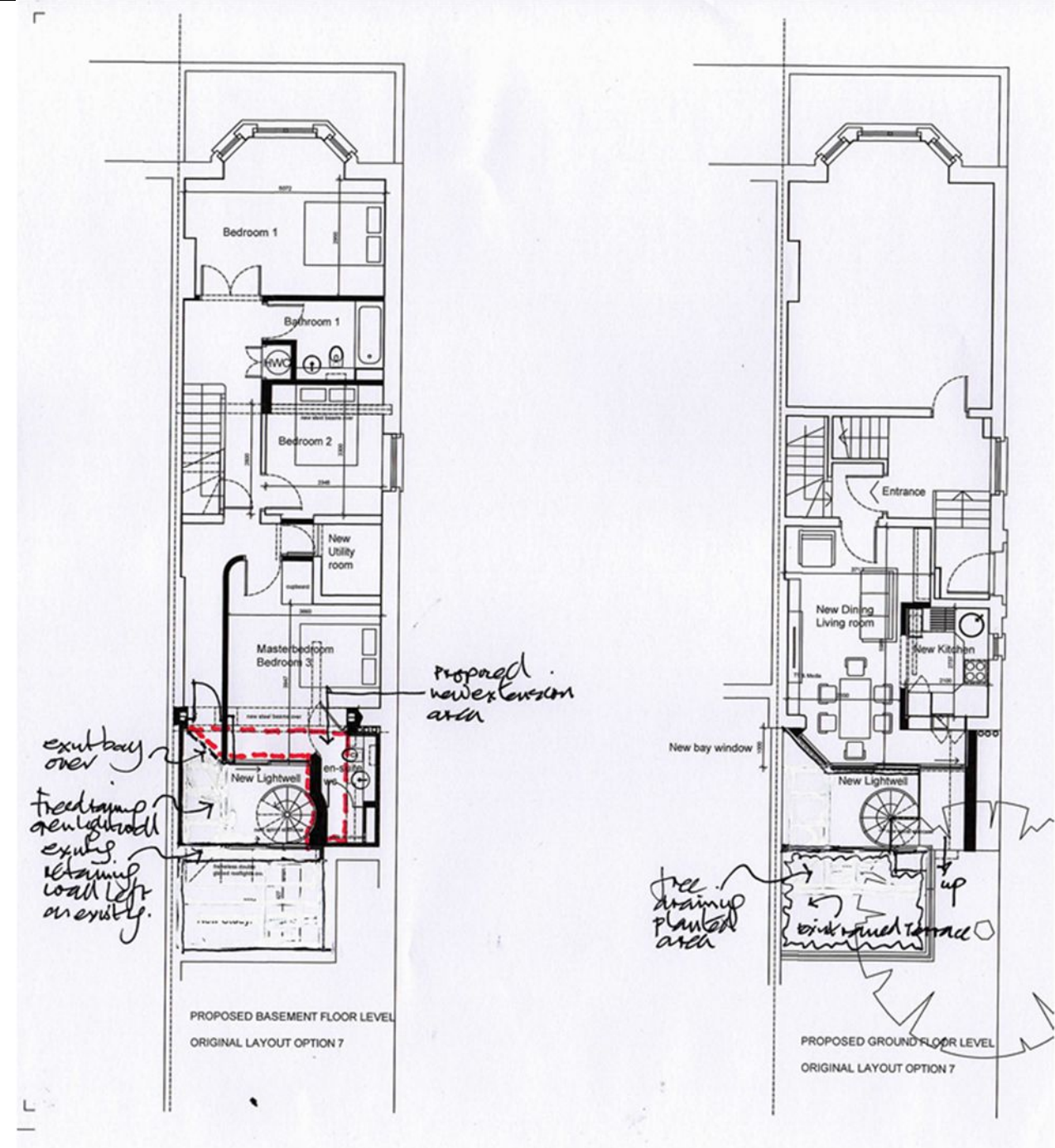
The brief is to alter & adapt the present 3 bedroom duplex ground & lower ground level apartment to improve & rationalise the present internal layout so that it will function more satisfactorily for the changing needs of a growing family. A summary of the client's requirements is as follows:

- 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 bay window at ground & basement plus spiral access stair, within the existing light-well retaining the existing garden retaining walls.
- To relocate the bathrooms on the basement level & extend the present basement meter room into the existing lightwell to create an en-suite shower room to the rear bedroom.

### 2.1 PLANNING APPLICATION SUBMISSION OF December 2016

The previous consent scheme of 2013 for flat 15a was not implemented within the consent period which ended in September 2016, as the owners, John & Morwenna Lawson were living abroad at that time & the property was tenanted. In anticipation of their return to the UK in 2017 a planning application for the original consented scheme of 2013 was resubmitted in December 2016. However Camden Council's policy on basement extensions had been amended since 2013, & the original scheme which had a basement extension into a raised patio area would now require a full Basement Impact Assessment requiring on-site testing rather than the desk-top BIA provided as part of the 2013 consent which was deemed insufficient. The application was therefore withdrawn on the 19th January 2017 to allow the new BIA study to be carried out with the intention of re-submitting the proposals later in 2017.

In discussion with the planning officer, Robert Lester, a reduced scheme omitting the new study room basement excavation was proposed as a less intrusive scheme that would not require the full BIA. This was agreed in principle as an alternative strategy for the application.



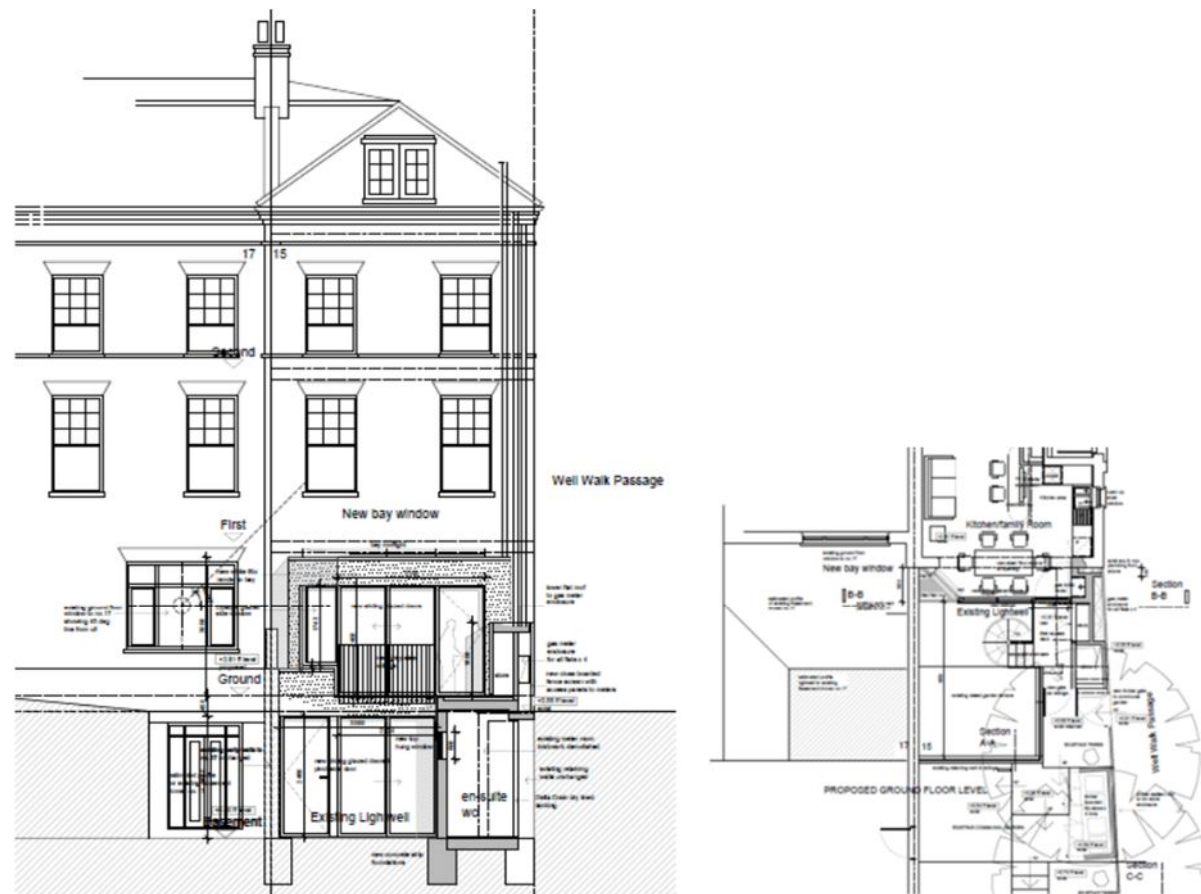
Sketch of Alternative Scheme January 2017

## 2.2 PLANNING APPLICATION RE-SUBMISSION OF 30<sup>th</sup> May 2017

On the basis of the alternative strategy a revised design was re-submitted on the 30<sup>th</sup> May 2017 omitting the basement excavation & keeping all the new extension works within the existing Basement lightwell. This enabled the existing retaining walls to the existing communal garden to 15 Well Walk to be retained without underpinning & other intrusive structural works requiring a full BIA submission. This strategy meant that the existing trees would also be unaffected by the new works as their root systems were contained historically behind the existing retaining walls, as outlined in the updated Arboricultural Report by RootCause.

Other Planning matters affecting the design were raised during the consultation process by the planning officer. These were:

- Daylighting impact of proposals on adjoining properties. Planning guidance requiring a 45 deg. Zone to existing ground floor windows. Drawings SK01 & SK02 were submitted demonstrating compliance.
- An Updated Arboricultural Report was required as the report for the 2013 consent was considered out of date. The updated report dated 14<sup>th</sup> September 2017 was submitted confirming that the alternative scheme had no impact on the existing trees.



Daylighting Compliance



Shaded layout plans showing new & retained areas



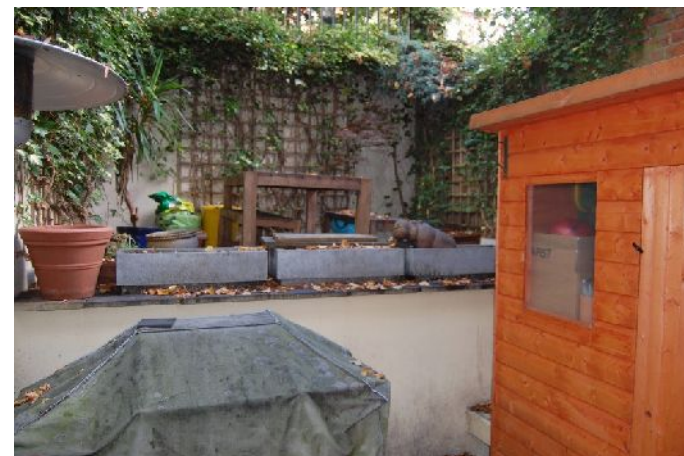
### 3 The Site



g



j



h



k

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 1metre 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 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 existing lightwell/courtyard.
- Bedroom 3 will have daylight provided via the existing lightwell/courtyard which will provide daylight & ventilation in accordance with Camden Council's UDP design recommendations.
- The existing 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 existing lightwell/courtyard, 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. A new spiral access stair will also be incorporated from the basement within the existing open lightwell/courtyard.

The existing boundary wall to the adjoining property no.17, will be retained to maintain privacy between the properties. An access platform 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