



JOHN BENNETT RIBA

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DESIGN & ACCESS STATEMENT
16 WELL WALK, HAMPSTEAD,
LONDON NW3 1LD



View from Well Walk

1.0 INTRODUCTION

1.1 This application follows the receipt of Pre-Application Advice dated 01/08/2018 following a submission on 11/05/2018. Ref 2018/2204/PRE

1.2 Please see drawings 147405B, 147406C and 147407C.

1.3 This Design and Access Statement is to accompany a planning application.

1.4. The house is in single family occupation.



View from Well Walk

2.0 LOCATION



Satellite view

2.1 The property is in Sub-Area 2 of the Hampstead Conservation Area. The building is not listed but is noted as being of local importance.

2.2 Whilst ostensibly semi-detached, it is joined at the ground and first floor to number 14 Well Walk.

2.3 There is an unusual triangular area between numbers 16 and 14 occasioned by the changing angle of Well Walk at this point.

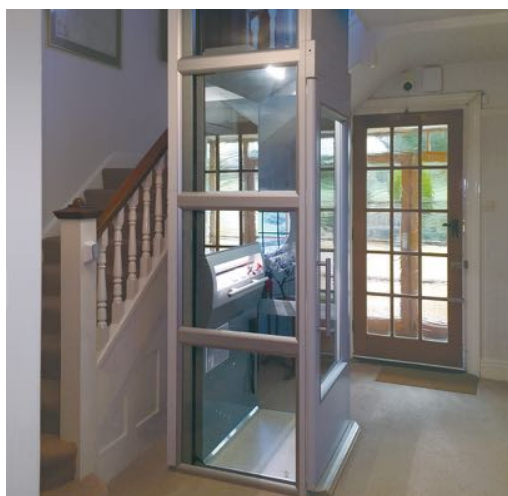


Rear view from garden

3.0 PROPOSALS

The proposals are these:

3.1 Install disabled access lift to basement, and ground floors plus mezzanines as shown. The model anticipated is a *Terry TFL 400 lift*. This anticipates assisting the present, already elderly, occupants as they grow older.



Terry THL 400 lift

3.2 Provide Storage area below Garage, raising garage floor level by 300mm and excavating approximately 600mm below the lowest ground level

3.3 Provide new Bedroom for use by elderly relative at basement

level plus Wet Room equipped with handrails etc.

3.4 Reconstruct Garage (with wider door) and accommodation of first floor side extension to provide larger Study plus Store.

3.5 Remove timber pergola and construct single storey rear extension with sliding/folding doors and flat “green” roof for use as Garden Room and Studio.

3.6 Finish flat roofs with sedum.



Sedum roof

3.7 Provide additional existing basement level storage to extend the current storage area below the front steps etc, to give ceiling height of 1900mm..

3.8 The flank ground floor window is retained internally with natural light to it provided by a new rooflight above the Study.

3.9 The stepped brick “squinch” on the rear corner of the house is visibly retained.

4.0 POLICY

The main relevant policies are listed in the Camden Local Plan 2017, and are:

A1 Managing the impact of Development
A5 Basements
D1 Design

5.0 DESIGN

5.1 The proposals are designed to accord with those policies mentioned above.

5.2 Materials and details follow those used in the main house and general locality. All joinery is softwood.

5.3 A new “*Palladian*” window to the Study is resonant with the architecture of the house.

5.4 The existing Study window is replaced with a more suitable 6/6 sash window to match the new one inserted in the Shower Room above. Brickwork will match in terms of colour, texture, bond and mortar. Rainwater goods are black metal.

5.5 There is a tiny window on the neighbouring gable (No 14), some vents and a gas flue terminal. Whilst legal agreements are required for vents and the window we can accommodate both, introducing light by means on a *Sunpipe* running in a duct from the new roof with airflow to vents being similarly maintained via the same duct. The gas flue should not discharge over another property and should be removed.



Gable to No 14

6.0 ACCESS

6.1 Level access is provided to the parking area which is raised but without creating any drainage onto the road or footpath.

6.2 Lift access is provided to accommodate the ambulant disabled.

6.3 Level access will be provided through new doors in the basement into the garden.

7.0 GARDEN

7.1. The proposals leave a fair sized garden area at the rear.

7.2 The presence of mature trees, particularly the lime tree at the front, will be acknowledged in the design of foundations.

8.0 BASEMENT IMPACT ASSESSMENT

8.1. Guidelines. The “basement” proposals are minimal and well within the general guidelines laid down

8.2 Drainage. There is no impact upon existing drains which are retained in the current position.

8.3 Groundwater. Minimal depth and size of the basement will not affect groundwater.

8.4 Structural stability. The works will not be dug below the adjoining foundations. Party wall machinery will, of course, be invoked.

John Bennett RIBA 15th August, 2018