DESIGN AND ACCESS STATEMENT

PLANNING HISTORY and HERITAGE ASSESSMENT

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GARDEN VIEW OF 20 WELL ROAD, HAMPSTEAD, LONDON NW3

The Hampstead Conservation Area – Sub Area 2.

SUB AREA TWO: Christ Church/Well Walk

Extracts from the Hampstead Conservation Area Statement.

The conservation area was designed in 1968 and extended on over 8 occasions to take in extended areas outside the core of Hampstead Village. The application site falls within the Christ Church/Well Walk character area, identified within the Hampstead Conservation Area Appraisal (2001). This sub area is described as;

The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.

East Hearth Road is characterised by large scale Victorian villas and some Edwardian blocks on the north side of the road. Most buildings in this area are set within large plots and benefit from high boundary walls in brick or stone, the application site being typical in this respect. The majority of the buildings along East Heath Road are either statutorily listed or identified as making a positive contributing to the conservation area resulting in high quality and interest historic areas with a variety of materials and architectural treatments employed making each building individual.

Well Road and Well Walk run parallel and link the village to the Heath. Well Road is identified as having two distinct characters in the appraisal. To the east the road is a 'quiet residential street' with 19th century development on to the north and south, this alters further west where the road widens and the buildings reduce in scale.

Close to the application site, on Well Road are two contemporary buildings, that at No.21 Well Road, built in 2003 and the garden structure to the rear of Foley House, built in 2011. Both are flat roofed with the use of render, glass, and metal cladding (largely weather copper).

Views Well Road are focused on The Heath with the terminus with the brick boundary walls hiding many of the buildings to a large extent. Screening is also provided by mature trees within the grounds of the larger houses. Similarly views from the eastern end of the road reveal little of the building behind the trees and walls. Enclosing the views and focusing on the end of the street. The rear elevation of the application site is not visible from the street, on either Well Road of Cannon Lane or Place and is hidden from view of most properties, being set behind the more imposing built form of the rest of the house (now No.20).

This conservation area has historical interest as a historic village and later suburb of London, that originated as a retreat for the wealthy to escape the dirt of the city. It's wealth has been maintained which means its buildings and streets are well kept and of a high quality. Architectural interest is high given the variety of built form within the conservation area, which includes nationally significant buildings from most periods, including the late 20th century. Hampstead has a good reputation for high quality contemporary architecture being fitted into the historic context.

THE EXISTING SITE

Grade: II. Date first listed: 14-May-1974, The Logs

Includes: Nos. 18, 19 and 20 Well Road plus 1, 2 AND 3 CANNON LANE.

1954 Ordnance Survey Map

IMAGE TAKEN FROM GOOGLE EARTH OF THE BOUNDARY OF THE ORIGINAL VILLA KNOWN AS "THE LOGS"

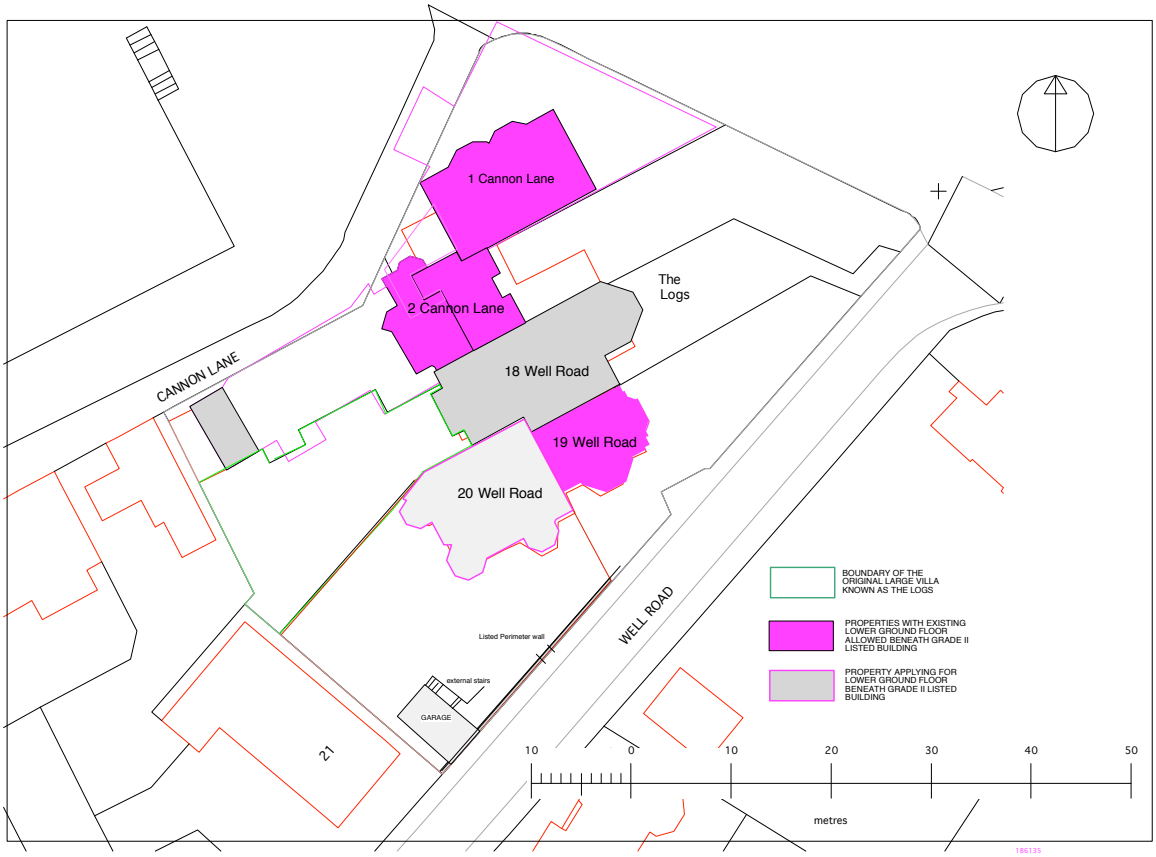
BOUNDARY OF THE ORIGINAL LARGE VILLA KNOWN AS THE LOGS

IMAGE TAKEN FROM GOOGLE EARTH SHOWING THE SUBDIVISION OF THE ORIGINAL VILLA

BOUNDARY OF THE ORIGINAL LARGE VILLA KNOWN AS THE LOGS

PROPERTIES WITH EXISTING LOWER GROUND FLOOR ALLOWED BENEATH GRADE II LISTED BUILDING

PROPERTY APPLYING FOR LOWER GROUND FLOOR BENEATH GRADE II LISTED BUILDING

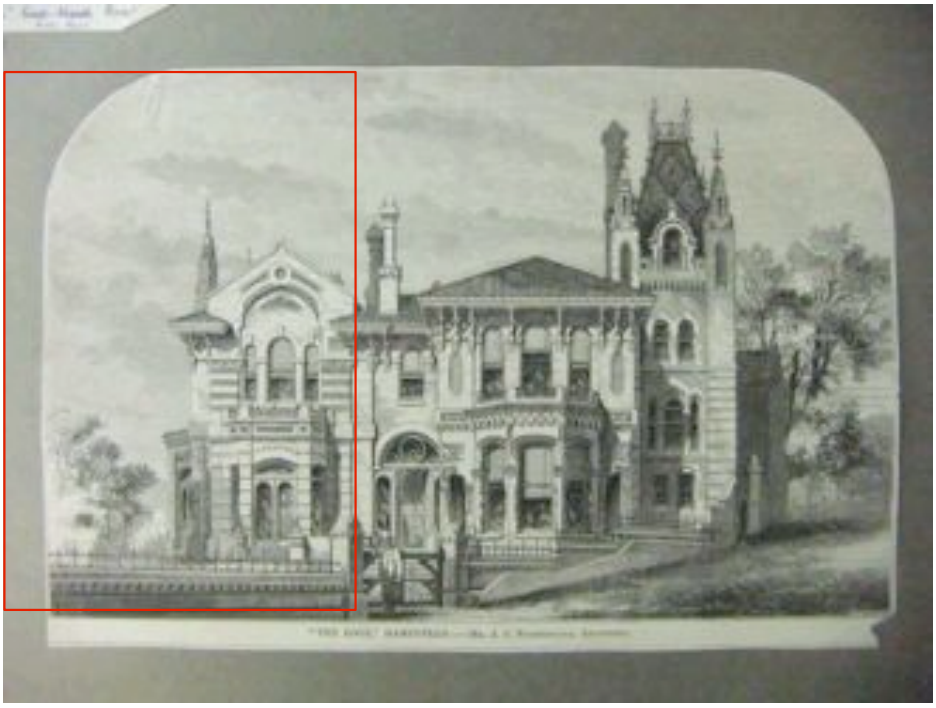


O.S. EXTRACT SHOWING THE SUBDIVISION OF "THE LOGS" AND THE PROPERTIES THAT ALREADY BENEFIT FROM HAVING A LOWER GROUND FLOOR

LISTED DESCRIPTION OF THE SITE KNOWN AS THE LOGS

Large detached villa now subdivided. c1868. By JS Nightingale. For Edward Gotto who added the wings each side c1876. Built by Charles Till. 1951, divided into maisonettes. Yellow stock brick with red brick and stone dressings and diaper work. Hipped tiled and slated roofs with ornate projecting bracketed eaves and tall, thin ornate chimney-stacks; tower with truncated pyramidal roof (originally with cresting) and round-arched dormer; elaborate masonry finials on corners. Irregular plan. An eccentric mixture of Gothic, Italianate and other styles. Mainly 2 storeys with 4 storey central tower. Irregular fenestration. Entrances mostly altered. Ground floor windows stone canted bays; upper floors round-arched. Elaborate plaque with initials EG on north side of house. INTERIOR: not inspected but some features noted to survive, eg Minton tiles, serpentine and Plymouth rock. Interior of tower with good oval staircase.

SUBSIDIARY FEATURES: attached stone capped brick garden wall with dentil cornice (originally surmounted by cast-iron cresting); gabled gateway to No.19 on Well Road with pointed arch opening having keystone inscribed "Lion House" and carved stone lion-like creatures, 2 to each side of gable; base of gateway with paired inset colonnades and enriched corbels; panelled double doors.



View of The Logs showing the original conservatory has been replaced with a two storey exension - Note this side extension is not as it appears today

The part outlined in RED is the new side extension of The Logs, this side extension was built circa 1950's and is known as a separate self-contained freehold house, 20 Well Road.

However, please note that the two-storey extension on this illustration was not built as shown. See photograph below showing the existing house as built

VIEW OF THE TWO STOREY ADDITION ADDED TO THE

ORIGINAL VILLA – THE LOGS – ADDED CIRCA 1950's

TO CREATE THE HOUSE NOW KNOWN AS 20 WELL ROAD.

THE FURTHER ADDITION OF THE SINGLE- STOREY OCTAGONAL

SIDE EXTENSION ADDED 1987 CAN JUST BE SEEN ON THIS PHOTOGRAPH

HISTORICAL BACKGROUND

(INFORMATION TAKEN FROM PREVIOUS APPLICATIONS RELATING TO "THE LOGS")

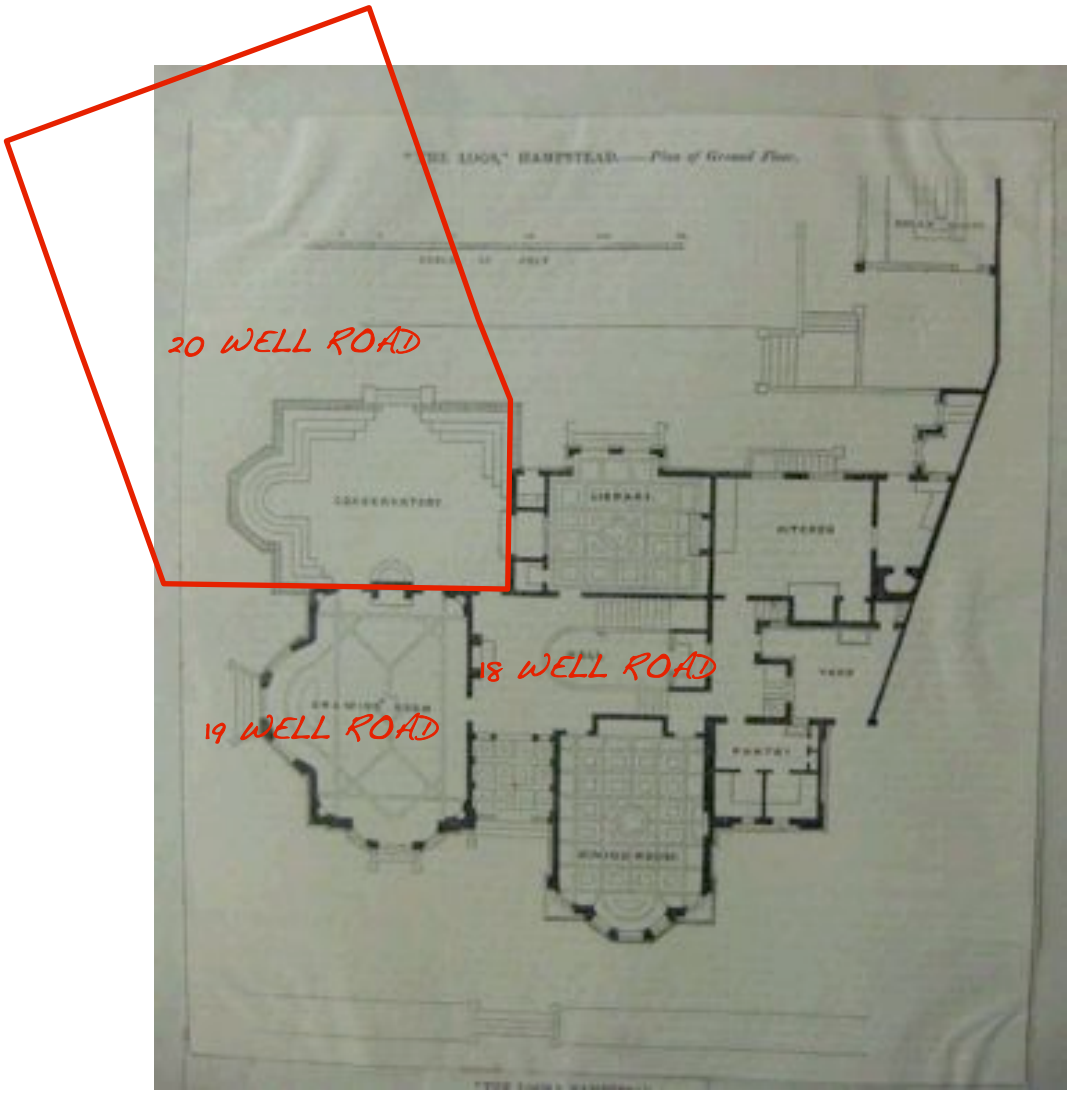
The Logs was built in 1867-68 to designs by J S Nightingale for Edward Gotto, a civil engineer and developer, who may have had input into the design of the building. It has an eclectic character, based on a number of different architectural styles including Gothic and Italianate influences.

It is given a brief description in The Buildings of England series. 'A formidable atrocity… elaborate gateway with lion crested gable in Well Road. The house exhibits yellow, red and black brick and excrescences in all directions, arches pointed and round, motifs Gothic and Frenchified, and a remarkably wilful tower with chateau roof (its iron cresting has gone)'.

'The Logs, Hampstead' published in The Builder (1868) provides information on the original construction, internal layout and character of the building which cost £9000 to build. The building was described as follows.

'*The house we illustrate in our present number is faced with double pressed Burham bricks (the stables and offices with wire-cut Burham bricks), and has Portland stone dressings. Red bricks are sparingly used in panels, under the eaves and strings. The eaves project considerably from the face of the wall, and have a panelled soffit of Portland stone,supported on carved cantilevers. Polished granite and red Mansfield stone are used externally, and serpentine and Plymouth rock internally, in decoration. The roofs are covered with the Broomhall Company's patent tiles. Portland stone has been used internally for principal staircase, hall window, and screen between hall and vestibule. The hall, vestibule, and conservatory are paved with Minton's tiles. There are open stained deal roofs over the hall and billiard – room. The joiner's work generally is of pitch pine, and carved work is introduced in the doors and other parts of ground floor. The drawing room and dining room ceilings have pitch pine ribs and cornices, and the library ceiling is wholly pitch pine. Arrowsmith's parquet has been used for the floors of the principal rooms. The furniture was made from special design*'.

Edward Gotto lived in the building until his death in 1897. It was then occupied by Frederick Pusinelli. A lease dating from 1897 between Sarah Gotto and Frederick Pusinelli includes a detailed lengthy schedule of the rooms in the house. Prior to the sale the house had, according to Service in his book Victorian and Edwardian Hampstead, been extended by the addition of wings either side in 1876. This is shown on the difference between the 1894 Ordnance Survey Map which shows the building has been extended northwards and there was an additional glass house on the south-east facing elevation.



DRAWING SHOWS THE ORIGINAL GLASS CONSERVATORY

ADDED TO "THE LOGS" AND NOW KNOWN AS 20 WELL ROAD

Ordnance Survey (OS) maps and a number of block plans of The Logs and its former grounds show two glass houses attached to the house, one is the conservatory identified on the original plans which is, by 1935 shown to form part of the main house and to have an additional conservatory extension attached to it on the rear garden side. A long row of glasshouses is shown on the north western boundary on Cannon Lane. According to the London County Council bomb damage map the building did not suffer any bomb damage during the Second World War.

1906-11 Plan showing new garages to the south-west of The Logs and two glass houses attached to its southern end

In 1944 the building was advertised for sale and a plan of the site published. At this time the plans show the small front conservatory and the garden conservatory had been removed.

The property was bought in 1950 by Alexander Gibson and in 1952 the house was converted into six maisonettes by him.

The garage was also converted into accommodation, and garages built on the southern part of the grounds. A house was also built on the north-west side of the grounds on the boundary with Cannon Lane.

1950 Plan showing potential subdivision of plot and new garages in the grounds

The conversion featured in the architectural press with a photograph of the front of the property and a plan of the ground and first floor before and after the conversion.

NFBTE

President Nominated

I. Ian Robertson, of Burton-on-Trent, has been nominated by the council of the NFBTE to be president for the year 1952. For the other offices, the nominations were: Wilfred Horsfall for senior vice-president; H. G. Frost, E. W. Garrett and G. W. Grosvenor as junior vice-presidents.

MOHLG

Fifth National Park

The fifth national park—an area of approximately 223 square miles in the county of Pembrokeshire—has been designated.

The Chairman of the National Parks Commission, Sir Patrick Duff, has signed the Designation Order and this will be submitted in due course to the Minister of Housing and Local Government for confirmation.

POPULATION MOVES

A Survey is Published

About 4m. people migrate within the boundaries of England and Wales each year, in search of new jobs and homes. With only about 250,000 new homes being built it is thought that they move into houses vacated by others. The reasons for this ebb and flow of the population and the types and numbers of persons moving have been surveyed by the General Register Office, who has issued a report to assist planners.

The report states: "Though the majority of new houses today are built and filled by Local Authorities whose primary responsibilities are towards their present residents, the majority of existing houses, new and old, are still privately owned, and the rehousing of families in new Local Authority houses is likely to be accompanied by the vacation of numbers of privately-owned properties."

BATC

Awards to Apprentices

The Building Apprenticeship and Training Council has made awards to 524 apprentices in training, for outstanding ability in class and site work during the year. The awards—159 book tokens to the value of 30s. (first prizes), and 365 of £1 (second prizes), for the purchase of technical or cultural books relating to the building industry—were made on the joint recommendations of technical colleges, employers, and local apprenticeship committees. Every craft of the building industry is represented among the prize winners, and the awards cover England, Scotland and Wales.

BRISTOL

Drastic Change in City's Housing Policy

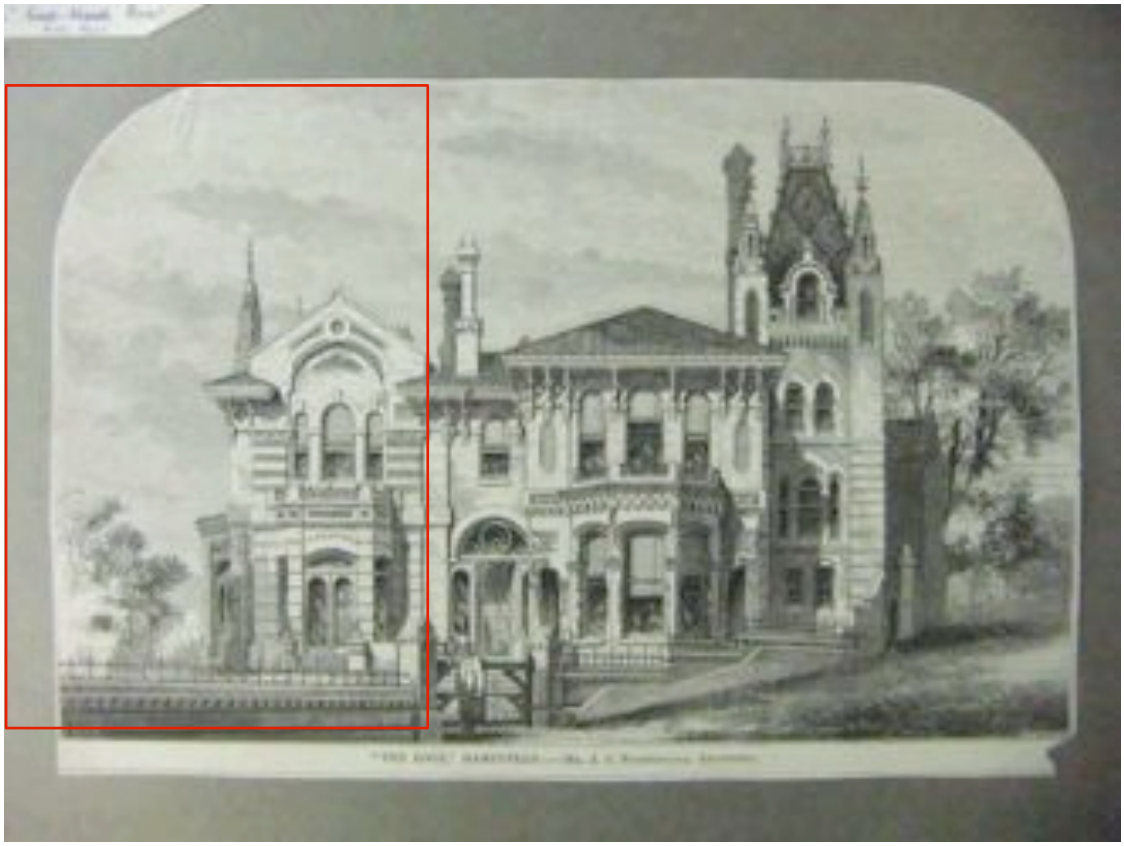
Faced with the problem of an expanding population and an increasing shortage of building land within the city boundary, the City Architect of Bristol, J. Nelson Meredith, has told the City Council that Bristol's housing programme will increasingly include multi-storey buildings—some of them up to nine storeys high—and that to meet this need he has re-organized his department.

"This type of building involves problems of construction and considerably more architectural work than is the case with repetitive

CONVERSION OF HOUSE IN

The conversion of the "Lags," Hampstead, into six maisonettes has been carried out to the designs of Alexander Gibson of the Design Research Unit. Work on the original house was begun in 1867, and a perspective drawing

Plans of house after conversion



View of The Logs showing the original conservatory has been replaced with a two storey exension - Note this side extension is not as it appears today

The two-storey extension, outlined in RED shown on the above illustration, was added to the original house circa 1950's in the location of the glass conservatory.

However, please note that the extension was not built as shown on this illustration. See other photographs.

The side extension was later altered again when the approval was granted to convert the house into multiple self-contained units

PLANNING HISTORY

The property now known as The Logs has undergone several major alterations.

The property known, as 20 Well Road was originally the site of a single storey glass conservatory added to the rear of the original house, The Logs. See plans and historical record above.

The garden glass conservatory was later demolished and a two-storey extension was built, circa 1950's. See illustration above. It is noted that the two-storey extension no longer looks as shown on the drawing, and it is unknown as to when the further alterations took place.

The entire building was further sub divided to create individual maisonettes circa 1987. This major alteration work created the need for extensive alterations to the internal space of the original villa and added the introduction of several new staircase.

In 1979 a two-storey side extension was approved by Camden but I can find no record of this being built.

A single storey side extension was approved in 1987 and works were carried out, delivering an octagonal hall with symmetrical sash windows.

In 2004/05 a new conservatory was approved and added to the single-storey side extension.

The most recent planning approval, reference no. 2014/2114/P and 2014/2438/L, for demolition of the conservatory, replacing with a new single storey side extension, including increased height, and other associated works, was approved by the London Borough of Camden (LBC) with standard Listed Building Consent conditions. In the Officer's Delegated Report the proposed replacement dormers would 'improve considerably the character and appearance of the host building' and generally that the proposed roof alterations 'would not harm the appearance or historic fabric of the host building or the character and appearance of the conservation area'. Internal alterations are considered satisfactory.

The 2014 approval has been renewed in 2017.

PROPOSED NEW APPLICATION TO CREATE A LOWER GROUND FLOOR

It is proposed that a new Lower Ground floor be created beneath the footprint of the existing house.

It has been shown above that 20 Well Road was not part of the original villa known as “The Logs” but was created on the site of extended glass conservatory that was later demolished.

It is not proposed to ask for any further alterations to host building above, other than those already approved by Camden, approvals 2014/2114/P and 2014/2438/L

The new staircase to the new Lower Ground floor is located within the new single-storey extension that was built after the 1987 planning approval. The new staircase will, therefore, have no impact on the period house.

The existing herringbone floor to the main room can be retained and supported from below on a steel joists. Thus, There will be no disturbance to any architecturally important features of the existing historic house in allowing this application.

The light wells will serve the new Lower Ground floor and will have NO impact on either of the adjoining owners.

The proposed light wells cannot be seen from the public highway as there is a large brick wall, about 2M in height that protects the garden from any street view.

The light well will be covered with a galvanised metal grille, finished level with the surrounding ground levels. The grille will stop any pets or animals from falling into the light well.

No part of the proposed new Lower Ground floor will be visible from the highway or neighbouring properties.

There will be NO loss of garden space.

There will be no significant impact on the established trees. See report from Martin Dobson.

There is an existing garage to the corner of the site that will give off-street access to the site to sagely take away the spoil when creating the new Lower Ground floor.

The excavation will be carried in a clay soil and can be done by hand tools. Thus the disturbance to neighbours will be very much limited.

The new Lower Ground will comply, with all the requirements of Camden Planning Guidance notes for a new Basement application – see more detail below.

By allowing this application there will be an opportunity to upgrade the energy performance of the entire house and, thereby, the property will meet the latest Building Regulations standards.

THIS APPLICATION WILL NOT SET A PRECEDENT FOR THIS GRADE II PROPERTY

OTHER HOUSES WITHIN "THE LOGS" ALREADY HAVE A LOWER GROUND FLOOR

O.S. EXTRACT SHOWING THE SUBDIVISION OF "THE LOGS" AND THE NUMBER OF PROPERTIES THAT ALREADY HAVE A LOWER GROUND FLOOR ESTABLISHING THAT THIS APPLICATION WILL NOT SET A PRECEDENT, NOR WILL CAUSE HARM TO THE STRUCTURAL STABILITY OF THE EXISTING HOST BUILDING OR ITS NEIGHBOURS

CAMDEN BASEMENT PLANNING POLICY

Basements and light wells, Planning Guidance + Camden Development Policies

Extracts from the Planning and Design Policy documents

2.3 We recognise that there can be benefits from basement development in terms of providing additional accommodation, but we need to ensure that basement schemes:

• do not cause undue harm to the amenity of neighbouring properties;

There is no harm whatsoever to the amenity of neighbouring properties. The proposed Lower Ground floor will not be seen by the neighbouring properties. The light well are small and are hidden behind garden wall, They cannot be seen by neighbours and, therefore, there will be no light pollution to disturb the neighbours.

• do not have a detrimental impact on the groundwater environment, including ponds and reservoirs;

The initial bore holes show the water table approximately 7M deep. The proposed single storey Lower Ground floor will not impact on the water level. A full B.I.A. assessment is being carried out

• do not have any effects on surface water run-off or ground permeability

The new light wells will occupy an insignificant area compared to the garden area. They will have no impact on the surface water run-off and an insignificant loss of ground permeability.

• do not harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced;

The proposed application is for a new Lower Ground floor beneath the footprint of the existing house. There is no impact of the Listed building above the Ground floor other than that which has already been approved under application 2017/1426/P and 2017/1848/L

The proposed application is for a single floor only beneath the footprint of the existing house. There is no further intrusion into the garden area other than the light wells that do not occupy any significant area. There is no adverse impact of the trees, see Arboricultural report by Martin Dobson

• conserve the biodiversity value of the site;

The proposal will have no impact of the biodiversity of the site.

• achieve sustainable development; and • do not place occupiers at risk or have any effects on the stability or bearing capacity of adjacent land generally

By allowing this application there will be an opportunity to upgrade the thermal performance of the entire house and, thereby, the property will meet the latest Building Regulations standards.

The adjoining property, no 19 Well Road already benefits from a basement so there will be no impact on the structural stability of the neighbouring property

Size of development

2.4 Often with basement development, the only visual features are light wells and skylights, with the bulk of the development concealed wholly underground, away from public view. However, just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale. There may be more flexibility with the scale of a development when it is proposed underground, but there are a number of factors that would mean basement development would be overdevelopment.

The proposed application is for a new Lower Ground floor beneath the footprint of the existing house. There is no impact of the Listed building above the Ground floor other than that which has already been approved under application 2017/1426/P and 2017/1848/L

The proposed light wells cannot be seen from the public highway as there is a large brick wall, about 2M in height that protects the garden from any street view.

No part of the proposed new Lower Ground floor will be visible from the public highway or from neighbouring properties.

Habitable rooms

2.8 Development Policy DP27 (Paragraph 27.6) states that the Council will not allow habitable rooms and other sensitive uses for self-contained basement flats and other underground structures in areas at risk of flooding. Outside of these areas, where basement accommodation is to provide living space (possibly for staff), it will be subject to the same standards as other housing in terms of space, amenity and sunlight. Suitable access should also be provided to basement accommodation to allow for evacuation. Further guidance is contained in CPG2 Housing (refer to section 4 on residential development standards).

The application fully complies with CPG2 – Housing in regard to the internal standards as set out in the design guidance document

Conservation areas and listed buildings

2.9 In the case of listed buildings applicants will be required to consider whether basement and underground development preserves the existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, and any features that are architecturally or historically important. Where the building is listed, new basement development or extensions to existing basement accommodation will require listed building consent, even if planning permission is not required. The acceptability of a basement extension to a listed building will be assessed on a case-by case basis, taking into account the individual features of the building and its special interest.

There is no further impact on the Listed Building above Ground level other than those alterations and improvement already approved under application 2017/1426/P and 2017/1848/L

The new staircase to the new Lower Ground floor is located within the new single-storey extension that was built after the 1987 planning approval. The new staircase will, therefore, have no impact on the period house.

The existing herringbone floor to the main room can be retained and supported from below on a steel joists. Thus, There will be no disturbance to any architecturally important features of the existing historic house in allowing this application.

Basement walls, windows, and doors

2.12 The development of a basement and the introduction of light wells will result in an area of exposed basement wall and will usually mean new window or door openings. Any exposed area of basement development to the side or rear of a building will be assessed against the guidance in CPG1 Design (refer to section 4 on extensions, alterations and conservatories). In general, this expects that any exposed area of basement to be:

- subordinate to the building being extended;
- respect the original design and proportions of the building, including its architectural period and style; and,
- retain a reasonable sized garden.

The light wells are relatively small and are subordinate to the host building

The timber sash windows will copy the design and proportion of the host building. The contrast brick arches over will be splayed to give a traditional look to the window. The windows will achieve a U value of 1.1W/m2C

The light wells CANNOT be seen from a public highway as there as a high brick wall enclosing the site

The proposed application is for a new Lower Ground floor beneath the footprint of the existing house. There is no further intrusion into the garden area other than the light wells, which do not occupy any significant area of the garden.

2.13 The width of any visible basement wall should not dominate the original building.

The light wells are relatively small and insignificant to the host building. The width does dominate the host building and do not project the full width of any part of any elevation.

2.14 In number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building. On the street elevation, and on certain rear elevations where there is a distinguishable pattern to the fenestration, the width and height of windows should be no greater than those above.

The light wells are relatively small and insignificant to the host building. The width does dominate the host building and do not project the full width of any part of any elevation.

The timber sash windows will copy the design and proportion of the host building. The contrast brick arches over will be splayed to give a traditional look to the window. The windows will achieve a U value of 1.1W/m2C

Each light well will have timber sash windows to copy the details of the windows above. The brick arch details will be a simple splayed arch over.

Trees, landscape, and biodiversity

2.15 Proposals for basement development that take up the whole front and / or rear garden of a property are very unlikely to be acceptable. Sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. These margins should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area. The Council will seek to ensure that gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape character of an area so that this can be preserved or enhanced.

The proposed application is for a single floor only beneath the footprint of the existing house. There is no further intrusion into the garden area other than the light wells that do not occupy any significant area. There is no adverse impact of the trees, see Arboriculture report by Martin Dobson

Light wells

2:18 The building stock in Camden is quite varied throughout the Borough. Some areas contain basement developments that include front light wells in part or all of the front garden. Other areas do not have any basements or light wells that are visible from the street. The presence or absence of light wells helps define and reinforce the prevailing character of a neighbourhood. The creation of new light wells can harm the relationship between the building and the street, can harm the appearance of the building and the streetscape, and may result in the loss of garden or other amenity space.

The proposed light wells cannot be seen from the public highway as there is a large brick wall, about 2M in height that protects the garden from any street view.

No part of the proposed new Lower Ground floor will be visible from the public highway or from neighbouring properties.

The light wells are small compared to the garden area. There will be no significant impact on the established trees. See report from Martin Dobson.

2;19 Where basements and visible light wells are not part of the prevailing character of a street, new light wells will only be acceptable if they appear as discreet interventions that do not harm the architectural character of the building or result in harm to the character or appearance of the surrounding area. In situations where light wells are not part of the established street character, the characteristics of the front garden will help to determine the suitability of light wells.

The light wells are relatively small and insignificant to the host building.

The light wells are small and do not occupy more than 50% of the garden area

The width of each light well does dominate the host building and together they do not project the full width of any part of any elevation.

The light wells CANNOT be seen from a public highway as there as a high brick wall enclosing the site

Railings, grilles and other light well treatment

2.24 In order to comply with building regulation standards, light wells should be secured by either a railing (1,100mm high) or a grille. In gardens that front a street, railings can cause a cluttered appearance to the front of the property and can compete with the appearance of the front boundary wall, or obscure front windows. This is particularly the case in shallow gardens. Where front light wells are proposed, they should be secured by a grille which sits flush with the natural ground level, rather than railings (refer to Error! Reference source not found. on the following page). In certain publicly accessible locations grilles should be locked to prevent light wells being misused for casual sleeping and drug use.

The light well will be covered with a galvanised metal grille, finished level with the surrounding ground levels. The grille will stop any pets or animals from falling into the light well.

]Basement construction plans

3.36 A basement construction plan sets out detailed information to demonstrate how the design and construction of the basement has been prepared in order to minimise the impacts on neighbouring properties and the water environment, and provides a programme of measures to be undertaken by the owner to with the objective of minimise the impact on the structural integrity of neighbouring properties and sensitive structures such as the public highway. 3.37 A basement construction plan should contain: • a method statement detailing the proposed method of ensuring the safety and stability of neighbouring properties throughout the construction phase including temporary works sequence drawings, • appropriate monitoring including details of risk assessment thresholds and contingency measures, • detail demonstrating that the basement has been designed using evidence of local factors including ground conditions, the local water environment and the structural condition of neighbouring properties, in order to minimise the impact on them. • provision to retain at the property throughout the construction phase a suitably qualified engineer from a recognised relevant professional body to monitor, inspect, and approve the permanent and temporary basement construction works, and • measures to ensure the ongoing maintenance and upkeep of the basement.

A Basement Construction will be prepared by others. It is intended that the existing garage in the corner of the site shall be used for the location of the skip, with a conveyor belt across and above the garden area to link the dig to the disposal area. The surplus soil will be removed using hand tools to avoid any unnecessary noise and disturbance to neighbours.

Considerate Contractors Scheme 4.2

Full care and consideration should be given to neighbouring properties, as the works can be particularly intrusive to immediate neighbours. All construction and demolition processes are expected to be in accordance with the Considerate Constructors Scheme standards. Construction and demolition processes are also expected to conform to the ICE Demolition Protocol (www.ice.org.uk) and should have regard to the Guide for Contractors working in Camden, Feb 2008, which is available the Camden Council website and to the GLA's best practice guidance document The Control of Dust and Emissions from Construction and Demolition (www.london.gov.uk).

The appointed contractor will comply with the above guidelines

Construction management plans

4.3 The Council will generally require a construction management plan for basement developments to manage and mitigate the greater construction impacts of these schemes. Construction management plans will generally be required for schemes on constrained sites, in conservation areas, on sites adjacent to a listed building, or in other areas depending on the scale of the development and the conditions of the site. Construction management plans include: • provisions for phasing; • provisions for site management, safety, and supervision, • management of construction traffic and parking; • management of noise, vibration, dust, and waste; • provisions to ensure stability of buildings and land; • provisions for monitoring movement, and • provisions for a construction working group, where appropriate. 4.4 Construction management plans should take into consideration other developments taking place in the local area with a view to minimising the combined effects of these construction works. The Council encourages applicants to inform and engage with affected neighbours at an early stage.

A Construction Management Plan will be prepared by others. It is intended that the existing garage in the corner of the site shall be used for the location of the skip, with a conveyor belt across and above the garden area to link the dig to the disposal area. The surplus soil will be removed using hand tools to avoid any unnecessary noise and disturbance to neighbours.

Sustainable construction

4.7 As part of an application for a basement development, applicants will be required to describe within their Design and Access Statement how the development has considered materials, resources and energy. This statement should explain how the use of sustainable materials has been considered and applied in the proposal, and the reasons for the choices that are made. The statement should also detail which existing materials on the site are to be re-used as part of the development or made available for re-use elsewhere, and the measures to improve the energy efficiency of the development. Further guidance is provided within CPG3 Sustainability (sustainability assessment tools chapter).

The application will not harm or involve the loss of material to the host building. The new construction can however provide excellent thermal insulation as the external walls are below ground and will benefit from being permanently enclosed.

The insulation levels of the new walls will more than comply with the requirements of the Building Regulations.

The windows will achieve a U value of 1.1W/m2C
Thermal Efficiency will comply with floor to comply with Part L1B

Low energy lights will be used at the new lower Ground floor to comply with the latest energy efficiency requirements.

ACCESS

Access

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use.

The application is the creation of a new Lower Ground floor accommodation. The refurbishment of the existing house as already been approved under application 2017/1426/P and 2017/1848/L.

Car Parking
Cars will be able to stop outside the front of the house where street parking is provided as existing or use the property's garage.

Access from car parking
Access from car to front gate is level as existing.

Approach
Access from car to front door is stepped as existing.

External Entrances
The entrance is illuminated by overhead lights as existing.

Doorways and Hallways
Any new internal doors will have a minimum 800mm clear opening width.

Wheelchair accessibility
Inside the property the accommodation is split level as existing.

Living Room
The living room is on the entrance level.

A further Bedspace can be provided at Lower ground floor level.
All exisitng bedrooms are located on the first and second floor level as approved under application 2017/1426/P and 2017/1848/L.

WC at ground floor
There is a wc located on the ground floor as existing.

Lift
The inclusion of a future lift is not possible.

SUMMARY AND CONCLUSION

It is proposed that a new Lower Ground floor be created beneath the footprint of the existing house.

It has been shown above that 20 Well Road was not part of the original villa known as “The Logs” but was created on the site of extended glass conservatory that was later demolished.

It is not proposed to ask for any further alterations to host building above, other than those already approved by Camden, approvals 2014/2114/P and 2014/2438/L

The new staircase to the new Lower Ground floor is located within the new single-storey extension that was built after the 1987 planning approval. The new staircase will, therefore, have no impact on the period house.

The existing herringbone floor to the main room can be retained and supported from below on a steel joists. Thus, There will be no disturbance to any architecturally important features of the existing historic house in allowing this application.

The light wells will serve the new Lower Ground floor and will have NO impact on either of the adjoining owners.

The proposed light wells cannot be seen from the Public highway as there is a large brick wall, about 2M in height that protects the garden from any street view.

The light well will be covered with a galvanised metal grille, finished level with the surrounding ground levels. The grille will stop any pets or animals from falling into the light well.

No part of the proposed new Lower Ground floor will be visible from the highway or neighbouring properties.

There will be NO significant loss of garden space.

There will be no significant impact on the established trees. See report from Martin Dobson.

There is an existing garage to the corner of the site that will give off-street access to the site to sagely take away the spoil when creating the new Lower Ground floor.

The excavation will be carried in a clay soil and can be done by hand tools. Thus the disturbance to neighbours will be very much limited

The new Lower Ground will, therefore comply, with all the requirement of Camden Planning Guidance notes for a new Basement application – see more detail below.

By allowing this application there will be an opportunity to upgrade the thermal performance of the entire house and, thereby, the property will meet the latest Building Regulations standards.