

18 WELL ROAD

HAMPSTEAD, CAMDEN, NW3 1LH

150226-WR

PROPOSED SINGLE STOREY REAR EXTENSION AND REPAIR WORKS

DESIGN & ACCESS STATEMENT

DECEMBER 2017

01 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by F3 Architects LLP and Corrie Newell Historic Buildings Consultancy (CNHBC), on behalf of the Applicant to accompany a full application for Planning and Listed Building Consent submitted to Camden London Borough Council.
- 1.2. This statement has been prepared in response to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for planning applications to be accompanied by a Design and Access Statement. This statement should be read alongside the planning application drawings and associated reports.
- 1.3. The structure and content of this report has been informed by:-
CABE 2006 “Design and Access Statements: How to Write, Read and Use Them”
- 1.4. This report is submitted in support of the application by the Applicant for a new single storey rear extension to their existing family home.
- 1.5. The proposals described within this document include the following;
 - 1.5.1 External works; improvement and repair to the front elevation; reinstatement of external door opening to the rear façade from the living room; additional external door opening from living room on opposite side of the bay window to a new glazed corridor link and access new, single storey, glazed rear extension.
 - 1.5.2 Internal works; general refurbishment, décor update and improvement; addition of ground floor bedroom suite and improvement to space planning of the bedroom suites on First floor.
- 1.6. This Design and Access Statement is focused on the overall planning and development context of the proposed scheme in parallel with the project’s design and access. Detailed assessment of the existing building and the surrounding Conservation Area are addressed within the accompanying Heritage Statement prepared by CNHBC.

02 SITE ASSESSMENT

- 2.1 The house is a Grade II Listed building, located in Hampstead Town Conservation area. The original detached villa built c.1876 was formerly known as 'The Logs' before being subdivided in to separate private residences in 1951. 18 Well road was listed Grade II, with the rest of The Logs 14th May 1974.
- 2.2 The site is located in the London Borough of Camden on the South of Hampstead Heath. It is located between Canon Lane and Well road in an area where there is a variety of building types, ages and styles. The front elevation is North East facing, clad with doublepressed Burham bricks with Portland stone dressings. The eaves project considerably from the face of the wall, with a panelled soffit of Portland stone supported on carved cantilevers.
- 2.3 Access to 18 Well road is from Well road via a pedestrian gate controlled with secure phone entry. The access is through the front garden to the glazed timber front doors located to the side of the front bay window. Through the front porch you are lead to the entrance hall and original staircase to First floor level. The the living room and kitchen are accessed from the entrance hall; the living room provides the only access to the private rear garden through 2 sets of French doors. On the First floor level there is a large master bedroom with family bathroom/en-suite to the front of the property; the family bathroom has a glazed roof lantern, a later addition to the original property. There are 2 further rooms to the rear of the First floor, currently used as a dressing room and guest bedroom.
- 2.4 The rear garden is private with sole access through the living room at the rear of the property. There is a combination of planted, grass and paved terraced areas. The extensive mature planting (see image ref. 01) creates a lot of shading to the garden, this has caused 'dead' spaces for planting. There is a temporary structure located on the boundary to 2 Cannon Lane, the peak of the roof is above the existing boundary wall (see image ref. 02). The boundary walls also differ; to 2 Cannon Lane there is a brick wall with a wooden trellis to increase the height for privacy; to 20 Well road the brick wall steps down from the front to back of the garden; the back boundary to 4 Cannon Lane is a low-level wall with no privacy (see image ref. 03).
- 2.5 The front garden has a red brick paved walkway from the pedestrian gate to front door, with a combination of timber sleepers, plant beds and a water feature. The planting is over-grown, and terraces worn out. The boundary line consists of vertical timber planks that is in need of replacement (see image ref. 04, 05 & 06).
- 2.6 The property's interior does not gain a lot of natural light due to the depth and volume of the rooms compared to the small windows. The extensive mature planting to the front and rear of the property also minimises the natural light able to get in to each space. The planting however means that the garden and property is well concealed from the adjacent public roads.
- 2.7 Corrie Newell Historic Buildings Consultancy has put together the Heritage statement in collaboration with F3 Architects following detailed research of the history, development and amendments made to the property. The design has been developed with consideration of this collated research which can be found in the accompanying Heritage Statement to this application.



IMAGE REFERENCE 01



IMAGE REFERENCE 02



IMAGE REFERENCE 03

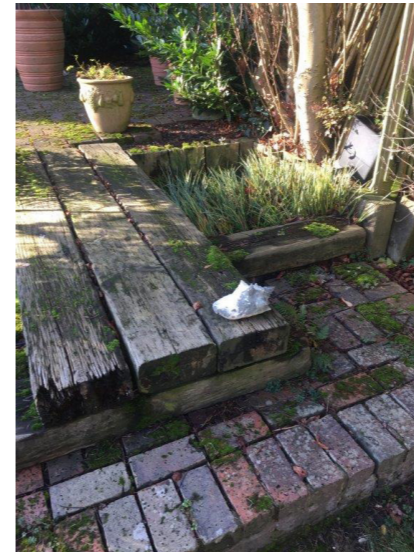


IMAGE REFERENCE 04



IMAGE REFERENCE 05

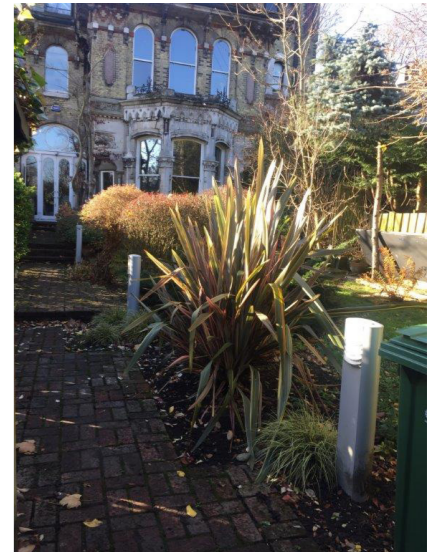


IMAGE REFERENCE 06

03 USE AND BRIEF

- 3.1 The property will remain to be a private residential dwelling, as existing.
- 3.2 The applicant’s brief is to create more functional spaces, with an addition of a single storey rear extension to relocate the kitchen from the front elevation to the rear private garden. The applicant would also like to make repairs to the front elevation to preserve the details of the original property and simplify the front garden with a minimised landscape design. Please refer to the Heritage Statement for outline of works to repair the front elevation, like for like.
- 3.3 The proposed extension is to replace the existing modern garden structure in the rear garden (see image ref. 07 & 08) with an addition of a lightweight glazed corridor link, located to the side and offset from the bay window. This will provide an internal access to the extension from the existing living room. From the living room there will be one new opening, a glazed door to the link and extension. A new external door is also proposed, reinstating an original historic opening, that was bricked in the C20th. This will provide symmetry with the new opening on each side of the bay window.
- 3.4 With regards to landscape, the applicant would like to maintain and increase privacy to and from the neighbouring properties without compromising natural light. The use and maintenance of the garden design are to suit the environment and needs of the applicant. Due to the existing mature tree located at the rear of the garden (see image ref. 01) there is a reduction in sunlight for planting, therefore species needs to be considered.
- 3.5 For the interiors, the applicant would like to amend the internal layout to create more practical spaces and include additional bathrooms. This has been achieved with proposed works to modern internal partitions only. No works are proposed to original/historic internal partitions. This is clarified on the Heritage Significance Plans. The interior decor proposals retain all historical features whilst providing the client with an updated aesthetic scheme to the current 1980’s designs.



IMAGE REFERENCE 07



IMAGE REFERENCE 08

04 PLANNING HISTORY

4.1 Reviewing previous applications for 18 Well road; an application for a single storey extension, ref. 2013/8134/P, was refused on 26th September 2014 due to the following reasons;

'...by reason of it's scale, bulk, materials and detailed design would appear as an over dominant and incongruous addition, detrimental to the character and appearance of the host building and wider conservation area of which forms part of.'

We believe the proposed extension has addressed the points above and now compliments the original building. The proposed materials contrast to the original building, providing a lightweight structure with primarily glazed façade; providing transparency and allowing views of the existing property to be maintained.

The proposed facade steps back between the link and the new habitable room, breaking up the length of glazing and reducing the visual impact on the historic facade. The proposed link is distanced as much as reasonably possible from the bay window, which remains the prominent feature of the facade. The proposed extension is single storey only, having no greater impact on the adjacent property than the existing garden wall and summer house.

The minimal glass link junction respects that the properties were originally one single dwelling and can be fully reversed if, in the future life of the building, the subdivisions and garden walls are ever removed.

The property was not originally symmetrical as a whole and this section of the facade was also unsymmetrical, after the building was subdivided. Figure 3 of the supporting heritage statement show the original door to the right hand side of the bay window in elevation. This door was removed and filled in late C20th. However, it was noted from comments on the previous applications that the now symmetrical elevation is considered an important feature, so the proposals seek to retain this symmetry.

The existing extensive and mature planting conceal the garden which will be retained, plus the proposed landscape has included additional planting and screening to the boundary without compromising natural light to the neighbours. The pergola mirrors the contemporary link, which helps to blend the proposed extension in to the landscape design, and retains the symmetry that was noted as important to the new context of this section of the historic facade.

4.2 Reviewing neighbouring properties applications for amendments and extensions;

20 Well road, located immediately next door to the rear of 18 Well road, was granted permission to demolish existing conservatory and replace with larger single storey extension in both 2014 and 2017.

The single storey extension to 20 Well road runs adjacent to the boundary wall to no.18. The proposed extension will project past the rear façade of no.18 and will have a height of approx. ~600mm higher from what was existing.

05 SCHEME DESIGN

5.1 The proposed scheme has been developed with regards to the ‘Plans of Significance’ and the Heritage importance. The approach of the proposal is assessed within the Heritage Statement, which accompanies the application.

5.2 The extension and link.

5.2.1 This is to be a lightweight enclosed lightweight structure, to contrast to the original building materials. The link will be built offset from the bay window, respecting this prominent historic feature of the rear elevation and reducing impact on original fabric.

5.2.2 In order to retain the symmetry of the rear elevation and the bay window, the landscape design and extension have been considered together. It is proposed to have an open pergola structure on the opposite side of the rear bay to mirror the link’s structure. These two structures will run parallel, framing an external terrace creating an indoor-outdoor living space.

5.2.3 Regarding materials for the proposed extension, it was felt important to provide a contemporary, transparent and minimal solution in contrast to the historic building. The open pergola frame on the opposite side of the garden will match the window frames in dimension and finish. The flat roof to the proposed extension and link will have a low profile metal roof cladding system with concealed metal gutters.

5.3 Rear garden landscape; refer to ‘WR-01’ Masterplan, it is to be read in conjunction with the proposed layout plans.

5.3.1 The landscape proposals have been designed to complement the original house and be considerate to neighbouring properties.

5.3.2 There is existing screening in the form of trellises above boundary walls to no. 2 Cannon Lane; the proposals are to continue this with additional screening on boundary walls to no. 20 Well road and no. 4 Cannon Lane, to maintain privacy.

5.3.3 The design accentuates the rear bay window with the central terrace framed by the pergola and glazed link. Views of the bay window remain unrestricted due to the transparent nature of the cotemporary extension.

5.3.4 Planting species that require minimal sunlight are to be utilised to the rear of the garden, beneath the canopy of the large mature tree; increasing the ‘greenery’ in the garden.

5.4 Front garden landscape; refer to ‘WR-01’ Masterplan.

5.4.1 Overgrowth and general wear and tear, to the front garden and boundary fencing are to be addressed. The proposals seek to clear all overgrown planting and replace with easy to maintain garden.

5.4.2 It is proposed to have a symmetrical design, mirrored through the center line on the front bay window, including stepped terraces and regular plant beds.

5.4.3 The boundary fence is to be replaced, as it has become damaged and deteriorated, with cedar horizontal slats fixed to intermediate support posts.

5.4.4 The existing pathway from the street entrance to front door is to be cleaned, retained and repaired like-for-like.



PRECEDENT IMAGES FOR THE PROPOSED EXTENSION; CONTRASTING MATERIALS AND GLAZED LIGHTWEIGHT STRUCTURES.

05 SCHEME DESIGN (CONT..)

- 5.5 Interior works; refer to '00-800 series - Plans of Significance' in conjunction with the proposed internal layout.
- 5.5.1 The design layout has been considered with the 'Plans of Significance'. All historic features will be retained. Spatial improvements made with proposed works to C20th internal partitions only.
- 5.5.2 With the relocation of the kitchen, it is proposed to have an additional guest suite to the Ground floor. The entrance to this suite will be via a reinstated door opening from the entrance hall. The suite will include a new en-suite using the existing plumbing and services.
- 5.5.3 The existing spiral stair to the Ground floor mezzanine is to be removed; leaving the sole access to the mezzanine from the stair landing as existing. The existing modern balustrade is to be replaced with a feature 'half wall' that is self supporting and not full height, as as to allow natural light to the mezzanine, whilst avoiding any impact to the original ceiling.
- 5.5.4 All floor levels within the existing WC and kitchen are non-original; it is proposed to level the WC to improve the space and part-level the existing kitchen for the proposed guest suite, refer to '20-201 – PROP.GFL Plan' for details.
- 5.5.5 On the First floor level, the family bathroom is to be converted to an en-suite to the Master bedroom, with an addition of a proposed mezzanine floor within the bathroom. The modern roof lantern is to be replaced with a new minimal frame solution.
- 5.5.6 On the First floor; to the rear of the property, the two rooms will be combined to be a guest suite with dressing room and en-suite; this only effects modern existing partitions.
- 5.5.7 The interior decor proposals retain all historical features whilst providing the client with an updated aesthetic scheme to the current 1980's designs.
- 5.6 Access will remain as is in existing with an upgraded security system and phone entry to the pedestrian gate from Well road. Access to the rear garden remains as existing through the living room with additional access through the new extension.

06 CONCLUSION

- 6.1 The property is to remain as existing, a private dwelling.
- 6.2 The application is for an extension only therefore the applicant does not propose any changes to be made to the access. The existing access consists of a pedestrian gate from Well road, 6 steps and a paved path to the front door; no alterations are proposed, only like-for-like repairs.
- 6.3 The private rear garden is to remain as only being accessed from the rear of the property; via the living room with the addition of an external door opening that is to be reinstated from the original layout. The scheme proposal for the extension will provide an additional opening to the rear garden, but this extension can only be accessed through the living room, therefore retaining the points of access to be from the rear of the property only.



SKETCH PERSPECTIVE FROM GARDEN LOOKING BACK TO THE PROPERTY AND THE PROPOSED EXTENSION AND LANDSCAPE

07 DRAWING REGISTER

PROJECT NAME/NUMBER: 18 Well road / 150226												
DOCUMENT TITLE	DOC. NO.	SCALE/ SIZE	DATE OF ISSUE									
			21									
			12									
			17									
Site Location Plan	00-001	1:1250	PI									
Block Plan	00-101	1:100 @ A1	PI									
Existing Basement Plan	00-200	1:100 @ A3	PI									
Existing Ground Floor Plan	00-201	1:100 @ A3	PI									
Existing GFL Mezzanine Plan	00-202	1:100 @ A3	PI									
Existing First Floor Plan	00-203	1:100 @ A3	PI									
Existing Roof Plan	00-204	1:100 @ A3	PI									
Existing Front Elevation	00-220	1:100 @ A3	PI									
Existing Rear Elevation	00-221	1:100 @ A3	PI									
Existing GFL Plan of Significance	00-801	1:100 @ A3	PI									
Existing IFL Plan of Significance	00-802	1:100 @ A3	PI									
Existing GFL Plan Demolitions	00-810	1:100 @ A3	PI									
Existing GFL Mez. Plan Dems	00-812	1:100 @ A3	PI									
Existing IFL Plan Demolitions	00-813	1:100 @ A3	PI									
Proposed Site Plan	20-101	1:100 @ A3	PI									
Proposed Basement Plan	20-200	1:100 @ A3	PI									
Proposed Ground Floor Plan	20-201	1:100 @ A3	PI									
Proposed GFL Mezzanine Plan	20-202	1:100 @ A3	PI									
Proposed First Floor Plan	20-203	1:100 @ A3	PI									
Proposed Second Floor Plan	20-204	1:100 @ A3	PI									
Proposed Front Elevation	20-220	1:100 @ A3	PI									
Proposed Rear Elevation	20-221	1:100 @ A3	PI									
Proposed South Elevation	20-222	1:100 @ A3	PI									
STATUS OF ISSUE: P – PLANNING/ I – INFORMATION/ BR – BUILDING REGS/ T – TENDER/ C - CONSTRUCTION												