

18 WELL ROAD

HAMPSTEAD, CAMDEN, NW3 1LH

I50226-WR

*AMENDED PROPOSED SINGLE STOREY REAR EXTENSION AND LINK*

**DESIGN & ACCESS STATEMENT | ADDENDUM | REV P2**

JUNE 2018

## 01.1 INTRODUCTION

- 1.1.1 This document has been prepared as an addendum to the Design and Access Statement (DAS) submitted to accompany a planning application and associated listed building application for the extension, alteration of refurbishment of 18 Well Road, London NW3 1LH.
- 1.1.2 The householder planning application (ref: 2018/0631/P) and listed building application (ref: 2018/1003/L) were registered by the London Borough of Camden on 22 March 2018, and feedback has been received from the Council's Planning and Conservation Officers in relation to the submitted scheme.
- 1.1.3 This document provides a brief summary of Officers' feedback, and outlines proposed amendments to the scheme design to address areas where concerns have been raised.
- 1.1.4 This document is to be read in conjunction with amended scheme drawings, the Heritage Statement, and original DAS which amongst other things, describes site conditions, description, planning history, and surrounding context. It should also be read in conjunction with the covering letter submitted by Heynes Planning with the original applications and also the Heynes Planning letter that sets out the planning justification for the amendments.



FIGURE 1. PREVIOUS APPLICATION SCHEME:  
SKETCH PERSPECTIVE FROM GARDEN LOOKING BACK TO THE PROPERTY AND THE PROPOSED EXTENSION AND LANDSCAPE



## 02.2 SUMMARY OF OFFICER'S FEEDBACK

- 2.1.1 Following submission of the planning and listed building applications, a meeting was held with the Planning and Conservation Officer on 18 April 2018 to discuss the proposals. Written commentary was received respectively on 26 and 27 April 2018, outlining the Council's assessment of the proposals, and through subsequent dialogue it was established that the scheme is generally considered to be acceptable, with the exception of the proposed link element connecting the garden 'pavilion' extension to the rear of the main house, and the proposed pergola in the rear garden.
- 2.1.2 An extension of time was agreed to enable review of Officer's comments, and further development of the proposals to address the outlined concerns.
- 2.1.3 A further meeting was held at the application property on 20 June 2018 to discuss Officers' initial feedback, and review alternative options and amended proposals for the scheme. The key areas of discussion related to:
- Exploration of alternative methods of creating an internal (subterranean) link between the existing house and proposed garden 'pavilion' extension, to overcome Officers' concerns over the link element of the scheme.
  - Presentation of proposed amendments to the link, to reduce its scale in relation to the garden 'pavilion' extension, and create a more subservient, lightweight and transparent structure.



FIGURE2. VIEW LOOKING TO THE BOTTOM OF THE GARDEN



FIGURE3. VIEW FROM GARDEN LOOKING BACK TO THE PROPERTY



## 02.2 SUMMARY

2.2.1 The design team presented sketches to illustrate exploration of options to create a subterranean connection between the existing house and the proposed garden 'pavilion' extension. The principles of such a design were discussed, and it was agreed that this would not be a viable solution in view of the complexities outlined below:

- Constraints of restricted access to the 'landlocked' rear garden.
- Technical difficulties and risks associated with temporary support of the existing historic rear elevation of the house to create subterranean space.
- Impact to the internal layout of the existing house to incorporate a staircase leading to a subterranean link.
- Impact on adjoining properties.

2.2.2 It was concluded due to the foregoing issues that a subterranean connection between the main house and proposed garden 'pavilion' extension would not represent a viable option to overcome the Council's concerns, and would in fact result in greater impact and harm to the historic fabric of the property.

2.2.3 In view of this, the design team presented amended proposals for the proposed glazed link, which it was explained is an integral element of the wider proposals for the alteration refurbishment of the property. The following pages describe the amended proposals for the glazed link.

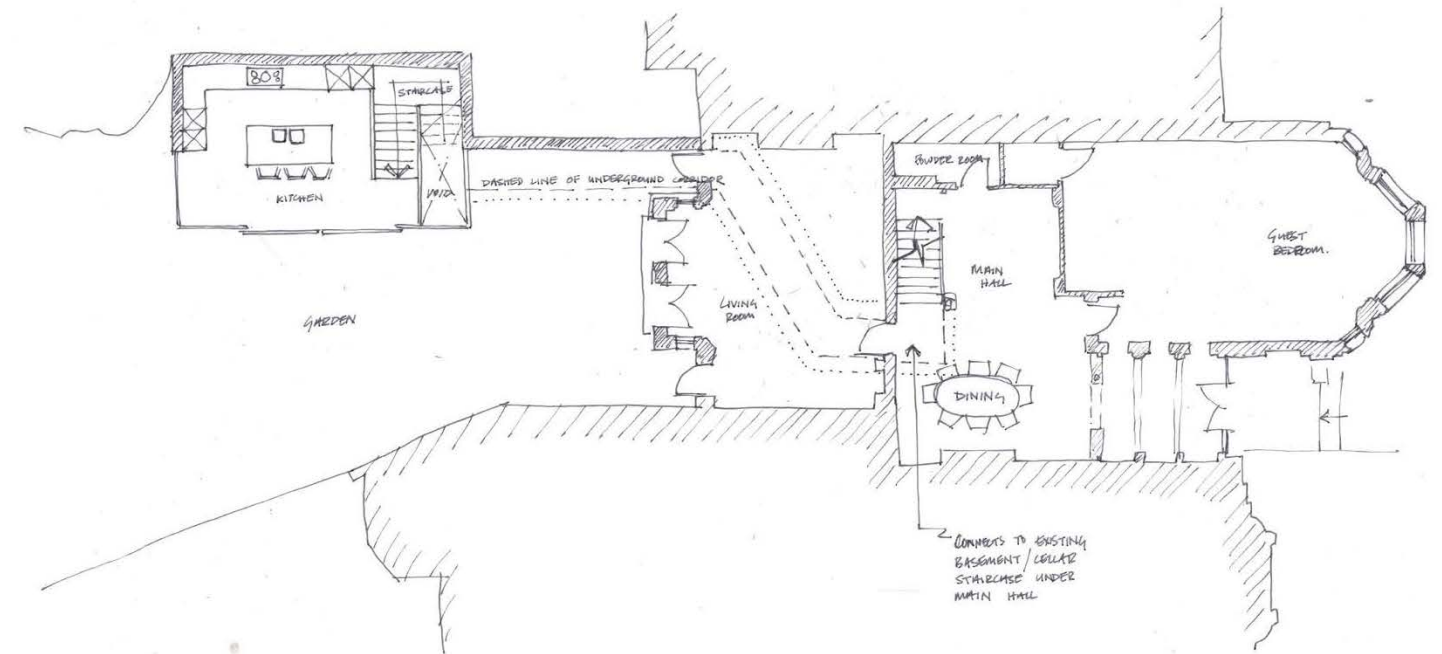


FIGURE4. BASEMENT CONNECTION LINK OPTION 01

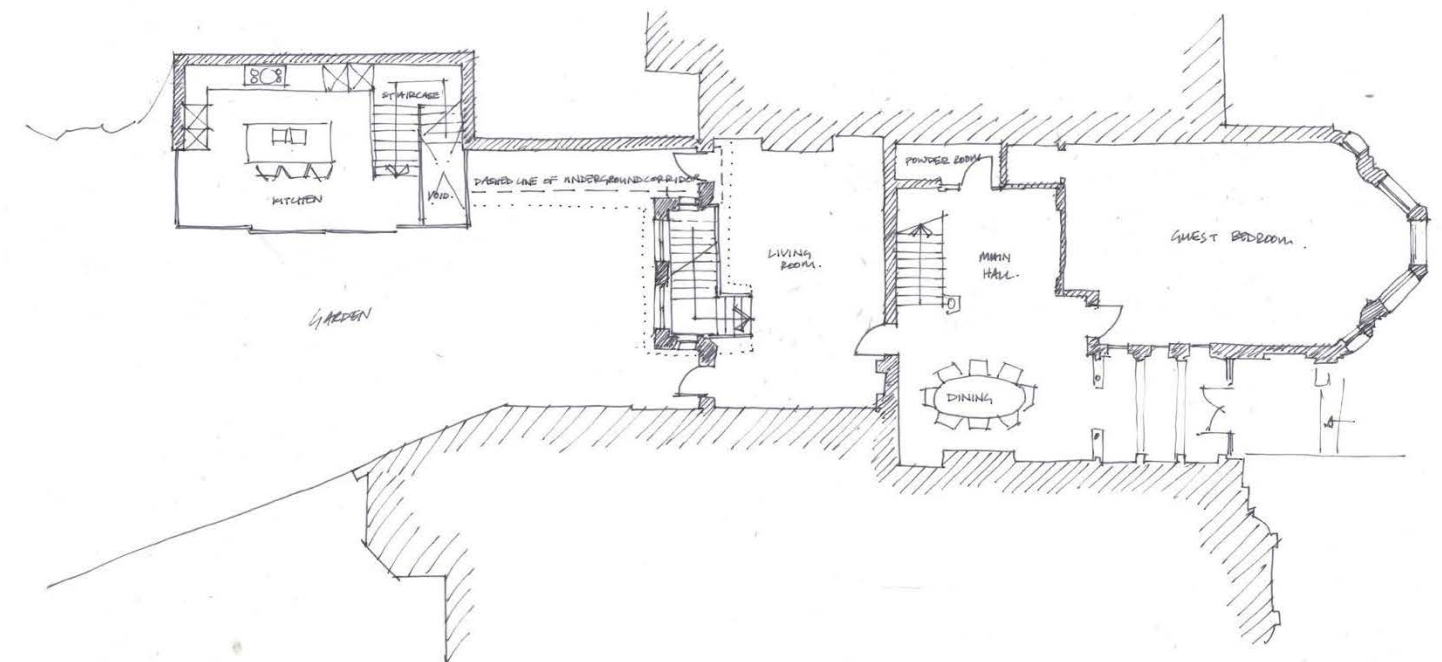


FIGURE5. BASEMENT CONNECTION LINK OPTION 02

03.1 SIZE & SCALE

- 3.1.1 The proposed amendment to the glazed link reduces it's height in relation to the garden 'pavilion' extension, to create a lower roof to this element of the scheme, resulting in a more subservient structure which is expressed as a transitional space between the main house and proposed kitchen area, rather than as part of the larger and taller structure.
- 3.1.2 The reduced height link element is now consistent with the transom between the adjacent French doors and fanlight windows to the rear elevation of the main house.
- 3.1.3 The width of the link element remains as narrow as possible while encompassing the proposed new single door opening in the rear elevation of the main house. The roof profile of the link has been amended to fall away from its glazed elevation, to eliminate any need for a projecting overhang.
- 3.1.4 Pergola:  
In response to Officers' comments, the originally proposed pergola structure has been omitted from the scheme, as this was not considered to create a sense of symmetry to the rear elevation. Refer to amended landscape scheme (Figure 15).

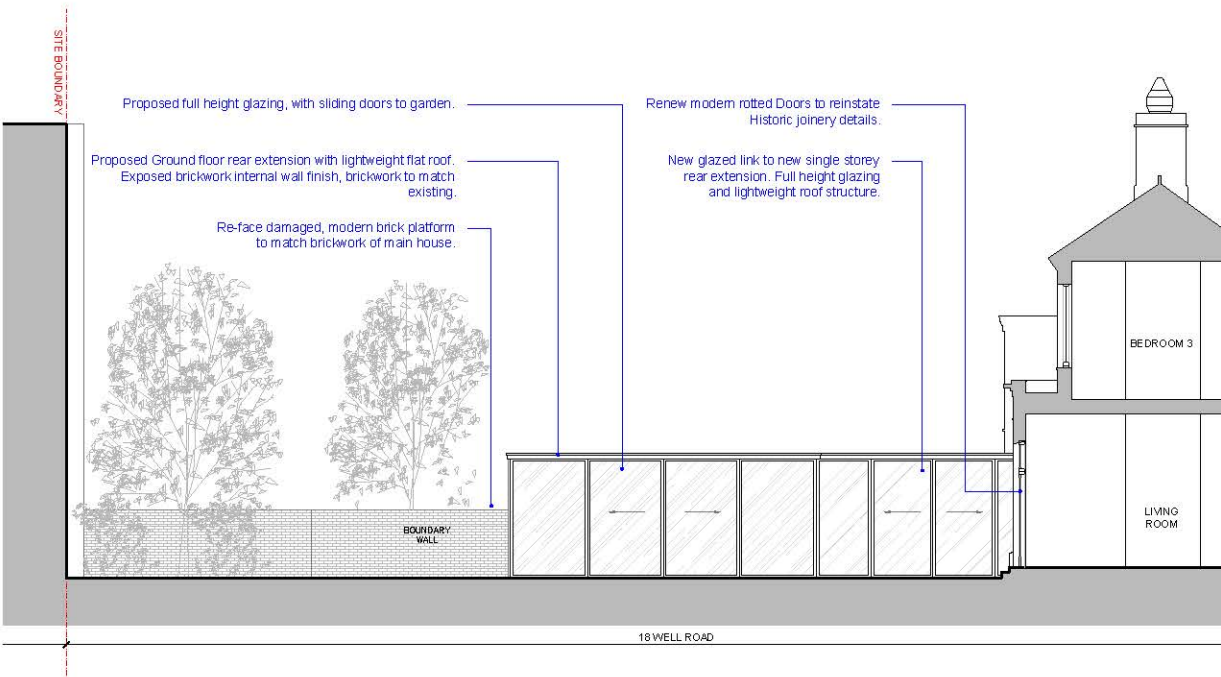


FIGURE7. SOUTH ELEVATION  
PREVIOUS APPLICATION PROPOSED EXTENSION AND LINK

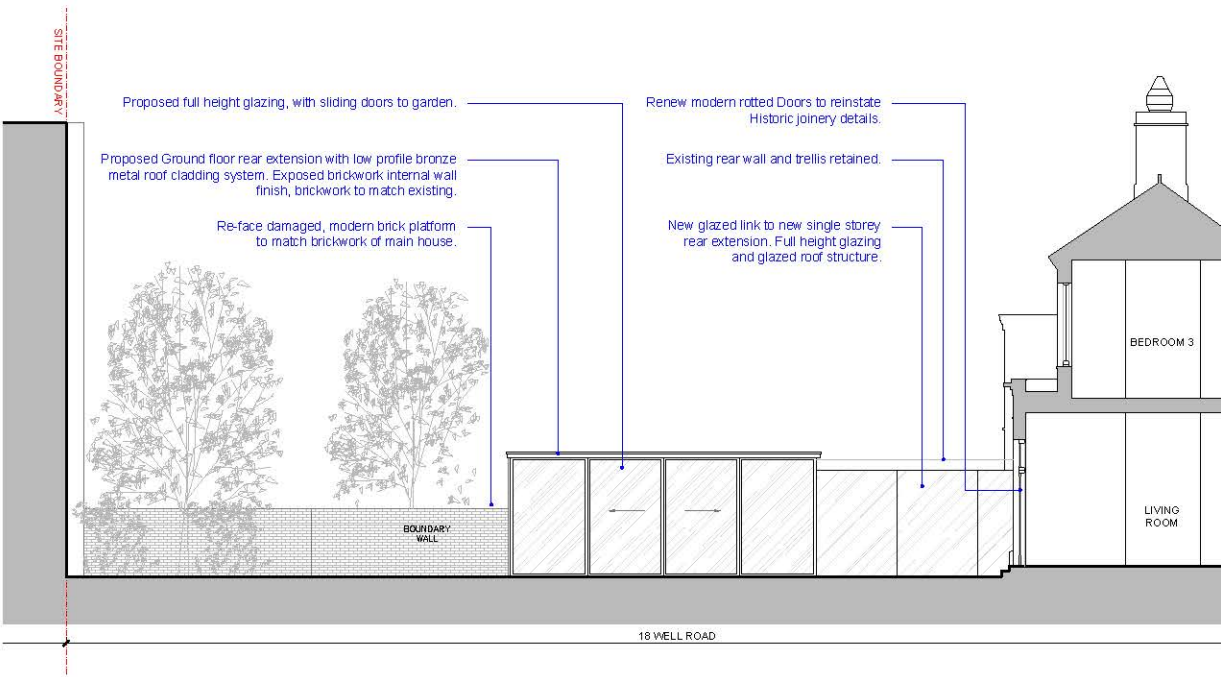


FIGURE8. SOUTH ELEVATION  
AMENDED PROPOSED EXTENSION AND LINK



FIGURE6. LINK SECTION & REAR ELEVATION  
AMENDED PROPOSED LINK



## 03.2 ARCHITECTURAL TREATMENT

- 3.2.1 The proposed amendment to the glazed link element results in a lower and more subservient structure in relation to the main house and garden 'pavilion' extension.
- 3.2.2 The proposal to reduce the visual prominence of the link is reinforced through a change of strategy for its composition and structure. Where previously expressed as large format sliding glazed doors and panels with aluminium frames, consistent with the approach for the garden 'pavilion' extension, the link has been reconsidered as a truly frameless 'glass box', comprising large sheets of silicone bonded structural glazing to the wall and roof. This allows the link to be expressed as a distinctly separate and visually subservient element simply connecting the main house to the kitchen extension.
- 3.2.3 The omission of any framing from the link glazing, and incorporation of a glass roof in lieu of the originally proposed solid roof reinforces the transparent nature of this element, retaining a visual connection between the garden and the rear elevation of the main house.



FIGURE 9. VISUAL FROM GARDEN LOOKING BACK TO THE PROPERTY AND THE PROPOSED EXTENSION AND LANDSCAPE



## 03.3 MATERIALITY

- 3.3.1 The proposed amendment to the link element would result in a frameless structure to the glazed elevation facing into the garden and roof. These would comprise frameless double glazed structural glass panels with translucent silicone joints to create the most transparent structure possible.
- 3.3.2 The 'rear' wall of the link is proposed as exposed brickwork to replicate the appearance of the current garden wall in this location, and the internal floor finish within the link is intended to match the external surface of the paved area to the garden. The continuation of 'external' materials inside the link structure reinforces its sense of transparency, and further diminishes its visual appearance within the garden.
- 3.3.3 The proposed amendment to the architectural treatment of the link and selection of materials, results in a significantly 'lighter', sleeker and more visually subservient element of the scheme.



FIGURE 10. VISUAL FROM GARDEN LOOKING AT THE PROPOSED EXTENSION AND LINK



## 03.4 AMENITY

3.4.1 During the site visit of 20 June 2018, a query was raised relating to potential harm to amenity in relation to the neighbouring properties.

3.4.2 Through discussion, this matter was established to specifically relate to two matters:

- Potential overlooking into the proposed extension and link from the adjoining property's first floor window and rear dormer window at roof level.
- Artificial light levels within the predominantly glazed extension and link element.



FIGURE I 1. DIAGRAMMATIC SECTION OF VIEW LOCATION FROM NO.20, WELL ROAD



FIGURE I 2. VISUAL FROM FIRST FLOOR WINDOW OF NO.20, WELL ROAD



## 03.5 POTENTIAL OVERLOOKING

- 3.5.1 No. 20 Well Road contains two windows which are unusually located within the Party Wall between it and the garden of No. 18. This is a legacy of the historic subdivision of the original house in the early 1950's and the relationship between the properties has been consistent since this time.
- 3.5.2 The ground floor window of No. 20, serving ancillary accommodations, is partially obscured to the lower part, to mitigate overlooking into the garden of No. 18.
- 3.5.3 Studies have been undertaken to assess the extent of potential overlooking into the proposed extension and link from the first floor window. Figure 11 and 12 illustrate that there would be minimal impact on visual privacy in this regard, with only the very top part of the link able to be seen from this window.
- 3.5.4 Similarly, a study has been undertaken, (Figure 13) from the existing rear dormer window, illustrating that the proposed extension would not be in view due to the relative height and viewing angle.
- 3.5.5 These openings have been assessed as the 'worst case' of any potential overlooking of the application property from No. 20 Well Road, from any of the existing windows, or from windows approved by the Council through recent (unimplemented) Planning Consents.



FIGURE 13. VISUAL FROM SECOND FLOOR DORMER WINDOW OF NO. 20 WELL ROAD



### 03.6 ARTIFICIAL LIGHTING

- 3.6.1 The proposed extension is located a significant distance away from the side facing windows of No. 20 further down the garden of No. 18. The flank walls of the recently constructed and approved rear extensions to No. 20 are blank facades facing towards the garden of No. 18. Furthermore, the visual study, Figure 14, illustrates that there is a very acute angle between this and the side facing of windows of No. 20, and as such any artificial lighting in the extension is not considered to have an effect on No.20.
- 3.6.2 The very nature of the glazed link element results in very limited opportunities for artificial lighting of this space. However, as a purely transitional space, only minimal lighting is required here for wayfinding. It is therefore intended that lighting of this space would be via intermittent wall mounted lights on the rear wall, with direction 'hoods' to wash light downwards onto the floor.



FIGURE 14. VISUAL FROM FIRST FLOOR WINDOW OF NO.20, WELL ROAD | DUSK LIGHT



03.7 LANDSCAPE

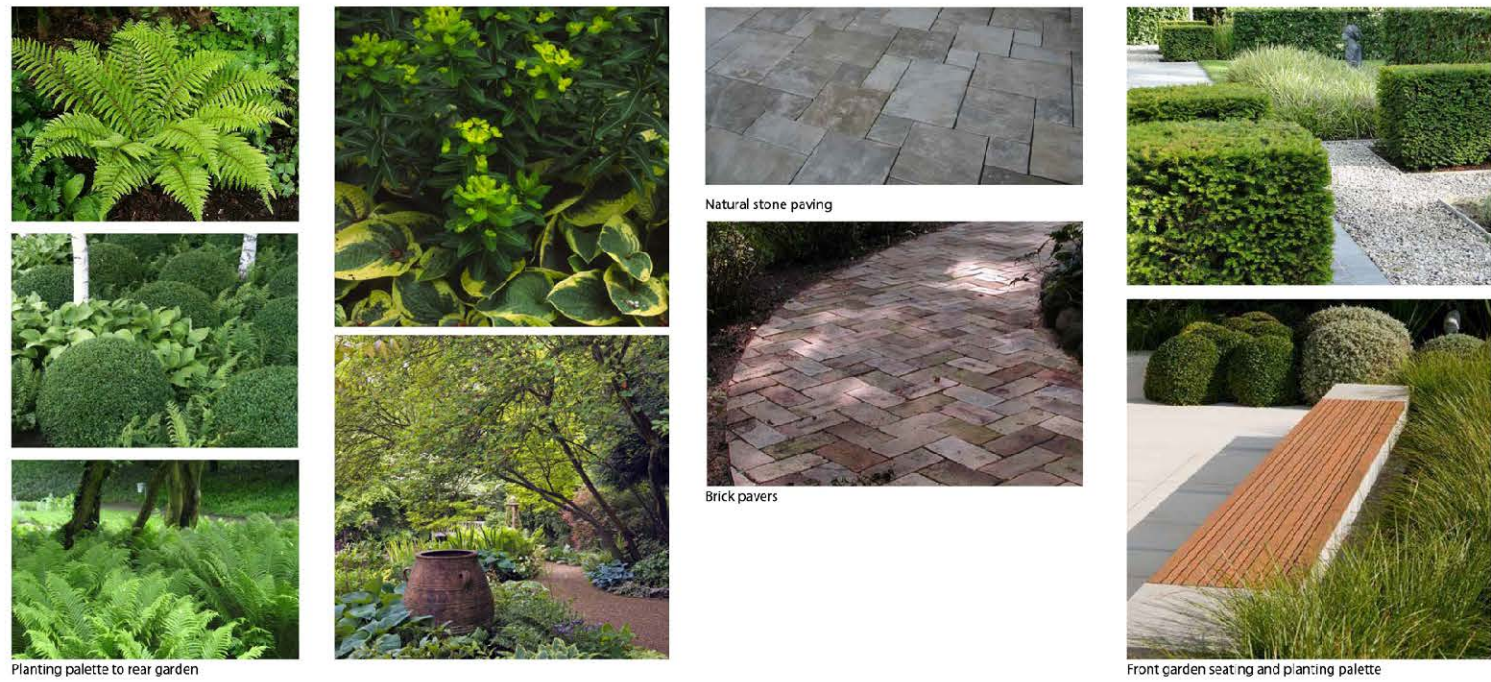
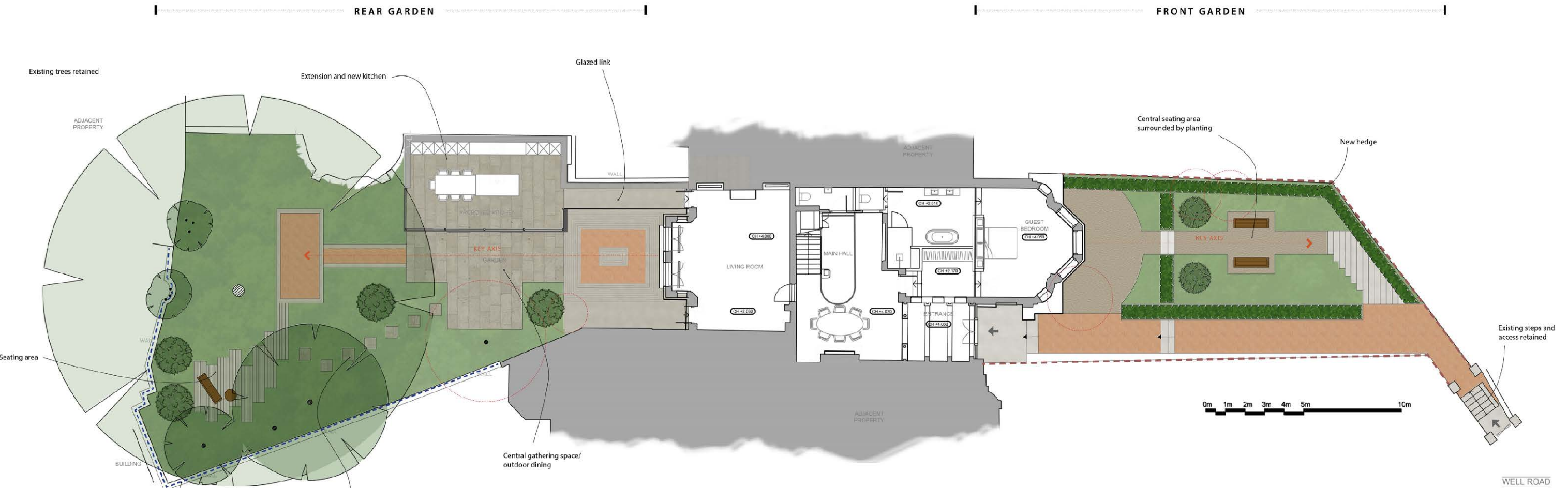


FIGURE 15. AMENDED PROPOSED LANDSCAPE SCHEME

KEY			
	STEPS		PROPOSED SMALL TREES/ SHRUBS
	Constructed from natural stone - bull nosed treads with brick risers		Proposed small trees shrubs
	NATURAL STONE PAVING		PROPOSED HEDGE
	Natural stone paving to rear terrace		Proposed hedge planting
	GRAVEL		PROPOSED PLANTING
	Buff coloured loose gravel to front garden		Proposed planting - mixed planting schemes to front and rear. Mix of perennial planting with evergreen backbone
	SETTS		FURNITURE
	Natural stone setts as edging and feature paving to rear garden		Timber benches to front and rear
	BRICK PAVERS		TRELLIS TO REAR GARDEN BOUNDARY
	Brick pavers (potential to reclaim from site) laid to front garden pathway and rear		New trellis work fixed to top of existing wall to improve rear garden boundary.
	STEPPING STONES		
	Natural stone paving to provide informal secondary pathway to rear garden		
	EXISTING TREES TO BE REMOVED		
	Existing trees to be removed - low quality small trees/ shrubs to be removed		





## 04.1 CONCLUSION

- 4.1.1 The amended proposals create a more visually subservient glazed link structure, which is expressed as a distinctly separate transitional space between the main house and proposed kitchen extension. The lightweight, transparent nature of the link, allows the visual symmetry of the rear elevation of the main house to be expressed, and is seamlessly integrated into the garden area through careful selection of materials to bring the external surfaces through to the internal space.
- 4.1.2 Furthermore, the previously proposed pergola structure has been removed, addressing concerns raised by the Council's Officers over the 'visual clutter' that it created.
- 4.1.3 The amended proposals are considered to address the identified concerns of imbalance and impact on symmetry on the rear elevation of the house, resulting in a reduced effect on the setting and rear elevation than the previous scheme, and therefore preserving the setting and character of the listed building. Further feedback from the Council's Conservation Officer, on 25 June 2018 advises that the amended proposals are considered acceptable, subject to conditions in respect of listed building and design matters.
- 4.1.4 Analysis has been undertaken to assess the impact on amenity of occupiers in terms of visual privacy and artificial lighting. Assessment of these concerns has been addressed within this document, and it is considered that there would be no harm created in respect of amenity.



FIGURE 16. VISUAL FROM GARDEN LOOKING BACK TO THE PROPERTY AND THE PROPOSED EXTENSION AND LANDSCAPE | DUSK LIGHT