

## **DESIGN AND ACCESS STATEMENT HERITAGE STATEMENT**

For 40 Well Walk, NW3 1BX



Figure 1 Constable's House, 40 Well Walk; Image from Savills

This Design and Access Statement is intended to explain the design and reasoning behind the alterations proposed to 40 Well Walk, a residential property with a Grade II\* listing within the Hampstead Village.

The proposal is seeking to maximise the potential of the property and improve the standard of living. These design proposals are sympathetic to the existing property and acknowledge its prestige and importance as a listed building. The proposal ensures that we will replicate, as closely as possible, the original features of the property and surrounding architecture to ensure that the nature and character of the property, street and surrounding dwellings is preserved.

Please refer to the following appendices attached and submitted in conjunction with this document:

- Appendix 1: Schedule of Works
- Appendix 2: Balcony Post Specification
- Appendix 3: Damp Survey Report

## Heritage Statement



Figure 2 Constable's House, 40 Well Walk (1930) Painting by Harold Lawes; Image from Burgh House

40 Well Walk is a Grade II \* listed five-floor terraced house; one of three nearly identical listed houses built in the 1820s on the same street. No. 40 has a Blue Plaque recording that the artist John Constable lived here with his family - renting the house soon after it was built for a period of about ten years from 1827-37. The artist did not work here but used a studio in Charlotte St W1. Constable is associated with other houses in Hampstead and is buried along with his wife in the cemetery at St John's church in Hampstead.

The house is therefore of significant historical value and interest and we, the new owners, fully appreciate said value and are committed to retaining the layers of heritage within the house which have accrued over time. Albeit the original 1820s front facade had a porch added at a later date in the nineteenth century, the original fan light still exists within the hallway. The property has not been updated to safe and habitable standards for over thirty years and needs urgent attention to prevent further deterioration. The electrics and plumbing require an upgrade and repairs to suit contemporary standards of living.

It is intended to undertake a sympathetic refurbishment of the property using like for like materials which will improve and enhance the remaining historical features of the building. Existing original features such as the panelled doors, architraves, low level wall panelling and dado rails in some rooms and shutters / shutter boxes will all be retained. Where features have been removed, they will be restored appropriately.

All the works proposed are internal and will not affect the integrity or appearance of the exterior of the house or the terrace or the street as we recognize the importance of retaining the heritage status of Well Walk and this area of Hampstead village in general.

Please note that the works proposed at this property will have no effect on the landscaping or green aspects on the site and has been developed so to disturb the original site as little as possible.

### **Conclusion**

Overall, we trust that the proposals here submitted are respectful of the original dwelling and the surrounding area and will not make a negative impact on the street scene. The changes proposed are sympathetic to the Hampstead Village aesthetic and ideologies and will thus improve the overall appearance of 40 Well Walk as opposed to disturbing or damaging the property. It has been sought that the changes made will protect the dwelling's heritage, context and history whilst allowing the property to see its full potential as a home in the 21<sup>st</sup> Century.