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# Design Statement

8 Well Road, London, NW3 1LH

LAWFUL DEVELOPMENT CERTIFICATE APPLICATION  
November 2019

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## 1.0 Description of proposal

Alexander Martin Architects have been appointed by Mrs K Cramér to apply for a Lawful Development Certificate for the property at 8 Well Road, London, NW3 1LH.

The proposal is to create a new single storey rear extension at Lower Ground Floor level.



Bird's Eye view of site

## 2.0 Site and Surroundings

The site address is a 3-storey plus basement semi-detached red brick Victorian property – one of a pair with No 9 - located on the south-eastern side of Well Road, between Christchurch Hill to the southwest and Well Passage to the northeast. The area is predominately residential. The adjoining pair of semi-detached at No 6 and 7 are identical to the site property and also mirror each other - with bay windows to the front and rear, Dutch gables, small front and rear dormer.

The site is located within the Hampstead Conservation Area but is not listed. It is noted in the Conservation Area Statement, however, as making a positive contribution to the area.



Aerial view of site



View 1 - Existing rear extension



View 2 - Existing rear extension



View 3 - Existing rear elevation

## 3.0 Permitted Development

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The Article 4 Direction for Hampstead Conservation Area states that permitted development rights are restricted for the following development under Class A of Part 1 of Schedule 2:

*The enlargement, improvement or other alteration to the principal elevation of a dwelling house or a side elevation of a dwelling house which fronts a public highway or private street or other publically accessible space.*

As this proposal solely relates to the rear elevation of the property, we understand that permitted development rights under Class A apply.

## 4.0 Proposals

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The proposal is to create a new single storey rear extension at Lower Ground Floor level. The new extension would be built of red brick, the windows would be painted metal framed, and there would be a flat roof.

The total width of the new extension is equal to half the width of the existing house at it's widest part. The height of the new extension would be 3 metres. The depth of the extension would be equal to the depth of the existing original extension, approx 1750mm. The new extension would not be joined to the existing extension.



View of the proposed rear extension