

1 BACKGROUND

The proposed basement Conservatory Extension to the present ground & basement floor apartment at 15a Well Walk, at the rear of the property by 'building -out' the present rear lower ground level patio area to create a new glazed Conservatory dining area linked to internal alterations within the apartment.

The original building is a large 4 storey late Victorian semi-detached property with a large 3-storey bay window with terracotta pilasters & cornices/string courses constructed in red brickwork. In front of the house on Well Walk is the historic Chalybeate Well monument built in 1838. The building has been converted into individual self-contained apartments for some considerable time & the original mature garden with a number of large trees to the rear is retained for communal use for all apartment residents. It is accessible off Well Walk Passage, a pedestrian pathway that is on the west boundary to the house. The property lies within the Hampstead Conservation Area.



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- a 15 Well Walk from street looking north.
- b View looking south of rear 15a Well Walk from communal garden
- c Communal garden view from ground level 15a Well Walk
- d Rear 15 Well Walk from Well Walk Passage showing fencing & existing trees.
- e Rear basement patio to 15a Well Walk within property looking east
- f View looking north up Well Walk Passage with 15 Well Walk on right

2 TOWN PLANNING

There have been two previous applications by the owners to extend the apartment which are summarised below;

2.1 Planning Consent for Application ref: 2013/2030/P

Full Planning consent was granted on the 17th September 2012 subject to a Section 106 legal agreement. The proposal to the rear of the property was for the erection of a single storey extension at lower ground level, & excavation to create a new lightwell & courtyard with associated spiral staircase, installation of a new projecting bay window at lower ground & ground floor following removal of the existing window openings at ground level in connection with the existing residential flat.

The consent lapsed as the works were not able to be commenced within the 3 year period of the consent.

2.2 Revised Planning application for Application ref: 2017/3214/P

A revised & reduced scheme was subsequently resubmitted in May 2017 for the erection of a new projecting bay window at ground floor and lower ground floor levels, a spiral staircase from lower ground to ground levels and works to the boundary in connection with existing residential flat but with the omission of the previously consented lower ground level extension & site excavation. The reduced scheme was recommended to be granted consent on the 20 September 2017 subject to a Section 106 legal agreement; this was subsequently not proceeded with by the owners.

2.3 New Conservatory Planning application November 2018

The new proposals are a final, further reduced scheme for the extension to the existing flat, 15A Well Walk, from those previously proposed. The intention is to significantly reduce the visual & structural impact of the work, by building a lightweight glazed conservatory extension in the existing rear lower ground patio, limiting the internal refurbishment works to the existing flat to the lower ground floor. The previously proposed spiral access stair to the rear communal garden is also omitted.

The proposed low pitched glass roof 'lean-to' conservatory will not be visible from Well Walk Passage, nor will it create any overlooking to no.17 Well Walk, the neighbouring property, as it will be constructed to sit below the existing boundary wall which will be retained. To preserve the existing trees, the existing perimeter retaining walls will remain unaffected.

The conservatory will consist of aluminium framed roof glazing & windows with flashings & apron margin to match. It is proposed that all construction access for the works will be via the front bay window direct onto Well Walk to avoid any construction activities restricting the public use of Well Walk Passage.

The proposals for the new conservatory were discussed & agreed in principle with Robert Lester, the Planning officer at Camden Council who had previously dealt with the earlier proposals. (see extract from email correspondence of 08-03-18)

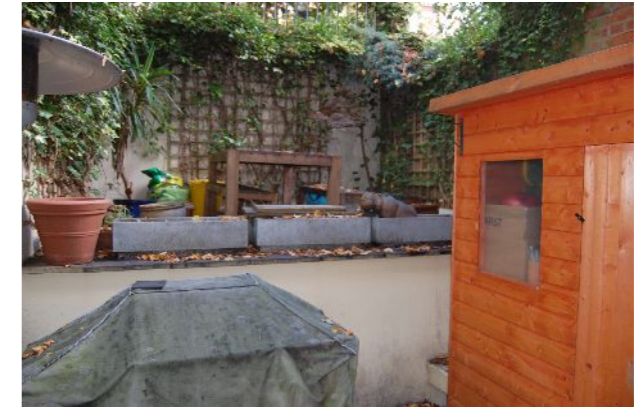
It was agreed that ; "...a construction management plan by s.106 legal agreement would not be required for the reduced development a shorter construction method statement should be submitted with the revised application. This would be based on the document you have already submitted, but would also include a response to the matters listed in the email below from our highways team ."

Planning Consent was granted separately for the existing basement meter room alteration to reposition the original gas meters for the other flats in the building at ground level screened from Well Walk Passage by the existing timber boarded fence

3 THE SITE



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g View into rear patio from existing ground floor of 15a.

h View from existing basement floor of rear patio showing stepped levels to be excavated.

j View from raised communal garden towards rear elevation party of nos. 15 & 17

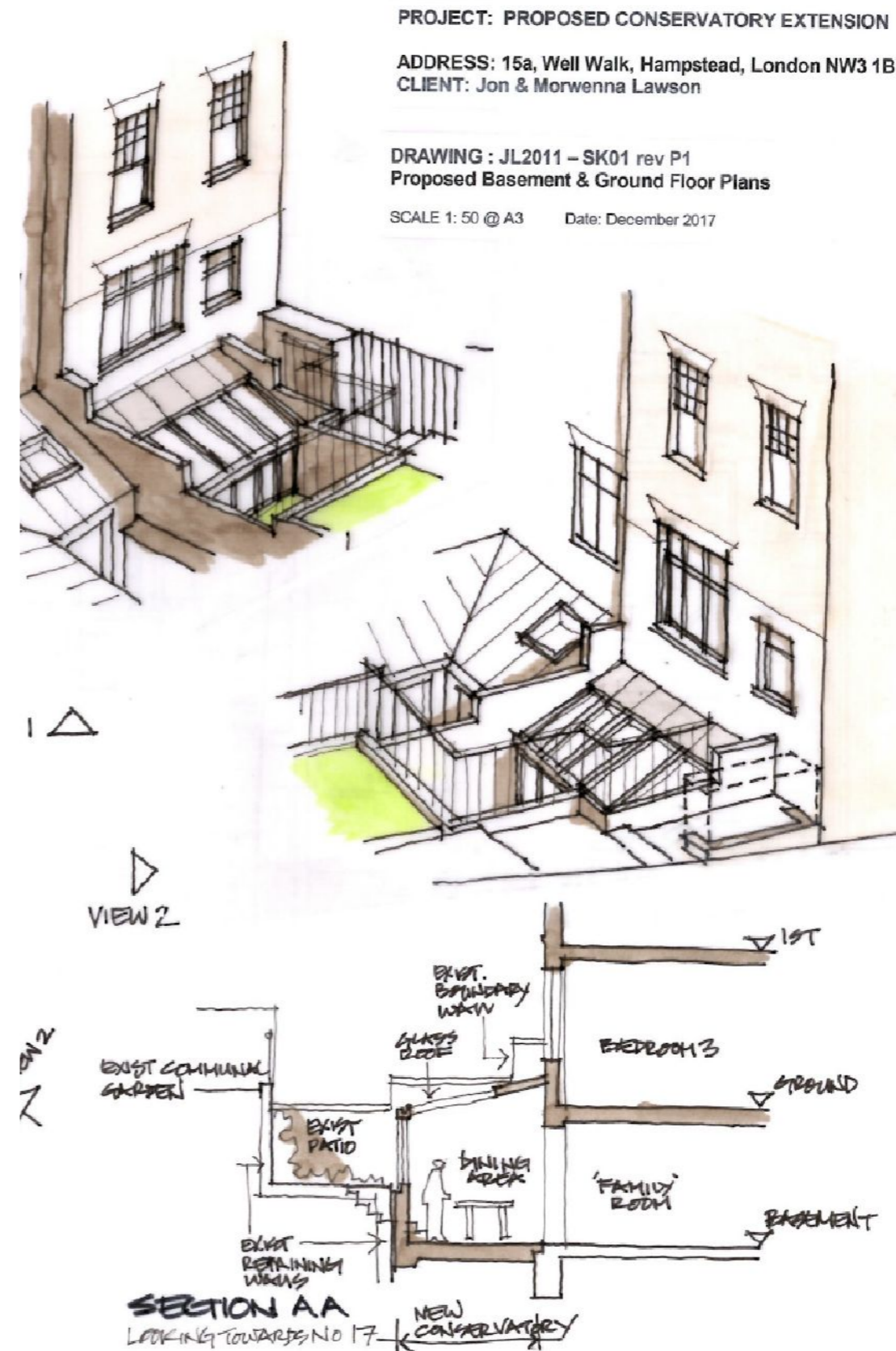
k View of existing raised boundary wall to no. 17 where new bay is proposed.

4 THE REVISED DESIGN PROPOSALS

Proposed lower ground glass conservatory extension:

- Make minor structural alterations to 3 no. existing lower ground openings in main house rear wall & install new concrete lintels to replace existing rotten timber lintels over each opening to match existing patio doors opening.
- Install new concrete insulated ground slab in existing lower ground patio area.
- Install external steps in the top of the existing raised terrace upstand for a glazed access door at one end of the conservatory to allow access to the raised terrace.
- Install new aluminium framed glazed prefabricated conservatory extension in existing lower ground patio area. Glazing to have internal powered blinds.

Model of proposed Conservatory



PROJECT: PROPOSED CONSERVATORY EXTENSION

ADDRESS: 15a, Well Walk, Hampstead, London NW3 1BY
CLIENT: Jon & Morwenna Lawson

DRAWING: JL2011 - SK01 rev P1
Proposed Basement & Ground Floor Plans

SCALE 1: 50 @ A3 Date: December 2017



Examples of detailing for new Conservatory