

# DESIGN AND ACCESS STATEMENT

DECEMBER 2018



**PROPOSED BASEMENT**  
**19 WELL ROAD HAMPSTEAD LONDON NW3 1LH**

**PREPARED BY WALTERS CONSULTANCY LTD**

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## **LOCATION**

The application dwelling is situated within the Hampstead Conservation Area, on the North side and East end of Well Road within 20 meters of the junction of East Heath Road. No 19 Well Road was originally built as part of the building known as The Logs

## **PHOTO 1**



## **THE SITE (Listed Description 1974)**

Large detached villa now subdivided. c1868. By JS Nightingale. For Edward Gotto who added the wings each side c1876. Built by Charles Till. 1951, divided into maisonettes. Yellow stock brick with red brick and stone dressings and diaper work. Hipped tiled and slated roofs with ornate projecting bracketed eaves and tall, thin ornate chimneys; tower with truncated pyramidal roof (originally with cresting) and round-arched dormer; elaborate masonry finials on corners. Irregular plan. An eccentric mixture of Gothic, Italianate and other styles. Mainly 2 storeys with 4 storey central tower. Irregular fenestration. Entrances mostly altered. Ground floor windows stone canted bays; upper floors round-arched. Elaborate plaque with initials EG on north side of house.

## **INTERIOR**

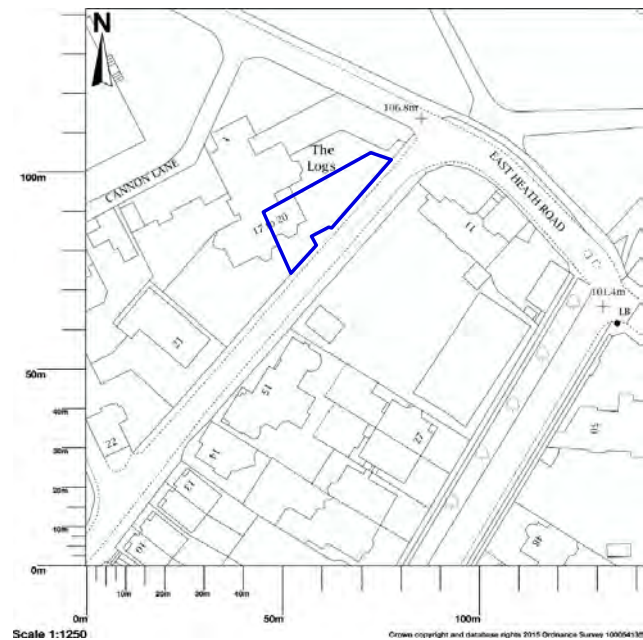
Not inspected but some features noted to survive, eg Minton tiles, serpentine and Plymouth rock. Interior of tower with good oval staircase.

## **SUBSIDIARY FEATURES**

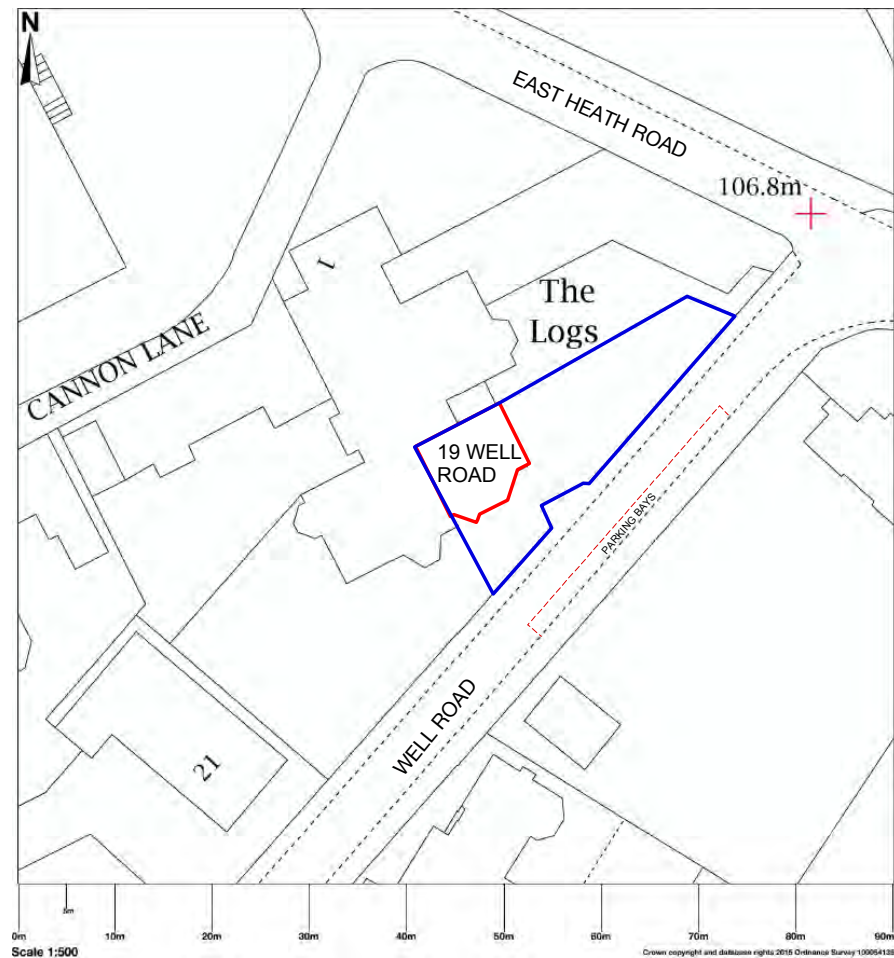
Attached stone capped brick garden wall with dentil cornice (originally surmounted by cast-iron cresting); gabled gateway to No.19 on Well Road with pointed arch opening having keystone inscribed "Lion House" and carved stone lion-like creatures, 2 to each side of gable; base of gateway with paired inset colonnades and enriched corbels; panelled double doors.

Alexander Gibson bought the property in 1950 and in 1952 The Logs was converted into six maisonettes.

LOCATION PLAN 1:1250



SITE PLAN 1:500



© Copyright. Do not scale. All dimensions to be checked on site. All dimensions to be checked by contractor prior to manufacture and commencement of site works. Any discrepancies to be reported to the designer.	NOTES	DATE	REV	DESCRIPTION	DWG #	REV	CLIENT	TITLE	WALTERS CONSULTANCY LTD architecture.interiors.project management 100 Castlehaven Road London NW1 8SJ +44 (0)7831 488 901 tedowalters@gmail.com
					WR.000		EDELMANN		
					SCALE	1:500@A3	DRAWN BY		
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					DATE	19/12/18			
					FILE	WR_59.vwx		19 WELL ROAD HAMPSTEAD LONDON	



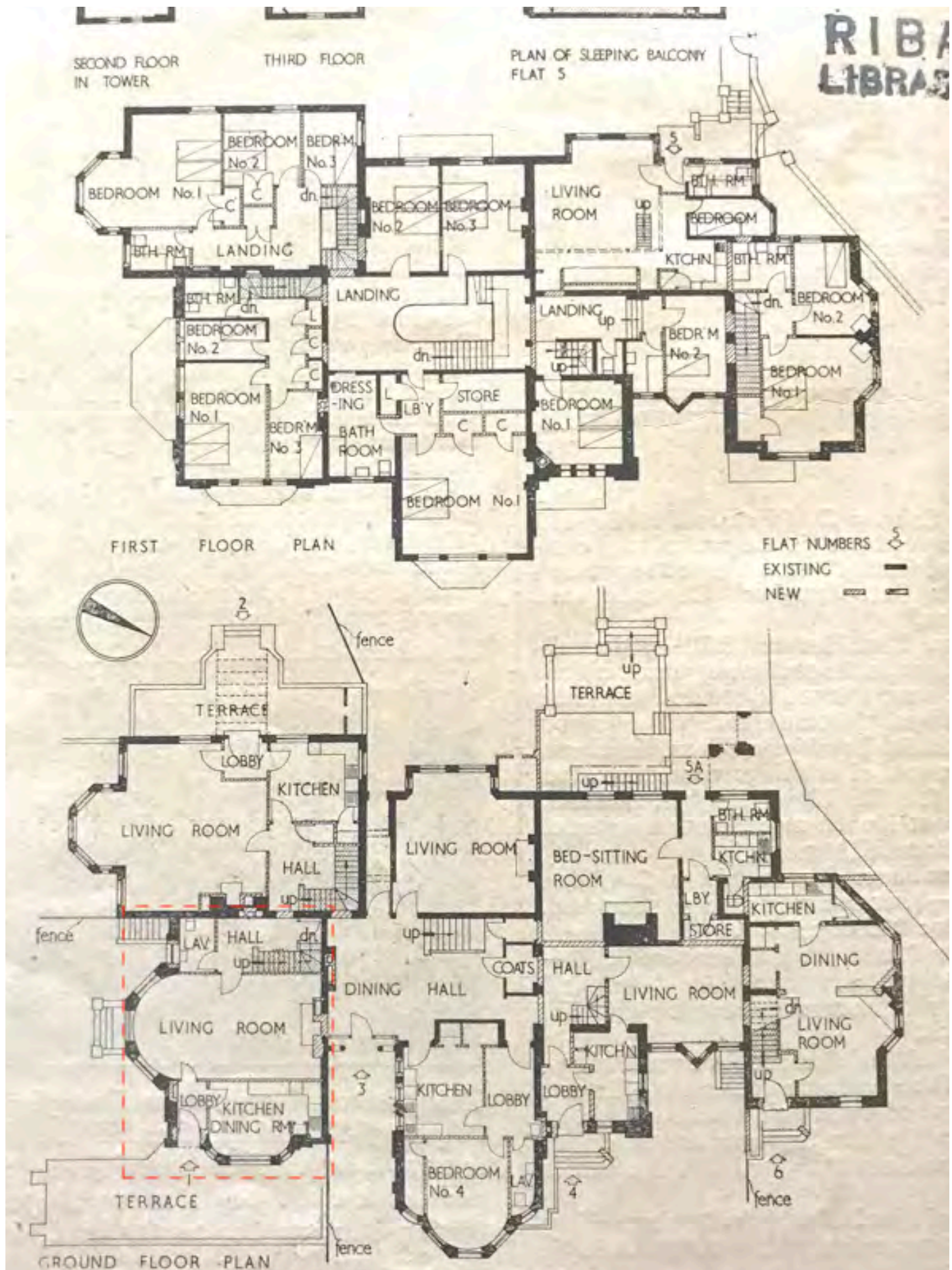
# GOOGLE EARTH VIEW OF THE LOGS

ordnance survey map identifying different house numbers of the logs





In 1952, the building was subdivided to form six maisonettes and the addresses 1, 2, and 3 Cannon Lane and 17-20 Well Road were assigned to the building. No19 Well Road is located to East of no 20 and to the South of no18



## **THE PROJECT + DESIGN BRIEF**

With this application my client seeks to gain permission for the construction of an extension to the existing basement, with works to include the following:

- (i) Create new structural opening through Existing basement wall
- (ii) Careful removal of or protection of interior and exterior heritage materials/fixtures for the works
- (iii) Excavation for corridor and basement into rear garden
- (iv) Install waterproof concrete walls, floor and roof structure
- (v) Install 2 no light wells to the East end of the new basement concealed within flowerbeds
- (vi) Create 2 no storage areas within the existing host building light well
- (vii) Carry out all landscape works as necessary on completion of the construction works

To be read in conjunction with the attached drawing nos:

**WR\_E000: SITE and LOCATION PLAN**

**WR\_E001 to WR\_E014: EXISTING**

**WR\_P001 to WR\_P012: PROPOSED**

## **ACCESS AND MAINTENANCE**

There are no proposals to alter the existing main access to the building, with the front door located at basement level, accessed by stone steps running down from the front garden level.

Access to the new basement extension from the basement day-room will give the house far greater flexibility improving passage through the house.

The new basement extension proposal will also go some way to reduce present energy use to the building with the installation of a double glazed windows and thermal insulation installed throughout to current building regulations.

The provision of a sash window into the bedroom and bathroom of the basement with 2 discreet light wells (taking up only 1.2% of the garden area) positioned below an existing brick wall and concealed by an iron grille, flush with the existing ground level, which will provide essential daylight, and an alternative means of escape to the rear garden

## **AMOUNT**

The property will remain a single dwelling. There is an increase of only 32 square meters (14%) to the gross overall floor area of the dwelling with the addition of the proposed basement.

## **LAYOUT**

The proposed extension to the existing basement seeks to reconcile the internal layout of the whole building with the provision of additional bedroom, WC and bathroom all intended to improve the quality of use to the owners.

## **SCALE**

The proposed rear extension is maintained at a modest size in relation to the existing site, ensuring that it causes no adverse effects to the host building and safeguarding the daylighting and sun-lighting to the neighbouring properties

## **APPEARANCE**

It should be noted that the proposed basement extension and light wells will not be visible from any Public viewpoint. The light wells having the advantage of being located on a secluded and sheltered side of the house, not visible from any surrounding dwellings.

The form and size of the proposed box sash window in the basement bedroom will maintain all the historic fenestration details in dimension, material and finish of the host building.

## **SUSTAINABILITY**

Recycled materials will be used wherever possible in the construction works

A dedicated area for storage of recyclable materials will be provided in the proposed new spaces created and accessed from the existing basement light well outside the kitchen. . Low energy lighting will be installed to comply with the current energy efficient regs. Thermal efficiency within the structure of the walls, floor and roof of the basement extension will comply with current regs.

## **CAMDEN LOCAL PLAN**

### **Protecting Amenity Policy A5 Basements**

The following Schedules, set out the acceptable criteria for basement size and design from the:

#### **CAMDEN LOCAL POLICY A5 BASEMENTS**

The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

**a. Neighbouring properties;**

This development will not harm neighbouring properties

**b. The structural, ground, or water conditions of the area;**

This development will not harm the structural, ground or water conditions of the area (See Environmental and geotechnical Investigation report)

**c. The character and amenity of the area;**

This development will not harm the character and amenity of the area

**d. The architectural character of the building;**

This development will not be harm the architectural character of the area

**e. The significance of heritage assets;**

Nor the significance of heritage assets

**In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan. The Basement Impact Assessment and Construction Plan are attached elsewhere in this submission**

**The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.**

COMPLIANT/ the siting, location, scale and design of the proposed basement has minimal impact on, and is subordinate to the host building

#### **BASEMENT DEVELOPMENT SHOULD:**

**f. not comprise of more than one storey;**

COMPLIANT/ The proposed basement is only be one storey

**g. not be built under an existing basement;**

COMPLIANT/ The proposed basement is not to be built under an existing basement

**h. not exceed 50% of each garden within the property;**

COMPLIANT/ The proposed basement does not exceed 50% of each garden

**i. be less than 1.5 times the footprint of the host building in area;**

COMPLIANT/ The proposed basement is less than 1.5 times the footprint of the host building

**j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;**

COMPLIANT/ The proposed basement is less than 50% of the depth of the host building measured from the principal rear elevation

**k. not extend into or underneath the garden further than 50% of the depth of the garden;**

COMPLIANT/ The proposed basement does not extend into or underneath the garden further

**l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;**

COMPLIANT/ The proposed basement is set back from the neighbouring property where it extends beyond the footprint of the host building (see Proposed plan)

**m. avoid the loss of garden space or trees of townscape or amenity value.**

COMPLIANT/ The proposal avoids the loss of garden space, trees and amenity value (See Arboricultural Assessment Report)



## **THE COUNCIL WILL REQUIRE APPLICANTS TO DEMONSTRATE THAT PROPOSALS FOR BASEMENTS:**

**n. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';**

COMPLIANT/ The risk of damage to neighbouring properties is shown to be no higher than 1 "very slight" on the Burland Scale (see Geotechnical Impact Assessment p 19-20)

**o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;**

COMPLIANT/ There will be no risk of adversely affecting drainage and run off or causing other damage by this proposed development.

**p. avoid cumulative impacts;**

COMPLIANT/ The proposed development avoids any cumulative impact

**q. do not harm the amenity of neighbours;**

COMPLIANT/ The proposed development does not harm the amenity of the neighbours

**r. provide satisfactory landscaping, including adequate soil depth;**

COMPLIANT/ The proposed development provides satisfactory landscaping and adequate soil depth

**s. do not harm the appearance or setting of the property or the established character of the surrounding area;**

COMPLIANT/ The proposed development does not harm the appearance or setting or the established character of the surrounding area

**t. protect important archaeological remains**

COMPLIANT/ The proposed development will protect archaeological remains

**u. do not prejudice the ability of the garden to support trees where they are part of the character of the area.**

COMPLIANT/ The proposed development does not prejudice the ability of the garden to support trees where they are part of the character of the area.

## **HABITABLE ROOMS:**

### **Local Plan Policy A5 on basements states:**

that the Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. Outside of these areas, where basement accommodation is to provide living space (possibly for staff), it will be subject to the same standards as other housing in terms of 18 Camden Planning Guidance

**Basements space, amenity and sunlight. Suitable access should also be provided to basement accommodation to allow for evacuation.**

COMPLIANT/ The proposed development is not located in an area prone to flooding and complies with the approved requirements for access, amenity, sunlight and means of evacuation.

## **BASEMENT WALLS, WINDOWS, AND DOORS**

### **Local Plan Policy A5 on basements states:**

The development of a basement and the introduction of light wells may result in an area of exposed basement wall and will usually mean new window or door openings. Any exposed area of basement development to the side or rear of a building will be assessed against the guidance in CPG1 Design (refer to section 4 on extensions, alterations and conservatories). In general, this expects that any exposed area of basement: • is subordinate to the building being extended; • respects the original design and proportions of the building, including its architectural period and style; and • minimises the loss of garden space. 2.10 Any visible basement wall should not dominate the original building due to its size.

COMPLIANT/ The proposed development will introduce 2 small sections of exposed basement wall within the 2 light wells, practically invisible, which will be subordinate to the host building, minimizes any loss of garden space and where the window construction will be timber sash to match the existing fenestration.



## **LIGHT-WELLS**

### **Local Plan Policy A5 on basements states:**

**A light-well to the side or rear of a property is often the most appropriate way to provide a means of providing light to a new or extended basement development, and can often provide a link to the rear garden. Light-wells to the side or rear of a property should be set away from the boundary to a neighbouring property.**

**COMPLIANT/** The proposed light-wells provide light to the extended basement and a link to the garden and are set away from the neighbouring property



## **RAILINGS, GRILLES AND OTHER LIGHTWELL TREATMENT**

### **Local Plan Policy A5 on basements states:**

**In gardens that front a street, railings can cause a cluttered appearance to the front of the property and can compete with the appearance of the front boundary wall, or obscure front windows. This is particularly the case in shallow gardens. Where front light wells are proposed, they should be secured by a grille which sits flush with the natural ground level, rather than railings (refer to Figure 10 on the following page). In certain publicly accessible locations grilles should be locked to prevent light-wells being misused (e.g. for casual sleeping or drug use). In most cases metal is the preferred material for grilles and railings.**

**COMPLIANT/** The proposed light-wells will be secured by metal grilles which sit flush with the ground ( rather than a Railing) so as not to cause any harm to the appearance of the building or the surrounding area

## **CONSERVATION AREAS AND LISTED BUILDINGS**

### **Local Plan Policy A5 on basements states:**

**In the case of listed buildings, applicants will be required to consider whether basement and underground development preserves the existing fabric, structural integrity, layout, interrelationships and hierarchy of spaces, and any features that are architecturally or historically important. Where the building is listed, new basement development or extensions to existing basement accommodation will require listed building consent, even if planning permission is not required. The acceptability of basement extension to a listed building will be assessed on a case-by case basis, taking into account the individual features of the building and its special interest.**

The proposed development will have little negative impact on the Listed Building, with only one opening required through the existing basement wall, to provide access (via a short corridor) to the proposed basement extension, The proposed basement extension itself is constructed away from the host building to mitigate any negative affects on the host building structure. It can be seen that no disturbance will be made to any important architectural features, (which



are only evident in the original building from the Ground Floor upwards) , as the existing basement was an addition to the original building, constructed in the latter half of the 20th Century.)

### **TREES, LANDSCAPE, AND BIODIVERSITY**

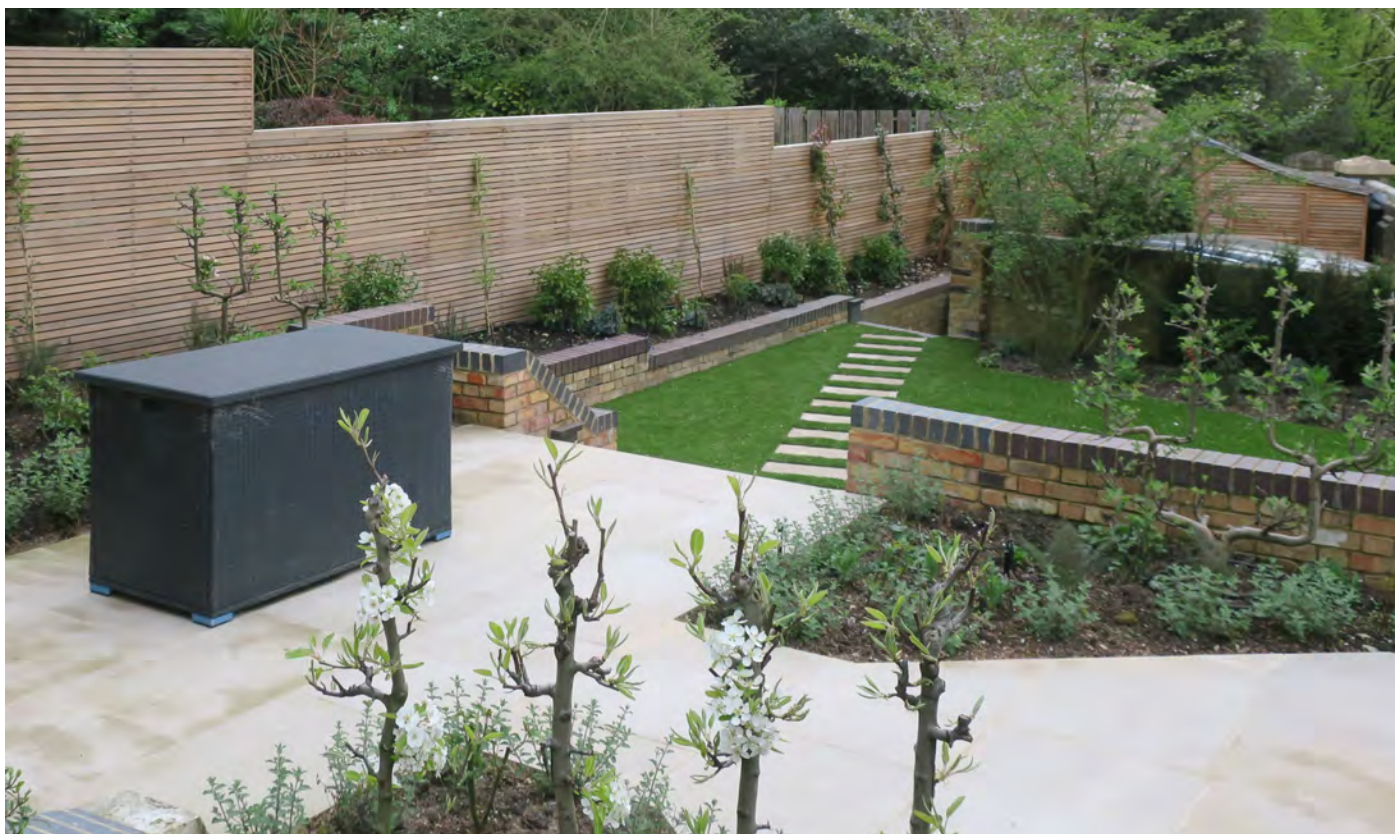
**3.1 Policy A5 of the Local Plan on basements ensures that basements are not built underneath excessive proportions of the gardens of properties. Applicants should also be mindful of the need to preserve or enhance the garden area for trees, other vegetation, and to support biodiversity. Sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. These margins should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area. The Council will seek to ensure that gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape character of an area so that this can be preserved or enhanced.**



The proposed development will not impact on the biodiversity of the site, which is to be returned almost precisely to its original state, after the completion of the works. The garden, trees, shrubs and plants will be preserved and enhanced. A sufficient margin is to be left on the north boundary of the proposed basement to enable natural processes to occur and for vegetation to grow. There will be no adverse impact on the trees and the landscaping overall (see The Arboricultural Impact Report)

< **Victorian Mosaic tiling**

**Existing contemporary (hard standing) limestone slabs**





### **GREEN ROOF**

**A roof that has vegetation growing on it, which can help improve visual appeal, reduce the environmental impact of the building and create habitat for native flora and fauna.**

The existing landscaped surface area immediately above the proposed basement is predominantly Victorian mosaic style tiles and contemporary limestone slabs. It is proposed that this is reinstated after the construction works. There may be a positive impact and reasonable case to be made by reinstating part of this area as green roof.

### **PROTECTION OF TREES**

**Consideration should be given to the existence of trees on or adjacent to the site, including street trees and the required root protection zone of these trees. Camden Planning Guidance on design sets out the evidence that the Council requires with respect to the protection of trees, including tree surveys and Arboricultural method statements**

Consideration and root protection will be given to protect the trees (See Arboricultural Impact Assessment and Method Statement)

### **ROOT PROTECTION ZONE**

**The area around the base or roots of the tree that needs to be protected from development and compaction during construction to ensure the survival of the tree.**

As above. (See Arboricultural Impact Assessment and method statement)

### **BASEMENT CONSTRUCTION PLANS**

**The Council may require provision of a basement construction plan when the proposed development involves excavation or construction that if improperly undertaken could cause damage to neighbouring properties. In most instances this will be on larger and more complex basement schemes and where excavation is close to neighbouring buildings and structures or involve listed buildings.**

**A basement construction plan sets out detailed information to demonstrate how the design and construction of the basement has been prepared in order to minimise the impacts on neighbouring properties and the water environment, and provides a programme of measures to be undertaken by the owner to with the objective of minimise the impact on the structural integrity of neighbouring properties and sensitive structures such as the public highway.**

**A basement construction plan should contain:**

- a method statement detailing the proposed method of ensuring the safety and stability of neighbouring properties throughout the construction phase including temporary works sequence drawings,
- appropriate monitoring including details of risk assessment thresholds and contingency measures,
- detail demonstrating that the basement has been designed using evidence of local factors including ground conditions, the local water environment and the structural condition of neighbouring properties, in order to minimise the impact on them.
- provision to retain at the property throughout the construction phase a suitably qualified engineer from a recognised relevant professional body to monitor, inspect, and approve the permanent and temporary basement construction works, and Camden Planning Guidance | Basements 31
- measures to ensure the ongoing maintenance and upkeep of the basement.

**The basement construction plan should ensure that:**

- a suitably qualified and experienced engineer has agreed the design,
- the modelling of ground conditions and water environment is appropriately conservative; and
- best endeavours are undertaken to prevent any impact on the structural integrity of the neighbouring properties.

A Basement Construction Plan and Sequence has been produced by Eckersley O'Callaghan and is included elsewhere with this submission and within the Structural Engineers Report. This report also includes proposals for monitoring and safeguarding the surrounding structures throughout the construction period.

### **CONSIDERATE CONTRACTORS SCHEME**

Full care and consideration should be given to neighbouring properties, as the works can be particularly intrusive to immediate neighbours. All construction and demolition processes are expected to be in accordance with the Considerate Constructors Scheme standards. Construction and demolition processes are also expected to conform to the ICE Demolition Protocol ([www.ice.org.uk](http://www.ice.org.uk)) and should have regard to the Guide for Contractors working in Camden, Feb 2008, which is available on the Camden Council website and to the GLA's best practice guidance document The Control of Dust and Emissions from Construction and Demolition

Morph Construction who is the nominated builder for this project is a member of the Considerate Contractors Scheme

CONSIDERATE CONSTRUCTORS SCHEME Aims to ensure that contractors carry out their operations in a safe and considerate manner, with due regard to local residents and businesses, passing pedestrians and road users. DEMOLITION PROTOCOL provides a framework for sustainability in construction, demolition and refurbishment projects.

### **CONSTRUCTION MANAGEMENT PLAN**

The Council will generally require a construction management plan for basement developments to manage and mitigate the greater construction impacts of these schemes. Construction management plans will generally be required for schemes on constrained sites, in conservation areas, on sites adjacent to a listed building, or in other areas depending on the scale of the development and the conditions of the site. Construction management plans should cover the following: • provisions for phasing; • provisions for site management, safety, and supervision, • management of construction traffic and parking; • management of noise, vibration, dust, and waste; • provisions to ensure stability of buildings and land; • provisions for monitoring movement, and • provisions for a construction working group (for projects where there will be a need for on going consultation with the affected neighbours through the construction phase e.g. long, complex projects).

A Construction Management Plan has been included elsewhere with this submission, the content of which has addressed all the above Council requirements in this regard

### **SUMMARY + IMPACT ASSESSMENT**

I believe that I have taken care to produce a sympathetic design within this Conservation Area, and believe that this proposal will enhance the Locality and cause little harm to the Listed building or the Conservation area. Although this application proposes some minor alteration to an historical asset, there will be little impact on either its historic fabric or aesthetic value and these proposed works represent an enhancement of its special character and appearance.

The design of the extension respects and complements the appearance of the host building and better reveals the significance of the asset and therefore enhances enjoyment of it.

It also provides improved residential amenities for future occupiers of the dwelling when assessed in terms of, daylight, access, quality of use and secures the optimum use of the asset and will support its long term conservation.

The design, the scale and the layout of the extension, enhances the overall external appearance, whilst also respecting the historical context of the site.

I trust that I have demonstrated that by the use of the attached photographs, drawings and documentation that the proposal will make a positive contribution to the character and appearance of the building and surrounding area,