

Introduction

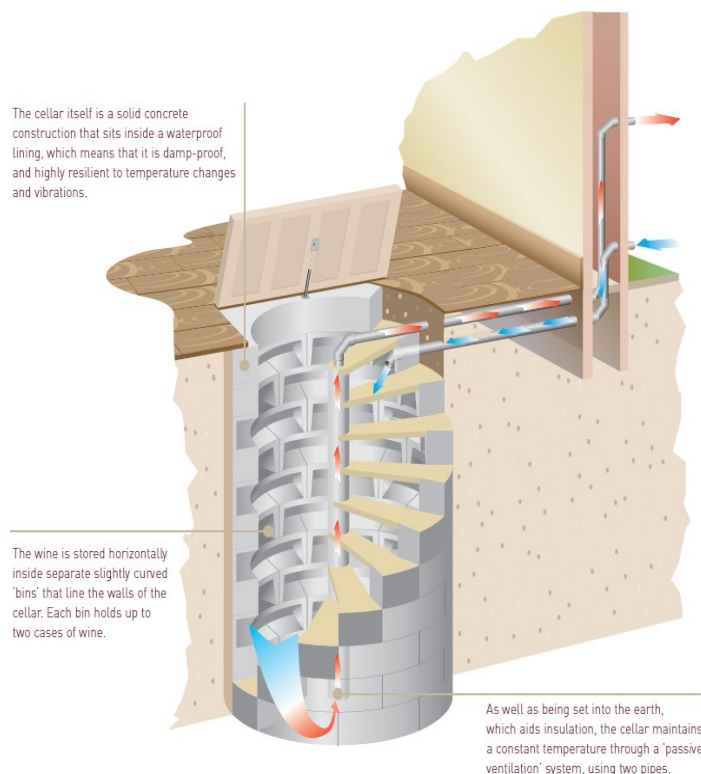
This design and access statement has been prepared in support of the proposed works at 19 Well Street, Hampstead. The proposals are for alterations to the lower ground floor to add a spiral wine store under the existing floor level with an access hatch.

The Site and Location Assessment

The site is located in Well Road, approximately half a mile north-east of Hampstead town centre, just off East Heath Road. The property dates from the 19th century and was formed into six maisonettes in 1952. The building is currently used as residential dwellings and is within the Hampstead Conservation Area, a residential area of outstanding historical importance. The interior of No. 19 was upgraded in the 1988, when general interior refurbishments were carried out, including works to the roof, new vehicle access with hard standing (Application ref no 8803685). Approval was also granted for a large Conservatory but this was not undertaken.

Proposed Development

The proposals are to install a spiral wine store within the dining room located to the rear of the lower ground floor of the dwelling. The store is a watertight, pre-cast cylindrical system that is sunk into the ground below the internal floor level. The cellar is naturally ventilated via a passive system, this is provided by two pipes which will run to the external wall of the property. Submitted with the application is a full structural report to ensure the cellar can be installed without disturbing the existing fabric of the building. The report confirms that the cellar should be installed a minimum of 150mm away from any structural wall or foundation to ensure no damage is done. The location of the cellar has been chosen to ensure it has been kept away from the existing structure and there will be no adverse impact on the building. The Spiral Cellar company have installed their product into a number of similar listed properties and are very conscious of the importance of the surrounding structure and would not proceed if they were not 100% happy with suitability of the existing structure.



Listing 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

Heritage

The site has ongoing planning permission to extend the basement level to provide additional living accommodation (Planning reference 2018/6349/P). The ground floor is of modern construct and will have little impact of the existing architecture or structure of the dwelling. Like many of the houses of this type it has modified and modernised during its life it ensure the building caters for the need of the inhabitants. The proposed wine store will be installed in the dining room on the lower ground floor. The proposed wine store will be a non habitable space contained completely below the level of the existing ground floor. The adjacent flooring will be protected at all times to ensure no damage is done to this area. When the store has been installed the flooring will be relayed with a the new trap door located as per the drawings.

Development Amount

The proposed works will not increase the floor area of the dwelling.

store depth – 3.0m

store diameter – 2.5m

Design Solution

The **Layout** of the dwelling will be as existing, the only minor alteration being the addition of the wine store within the dining room. The access door to the store will have a minimal impact on the dwelling. See Spiral Cellars data sheets for construction details, Appendix A.

The **Scale** of existing dwelling will remain as existing.

There are no **Landscaping** proposals as part of these works.

Appearance of the elevations will not be changed by the proposed works. To the front elevation two small vents are to be located within the light-well, these will provide the passive ventilation as described above.

Access to the dwelling will be unaffected by the proposals as set out above. The new staircase within the store will be well lit and for occasional use only to the non-habitable space.

Planning Consideration

The proposal would not constitute basement development due to its limited size and use. The area the wine store would reside within, whilst part of the property, would not be accommodation as set out in the Local Plan, there would be no habitable space created and the excavation works would be minor. All works will preserve the character and appearance of the property to ensure good living conditions for the occupiers and neighbouring properties.

Spiral wine have installed many similar wine stores within Camden, such as:

17 Downshire Hill, NW3 1NT – 2014/2519/P – Approved 05/08/2014

26 Goodge Place, N1T 4SR – 20114304/L – Approved 17/09/2011

14 Regent's Park Terrace, NW1 7ED – 2017/0339/L – Approved 06/09/2017

1 Belmont Court, NW8 0DH – 2014/3920/P – 30/06/2014

21 & 22A Chalcot Square, NW1 8YA – 2015/2379/L – 28/07/2015

Summary

The proposed alterations as set out above will have no impact on the building and a minimal effect on the wider dwelling. The store is a modest space thereby preserving the character and appearance of the listed building. The owners of the property wish to ensure all works are completed to the highest standards with the correct material and finishes.

Photograph

Front elevation
and light-well



Appendix A

Key Design Facts to Consider



Spiral Cellars offers a simple solution for adding underground wine storage to a residential or hospitality environment. Bear in mind some basic facts and you will easily be able to incorporate a Spiral Cellar into your design.

No planning permission required

Spiral Cellars are storage facilities rather than habitable spaces so planning permission is very rarely required, unless the property is listed or exceeds the permitted development allowance.

Will not affect planned/existing foundations

The requirement to underpin or take the foundations as deep as the Spiral Cellar is a common misconception. It is **not required** as Spiral Cellars pours a reinforced concrete ring around the Spiral Cellar, which prevents any chance of the cellar undermining the foundations; this is a much more cost effective solution to underpinning. Spiral Cellars' independent engineers will produce structural calculations to confirm this.

Installed in 3-8 days

Spiral Cellars can fully excavate the hole and install the cellar, or the hole can be dug and secured by the contractor before Spiral Cellars' fully employed installation teams fit the cellar parts and trap door. Our teams install at least one cellar per week and are highly experienced and capable, ensuring that the installation and your project don't overrun.

Dedicated Project Manager

From the moment the order is placed you will deal with an experienced project manager who will guide you through the process of preparing the site ready for Spiral Cellars. Your project manager will be fully briefed, and with many years of experience, is expertly placed to answer any questions or deal with any project-specific issues.

Positioning

- To achieve optimum performance the Spiral Cellar should be positioned where the pipes can be routed to a north or north eastern perimeter wall, with no more than 5m of pipe. Other aspects can be considered, it usually depends how well shaded or protected the pipes would be
- The Spiral Cellar should not be fitted into a south facing conservatory due to overheating (other orientations are acceptable)
- Underfloor heating should not be laid within the circular area of the cellar, plus an additional 300mm diameter. The vent pipes should be fully wrapped and insulated if shallow, or they may have to run under the slab
- No other services, such as hot water pipes, to run across the cellar area or vent pipe run as it will have a direct impact upon the performance of the cellar
- Care must be taken with 'following trades'. Please do invite us for a no obligation site survey or plan review and we can advise you on where best to position the Spiral Cellar.

The Spiral Cellars reinforced concrete ring and base, incorporating strux polymer fibres, is required in all cases.

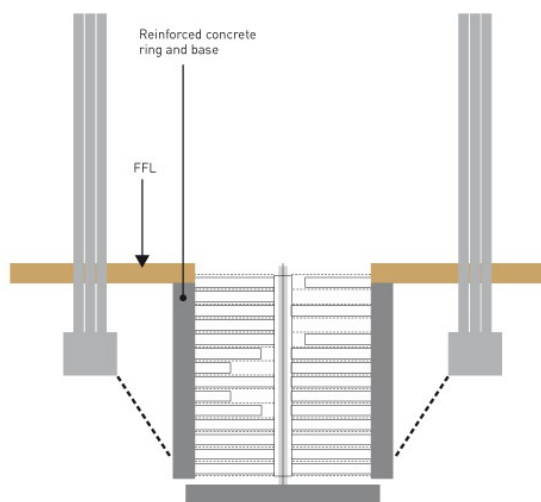


Diagram showing the effect of the reinforced concrete ring, designed by Spiral Cellars' engineers to withstand any surcharge from the foundations, preventing the need to underpin or deepen foundations. The reinforced concrete ring and base is also designed to withstand any water uplift.



For further information and to discuss with our team please contact Spiral Cellars on 0845 241 2739

www.spiralcellars.com

Components



DATA SHEET

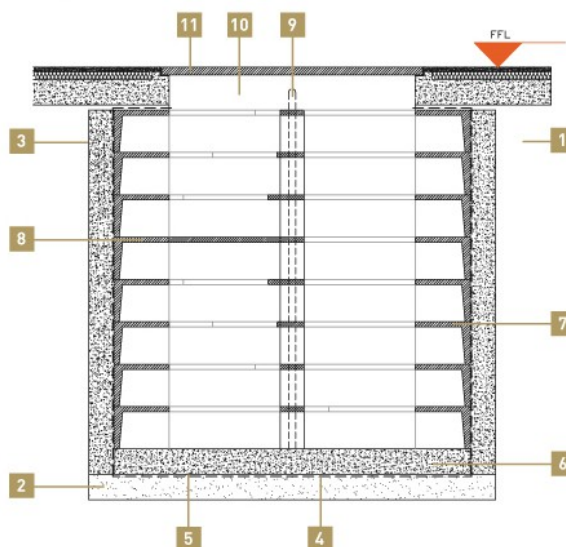
A Spiral Cellar comprises the following components:

1. Ground
2. Sand blinding
3. Geotextile fleece
4. Butyl liner
5. Fleece
6. Reinforced Slab
7. Concrete modules
8. Step units
9. Ventilation pipes
10. Soffit/ ceiling modules
11. Trap door
12. Lighting

The butyl sheeting is a high quality synthetic rubber membrane which is used in many situations for waterproofing. It is impermeable to water and gases, age and weather resistant. It is also resistant to chemicals and aggressive soils, marine organisms and to microbiological degradation. It is puncture resistant and flexible over a wide temperature range. (i.e. -40degC to +120degC).

The Spiral Cellar butyl liner is a cylinder of vulcanised butyl which fits the hole, and is 1.5mm thick. It is supplied with two pieces of geo-textile protective felt. One piece is fitted into the hole to protect the liner underneath. The other is placed on top of the liner to protect it from the reinforcing in the base slab. The liner is supplied over-length in order to allow spare capacity to attach it at the top while the cellar is being fitted, and to allow it to be linked with the existing dpm in a high water table environment.

The concrete used for the manufacture of the bin modules and steps have a minimum compressive strength of 30N/mm² [Test carried out by ICATS in accordance with BS1881: part 116]



Butyl Rubber Specification

Typical Properties	Test Method	Specification (Typical Values)	Minimum Values
Tensile Strength	BS 903 Part A2	8.0 MPa	7.0 MPa
Modulus at 300%	BS 903 Part A2	5.5 MPa	4.5 MPa
Elongation at Break	BS 903 Part A2	350%	300%
Tear Strength	BS 903 Part A3	30 N/mm	25 N/mm
Ozone Resistance (7 days/50 pphm/30°C)	BS 903 Part A43 Procedure A	-	50% extensions No cracks
Heat Ageing (Retensions) (7 days @ 100°C)	BS 903 Part A10	6.0 MPa 250%	5.6 MPa 200%
Flex Cracking	BS 903 Part A10	-	200.000 cycles, no crack
Specific Gravity	BS 903 Part A1	1.24 +/- 0.03	-
Normal Weight @ 1mm thickness		1240 g/m ²	-
Dimensional Stability	1 Hr at 100°C	+/- 1% Max	-

Grade AA Agrément Board Certificate No. 87/1884

Thickness Available 0.75 m/m 1.0 m/m & 1.5 m/m and Reinforced materials 1.0 m/m thick



SC_DS_Spiral Cellar Components/issued
date 2012/06/27/issued by NA/Version 1.0

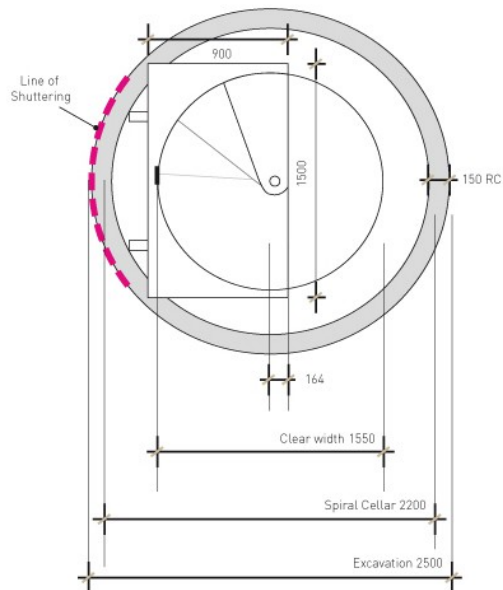
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Components

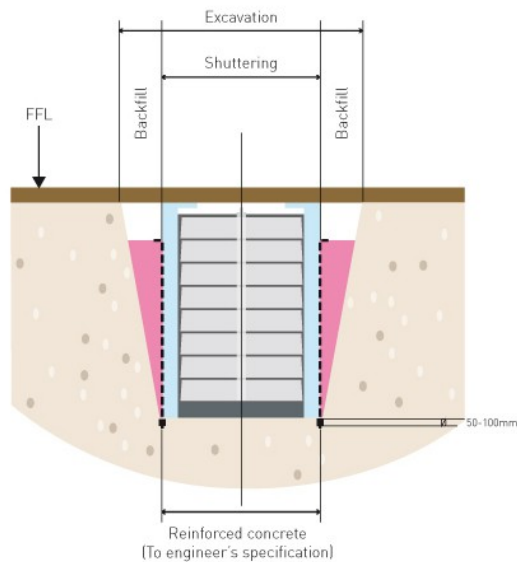
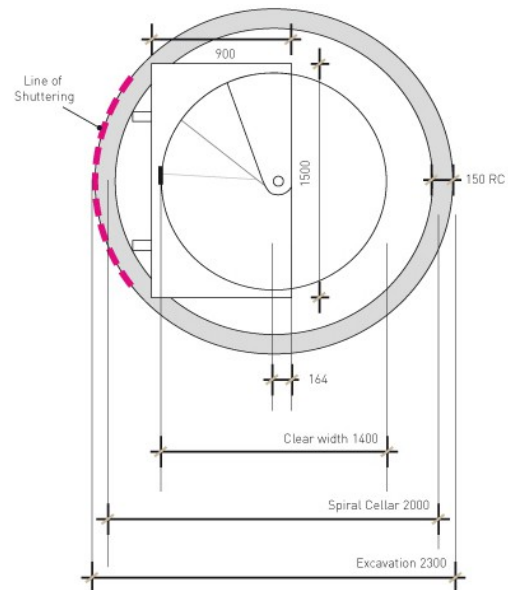


DATA SHEET

White Spiral Cellar – Standard Trap Door setting out



Original Spiral Cellar – Standard Trap Door setting out



SC_DS_Spiral Cellar Components/issued
date 2012/06/27/issued by NA/Version 1.0

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Installation of a Spiral Cellar into a basement with Cavity Drain Membrane System



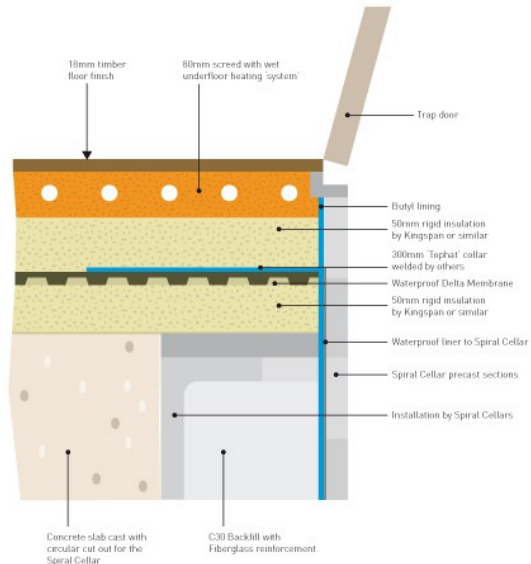
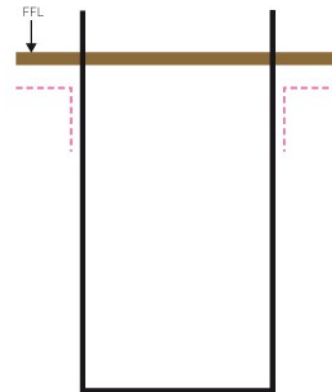
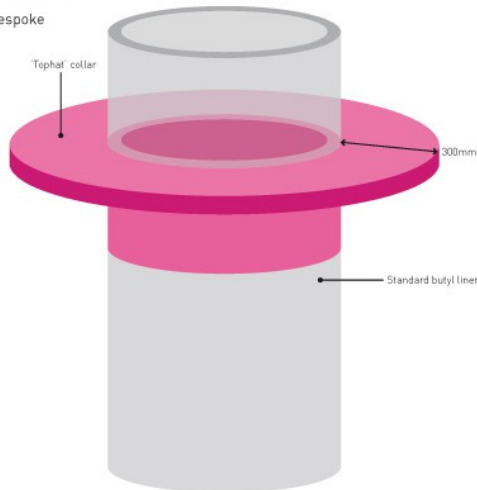
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Many Spiral Cellar projects are designed in conjunction with new basement excavations or extensions of existing basements. Often the Spiral Cellar base level can be more than 6000mm from pavement level. In some instances we have successfully installed a Spiral Cellar in a 'double basement'. There are a number of proprietary systems on the market. Delta Membrane systems appear to be most prevalent. We have based our details on this system.

Due to the construction build up and associated programming on site, it is often the case that the Spiral Cellar is installed after the slab is poured and the Delta Membrane is in place but, before the insulation and screed is completed. As a start point; the FFL must be given as a datum within 5.0m of the Spiral Cellar location. This enables us to fabricate a 'collar' detail as a bespoke addition to our standard butyl liner. The collar detail allows the contractor to make a connection between the delta membrane and the butyl liner of the Spiral Cellar. The collar is a flat disk of butyl that has a vertical element that is welded and tested in a factory environment. The collar flange is normally 300mm. This is adequate in most situations.

In all projects that a Spiral Cellar is specified it is critical that this 'connection' between butyl and delta is made by the specialist sub-contractor. This ensures that a full warrantee can be provided on the basement tanking systems by that same contractor only; not Spiral Cellars Ltd. Spiral Cellars Ltd will not have control of the site after the Spiral Cellar is installed. The build-up is generally, slab, insulation, delta, insulation, screed [often with under floor heating], floor finish. During any stage of this process the 'connection' could be damaged by following trades. It is the responsibility of the main contractor to protect this critical detail.

See typical detail. Further to this, we need to establish the dimensions of the bespoke butyl liner. We need to know the dimensions of the component elements of the floor build up.



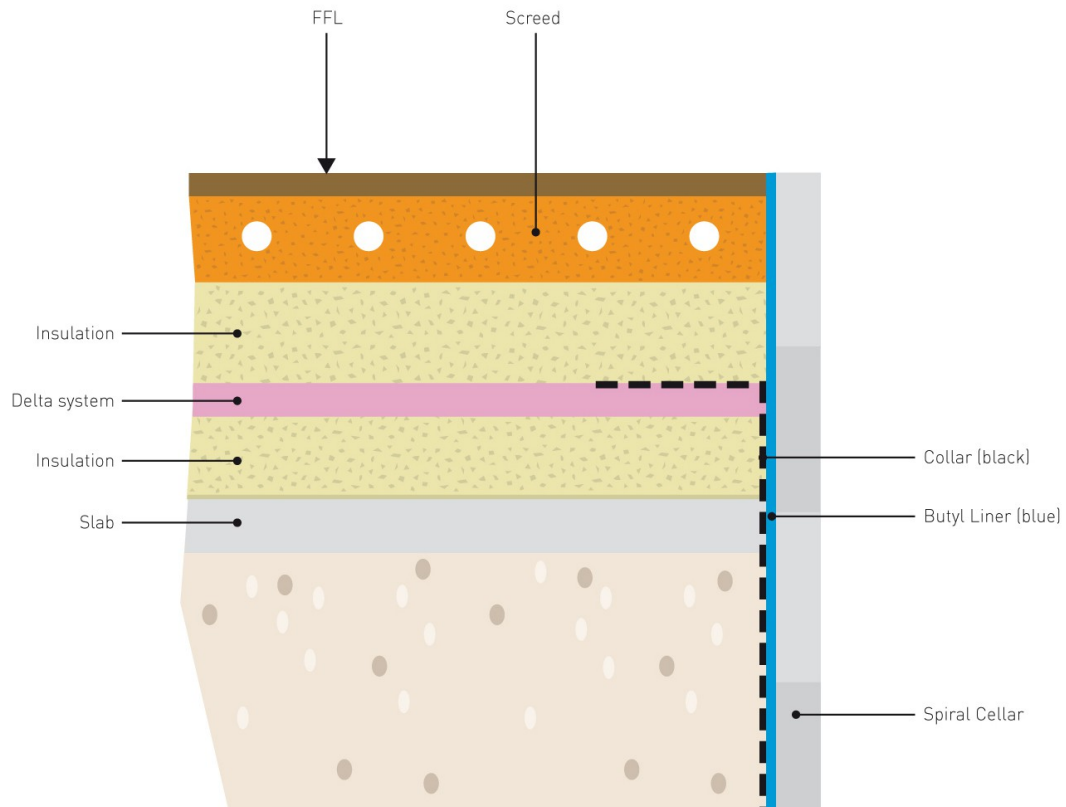
SC_DS_Installation of SC with delta membrane/issued date 2012/06/27/Issued by NA/Version 1.0

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Installation of a Spiral Cellar into a basement with Cavity Drain Membrane System



DATA SHEET



SC_DS_Installation of SC with delta
membrane/issued date 2012/06/27/Issued
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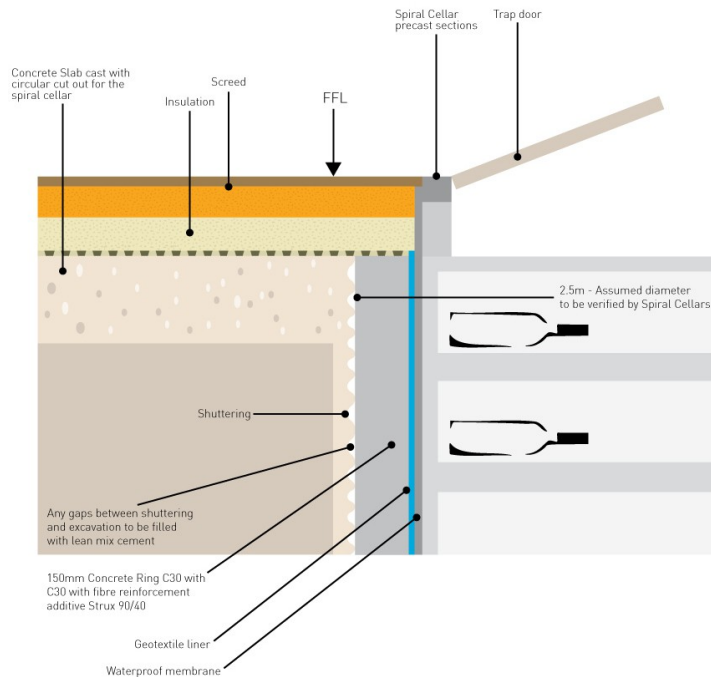
Concrete Slab Floor Installations



DATA SHEET

■ The steel shuttering installed by the contractor will need to be trimmed to the top of the proposed concrete slab or screed, depending on your schedule of works and at what stage the cellar is due to be installed. This should be discussed with your Spiral Cellars Project Manager.

■ Once the cellar has been installed, Spiral Cellars will pour a concrete slab or screed over the top of the cellar to meet the edge of the concrete slab or screed laid by the Contractor.



■ If the contractor has not completed either the slab or screed at the time of install, then the contractor can pour their screed all the way up to the edge of the trap door concrete haunching box.



SC_DS_Concrete Slab Floor Installations/ issued date 2012/08/29/ issued by NA/Version 1.0

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Suspended Timber Floor Installations



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- The steel shuttering installed by the contractor will need to be trimmed to the underside of the timber joists.
- Once the Spiral Cellar has been installed, the contractor will need to construct the suspended timber floor.
- Suspended timber flooring should be laid once the concreting around the cellar has fully dried out. Timing for this may vary, according to local site/ climate conditions.
- The timber joists will need to be trimmed around the trap door concrete haunching box.
- The joists can be supported by using floor hangers or bolts.
- The thickness of the joists passing over the closed section of the cellar will be determined by the overall finished floor depth (taken from joist to FFL). Please discuss this with your Spiral Cellar Project Manager prior to install.



- Once the joists have been installed and fixed correctly, the timber floor planks can be laid.



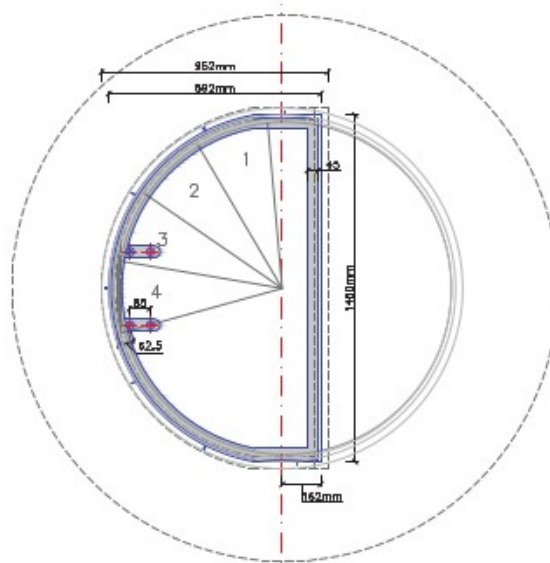
SC_DS_Suspended Timber Floor
Installations/issued date 2012/08/29/issued
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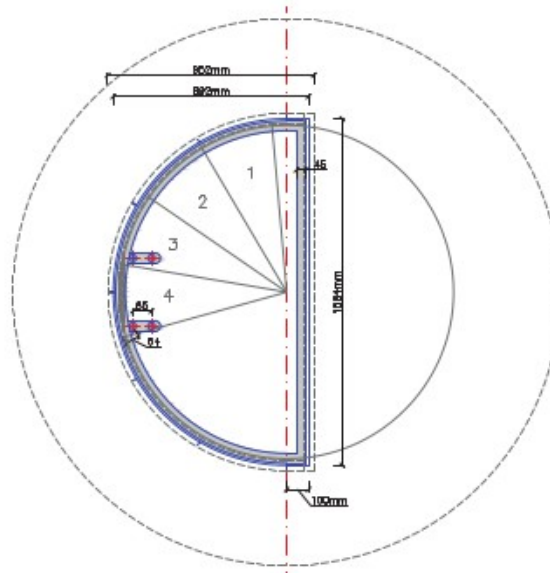
Appendix B

C7 HALF-ROUND GLASS DOOR

Original Spiral Cellar setting out drawing



White Spiral Cellar setting out drawing

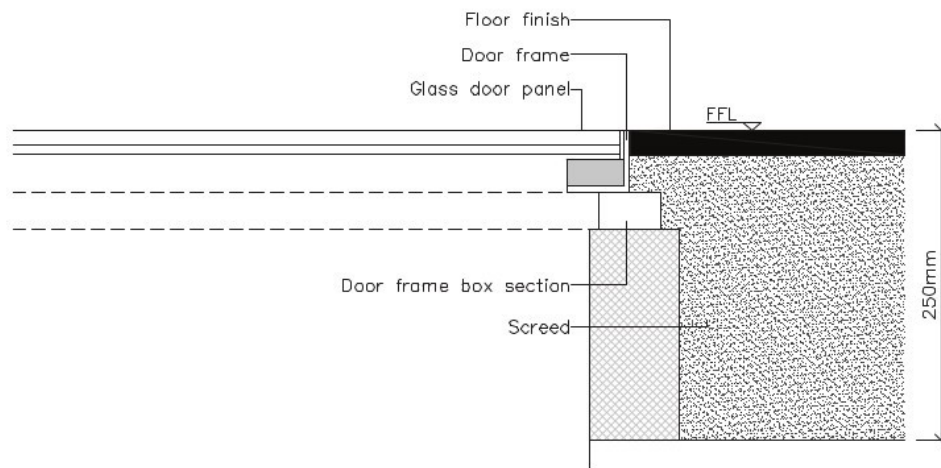


	ORIGINAL SPIRAL CELLAR	WHITE SPIRAL CELLAR
FRAME		
External frame diameter	1460mm	1584mm
External frame radius	892mm	892mm
Frame dimensions	50mm x 50mm x 5mm	50mm x 50mm x 5mm
Materials	Stainless steel angle satin finish to 240 grit	Stainless steel angle satin finish to 240 grit
DOOR		
Glass specification	1 layer of 10mm toughened glass 2 layers of 8mm strengthened glass 2 layers of 1.5mm EVA laminate between panels Total glass thickness 29mm All edges ground and polished.	
External Door Length	1440mm	1564mm
External Door Width	872mm	872mm
Hinges	Internal bespoke silver anodised aluminium hinge	
Weight:	68 kgs	78 kgs
Individual glass door panel	128 kgs	138 kgs
Complete assembled unit		
Lifting mechanism	<p>Actuator motor 24V with a thrust of up to 5000N</p> <p>Actuator motor is fixed to a mild steel back plate, which is connected to the door frame. The control box for the actuator motor sits within a top cellar module.</p> <p>Arm of motor is fixed directly to the door hinges. 4x recessed hex head machine screws connect the hinges to the glass opening panel. Removal of these four screws (from the topside of the glass panel) will enable the glass panel to be lifted manually. It is recommended that the removal of the hinges from the glass panel is only to be carried out by a Spiral Cellars member of staff.</p> <p>Door takes approximately 20 seconds to open to 85° maximum</p> <p>Duty cycle: 2 minutes continuous use followed by 18 idle minutes</p> <p>Ambient operating temperature of motor: from -25°C to 65°C</p> <p>Motor has protection class IP66</p> <p>Motor approved to: EN 606011/UL 606011 in connection with CB8, CB12, CB14, CB18 and CBJ</p> <p>Door is operated by switch on the nearest wall in line of sight of the cellar</p>	
Operational safety features	A retractive switch and key operated isolation switch are located in line of sight of the cellar. Key operated isolation switch is provided. Emergency door release switch inside the cellar	

C7 LAYING FLOORING: HALF-ROUND GLASS DOOR

INSTALLATION

1. The floor is to be set parallel to the door.
2. Flooring should be laid once the screed has fully dried out. Timing for this may vary according to local site/ climate conditions.
3. Flooring to be finished flush with the top of the frame. The flooring **must not** finish below or above the frame height.



C7 HOW TO PROTECT THE CELLAR AND DOOR POST-INSTALLATION

- The door must be propped open underneath a protection box for approximately 6 weeks to allow the cellar to dry out.
- The door protection sheet must not be removed at any time.
- The timber protection box over the door may only be removed when laying the finished floor material. Once the floor material has been completed the protection box must be re-positioned back over the door.
- Contractors must not store any materials, substances or tools on top of the protection box.
- Do not stand or sit on the protection box.
- Do not allow rubbish and site debris to fall into the cellar — this increases the risk of the cellar being damaged.
- If there is under floor heating in the same room, then no under floor heating pipes or matting are to be laid within the 'circular area of excavation plus 300mm all round'. Vent pipes are to be fully wrapped and insulated if shallow, or may have to run under the slab. No other services such as hot water pipes are to run across the cellar area or vent pipe run.
- The door should remain protected until the After Sales Visit is complete. We will require the client or contractor to sign to confirm the condition of the door.
- Approximately 6–8 weeks after the completion of the cellar or when all building works are complete, we will carry out an After Sales Visit. The cellar will be checked in terms of its performance; (humidity and temperature levels). Any extras such as step coverings will be fitted if these have been ordered. Then once signed off, the cellar will be ready to stock.
- If there are any doubts concerning the installation procedure and requirements you should contact your Project Manager for technical guidance, or to arrange a site meeting.
- To prevent damage, due care and attention to the area around the door must be given.
- Failure to adhere to the above instructions can lead to damage of the door/mechanism and can incur further costs.
- Only Spiral Cellars Staff are permitted to enter the cellar whilst the door is still protected.