

HERITAGE STATEMENT

DECEMBER 2018



PROPOSED BASEMENT
19 WELL ROAD HAMPSTEAD LONDON NW3 1LH

PREPARED BY WALTERS CONSULTANCY LTD

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HISTORY

LISTED BUILDING DESCRIPTION

The Logs and Attached Wall and Archway

1, 2 and 3 Cannon Lane, The Logs and attached wall and attached archway, 17-20 Well Road

Grade: II

Date first listed: 14-May-1974

Large detached villa (now subdivided). Built c1868. By J.S. Nightingale for Edward Gotto who added the wings each side c1876. Built by Charles Till.

In 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 chimney-stacks; 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 colonnettes and enriched corbels; panelled double doors.

HISTORICAL NOTE: Gotto was a successful civil engineer and developer of land in this part of Hampstead.

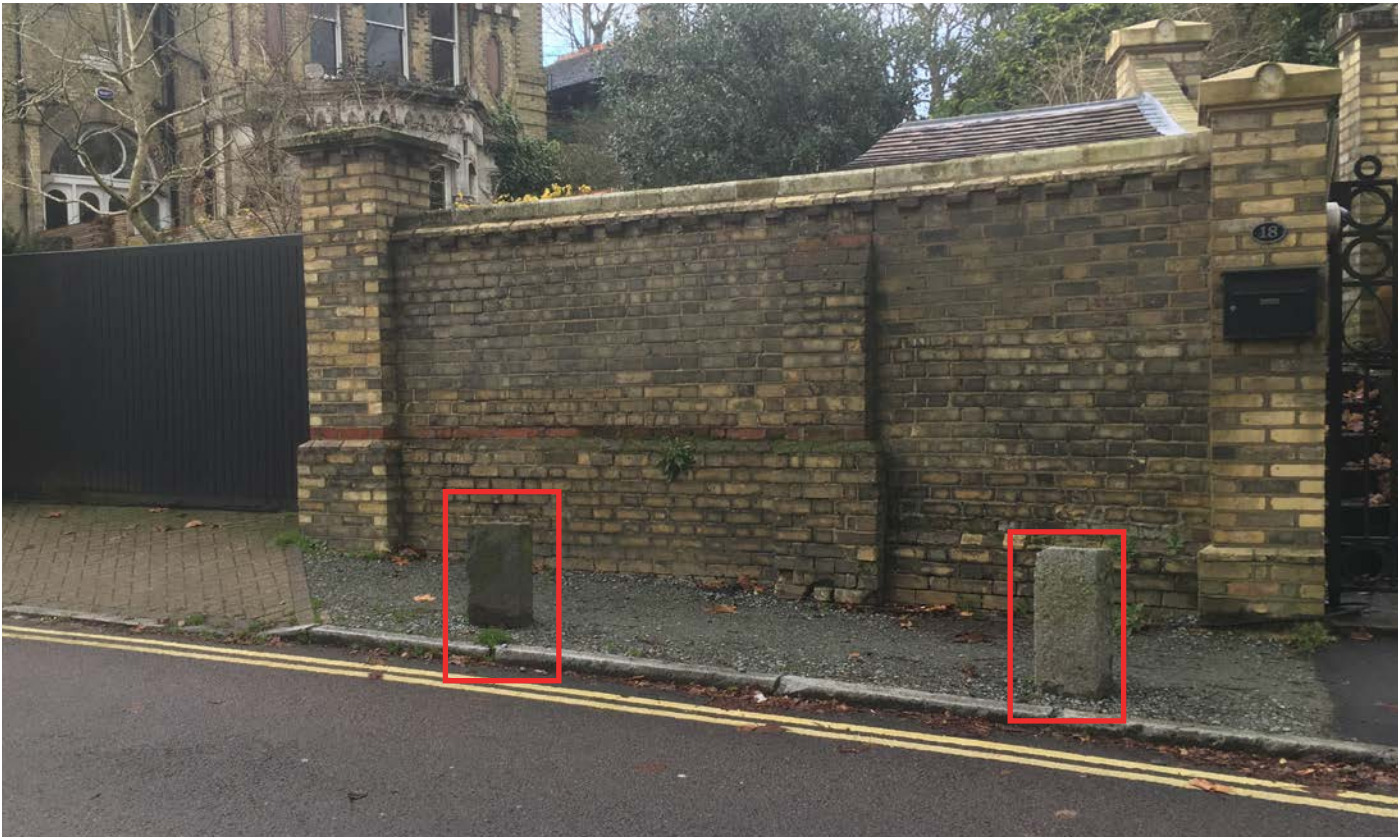
Listing NGR: TQ2669486185





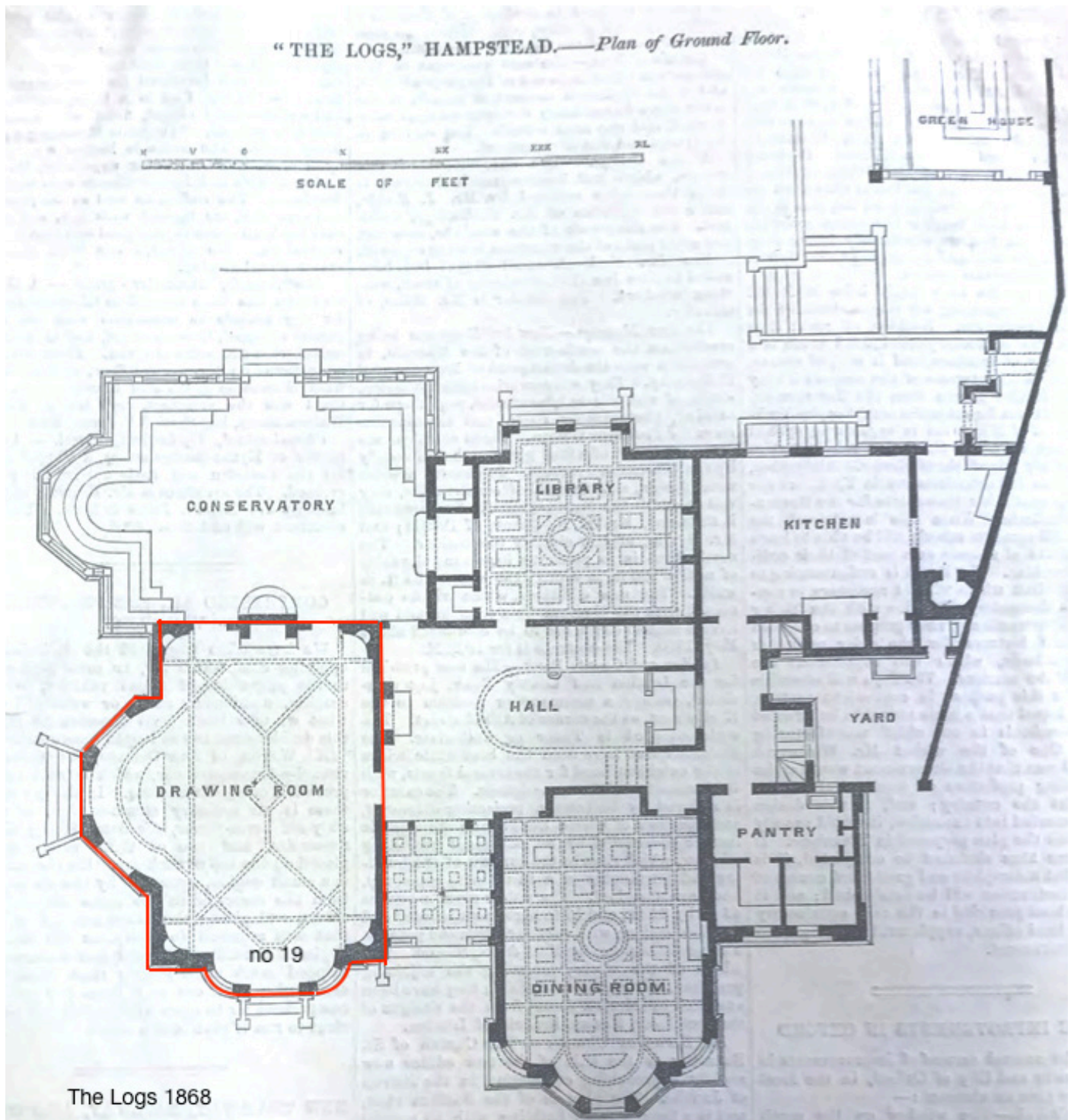
View of front Entrance

View of off street parking sliding gate and bollards to be temporarily removed during the works

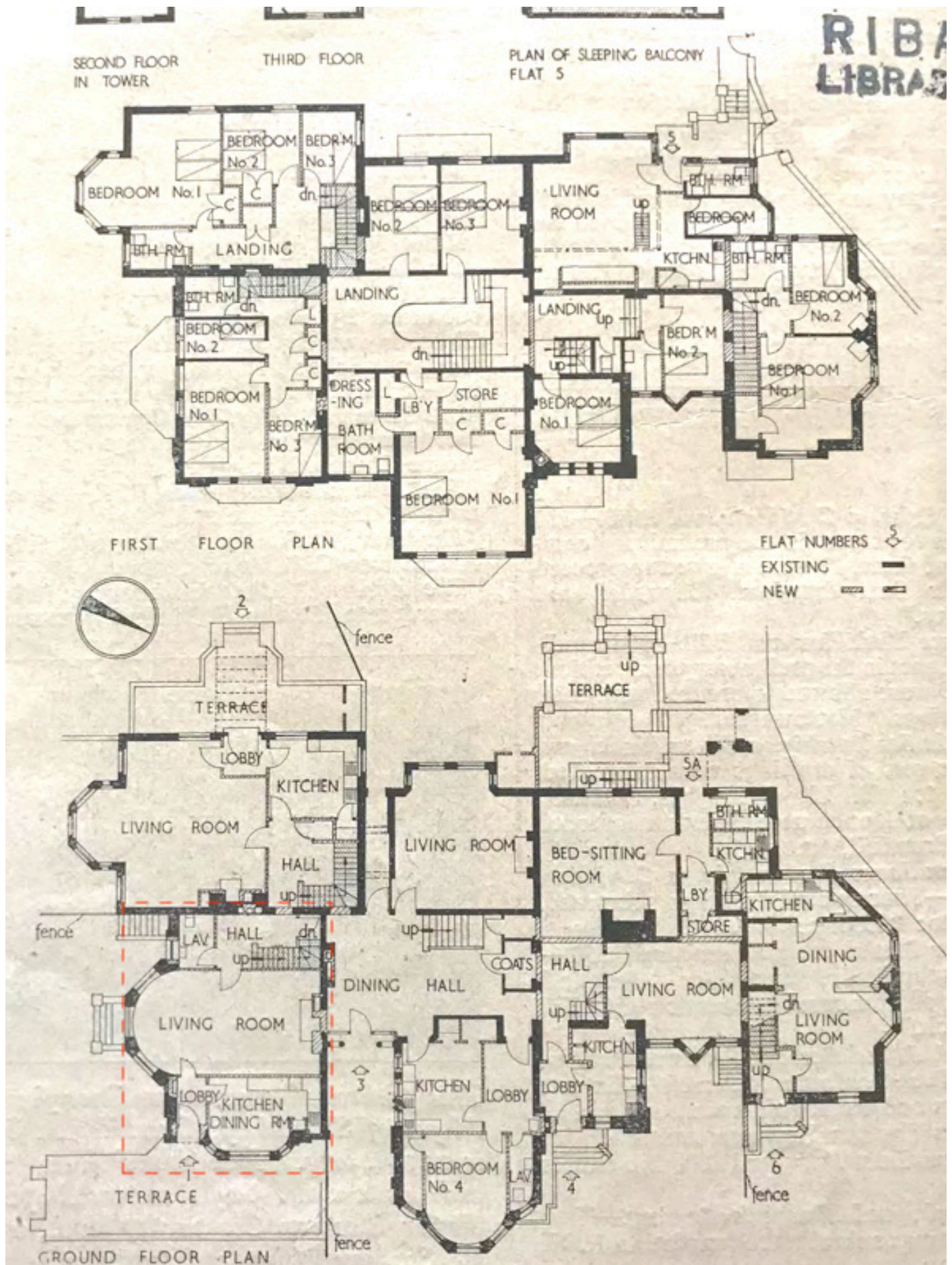


Plan of the Ground floor of The Logs in 1868.

The future location in 1952 of no 19 Well Road is indicated by red line



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



HAMPSTEAD CONSERVATION AREA

The dwelling lies within the Hampstead Conservation Area, a residential area of outstanding historical importance.

19 Well Road is within the Well Walk/Well Road sub area and is situated at the East End of this quiet residential street at the junction of East Heath Road, a street of primarily late 19th C red brick houses.

There is no evidence on the 1952 Plan of a Basement, although a staircase is drawn running down from the ground floor toward and possibly below the ground floor WC.

It is assumed that the present basement arrangement and light well were created some time after 1952 but before 1988, although no records are available to confirm this.

The interior of No. 19 was upgraded in the 1988, when general interior refurbishments were carried out, including the addition of Velux type windows to the roof, new vehicle access with hard standing and bin store installed (Application ref no 8803685)

Approval was also granted at the same time, for a large Conservatory to be added to the East Elevation but this was not undertaken.

PROPOSED WORKS

The proposed works to the listed building involves the construction of an extension to the existing basement via a new opening through the basement East Elevation wall and a short corridor, separating the proposed basement extension away from the host building, to mitigate any distress to the host building, and to include 2 light wells within the flower beds of the existing garden.

The only visible elements changed from the present arrangement in the proposed works are the positioning of the 2 light wells at the East end of the proposed basement extension, which are to be set within the existing 2 flowerbeds. SEE PHOTO BELOW

The present landscaping arrangements will be cosmetically unchanged and returned exactly as they presently exist on completion of the construction works.

It is also proposed for 2 storage areas are made into the existing basement light well retaining wall.

It is intended that the new basement extension will receive the same treatment in design terms for the sash windows, doors, architraves etc as per the host building.

Considerable care and attention will be taken to retain and preserve all internal and external features of special interest, especially in relation to the listed gabled gateway and the full length of the wall running along Well Road whilst the proposed works are carried out. SEE PHOTO BELOW

IMPACT ASSESSMENT

We believe that this basement proposal, the changes to the property, the internal stairwell, the 2 light wells and associated alterations:

- Will not harm the appearance or historic fabric of the host building or the character and appearance of the Conservation Area.
- Will not cause harm to the special historic interest held by the Site.
- Will be subservient to the host building
- Will preserve and add to the spacial progression of the existing building
- We are therefore of the view that there are no heritage reasons to withhold consent.
- Will be sympathetic in form, scale and architectural detail to the heritage asset
- We are therefore of the view that there are no heritage reasons to withhold consent

View of Existing garden with proposed new basement light wells identified in red



View full length of listed wall to be protected during the works

