

17 WELL ROAD

HAMPSTEAD, CAMDEN, NW3 1LH

150226-WR

*PROPOSED INTERNAL AND EXTERNAL ALTERATIONS AND REFURBISHMENT TO GRADE II DWELLING*

**DESIGN & ACCESS STATEMENT**

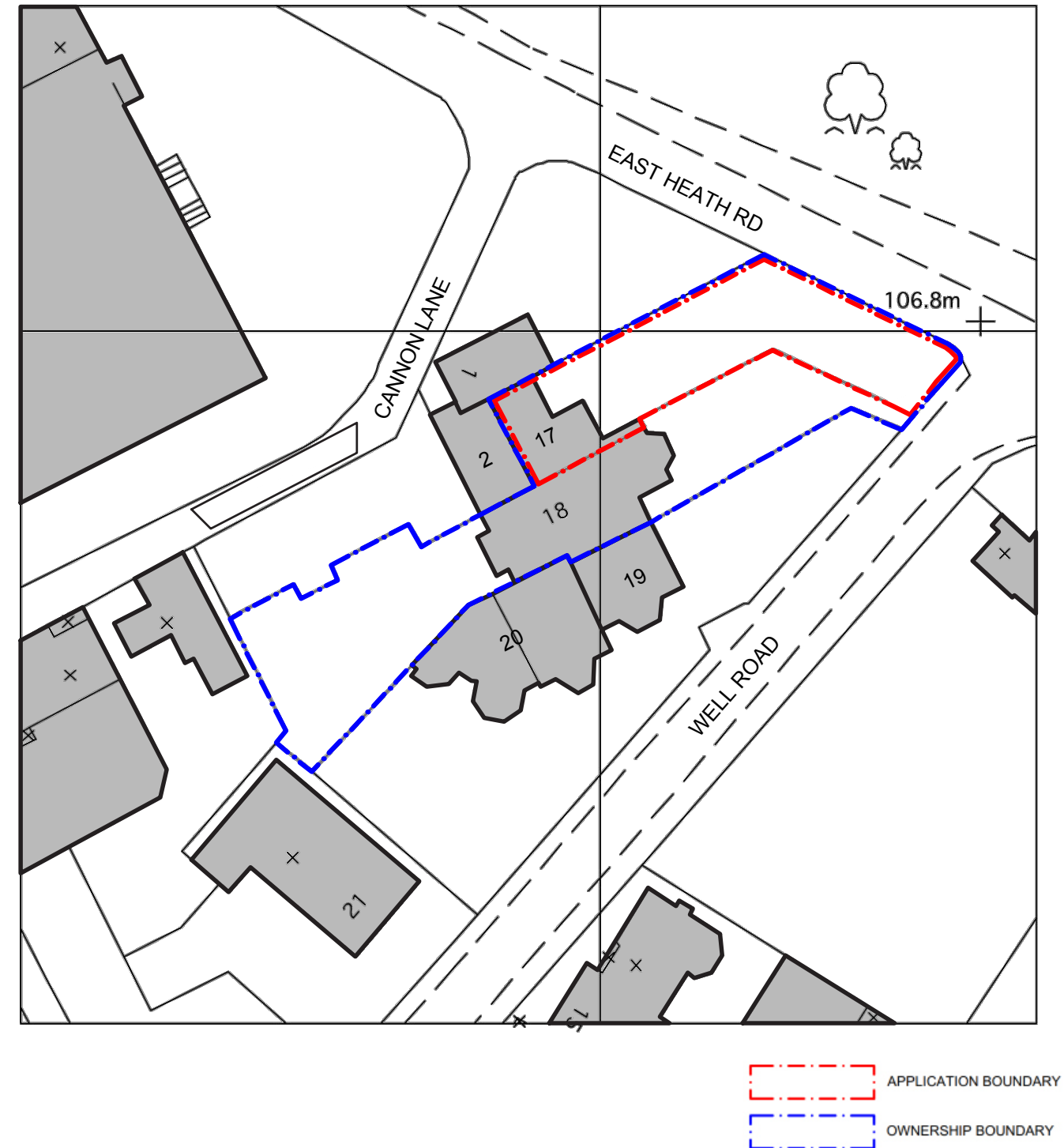
NOVEMBER 2019

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## 01 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by F3 Architects LLP and Corrie Newell Historic Buildings Consultancy (CNHBC), on behalf of the Applicant to accompany a full application for Planning and Listed Building Consent for works to No. 17 Well Road submitted to Camden London Borough Council.
- 1.2 This statement has been prepared in response to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for planning applications to be accompanied by a Design and Access Statement.
- 1.3 The structure and content of this report has been informed by: 'CABE 2006 "Design and Access Statements: How to Write, Read and Use Them'
- 1.4 This report is submitted pursuant to the Certificate of Lawfulness for Amalgamation the two properties (Nos. 17 and 18) into a single dwelling (ref: 2019/3652/P) granted on 15th October 2019.
- 1.5 This document sets out the overall planning and development context and includes an overview of the design and access strategies for the proposed scheme. This document should be read in conjunction with:
- 1.5.1 All other drawings and documents which accompany this application.
- 1.5.2 Heritage Statement and Heritage Significance Drawings addressing the Heritage Assessment of the existing building and the surrounding Conservation Area.
- 1.5.3 The following parallel submissions:
- Listed Building consent for minor amendments to approved works to No. 18 Well Road including works associated with the amalgamation of Nos. 17 and 18 Well Road.
  - Planning and Listed Building Consent application for the associated landscaping works to combine the two front gardens to Nos. 17 and 18 Well Road in a co-ordinated scheme
- 1.6 The proposals to No.17 Well Road described within this document include the following:
- 1.6.1 External works (Requiring Planning and Listed Building Consent): Reinstatement of one of the front elevation windows and improving the access and safe use of the existing second floor terrace. Construction of a timber in store and acoustic AC condenser enclosure.
- 1.6.2 Internal works (Requiring Listed Building Consent): General refurbishment and redecoration. Improved space planning to accommodate proposed internal uses and openings to No. 18 Well Road.



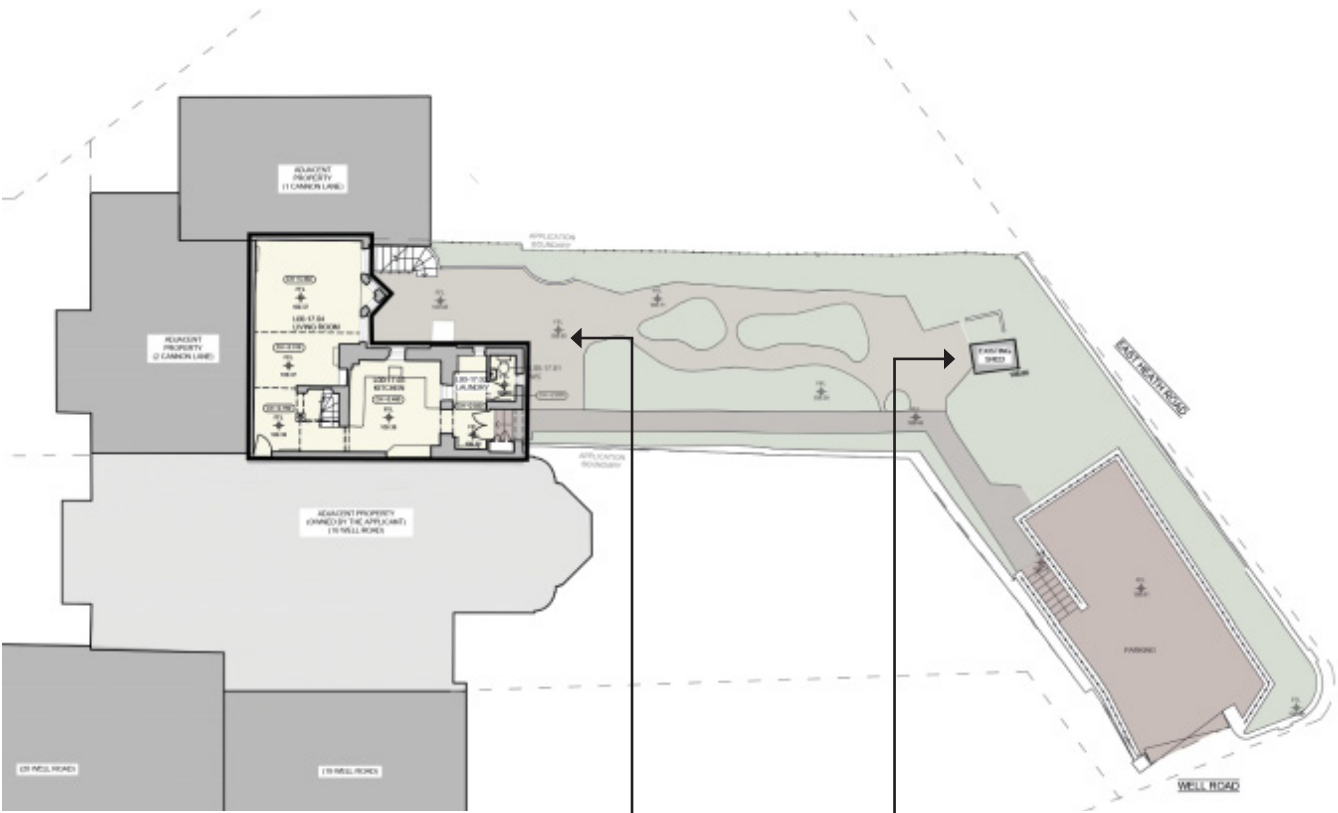
IMG 01. SITE LOCATION PLAN



## 02 SITE AND EXISTING BUILDING

- 2.1 The house is a Grade II Listed building, located in Hampstead Conservation area. The original Victorian villa was called 'The Logs' and was built c.1864 and extended in 1876. It was subdivided in to 7 separate private residences in 1951. No.17 Well road, as well as the rest of architectural ensemble was Grade II listed on 14th May 1974.
- 2.2 The site is located in the London Borough of Camden, to the immediate south of Hampstead Heath. It is located between Canon Lane and Well road in an area of varying building types, ages and styles. The front elevation is North East facing, dominated by a 3 story tower, clad with double pressed Burham bricks with Portland stone dressings.
- 2.3 The property is accessed via a pedestrian and a vehicle gate from Well Road. The parking area at the front of the property is level with the main road. Access to the front garden is via brick steps, as the garden level is approx. 1,15m above Well Road. There is a garden shed (Img 02 & 04) towards the front of the property, close to the East Heath Road boundary wall.
- 2.4 The building sits at the west end of the plot.
- 2.5 The existing internal layout can be described as follows:

- 2.6.1 Basement: Current access is via an external stair. Internal access to the basement has been blocked.
- 2.6.2 Ground Floor: Access to this floor is via a stepped entrance to the 1980s brick extension to the front of the tower. Within the tower volume is the existing kitchen. At the back of the tower, is the staircase, leading to the upper floors and a living/dining room accessed from the stair.
- 2.6.3 First Floor: Master bedroom within the tower volume, with access to a roof terrace which sits above the 1980s extension. (Terrace access is through the bedroom window with a step ladder). There are another 3 further rooms in this level within the 1876 extension; a second bedroom, a WC and a bathroom.
- 2.6.4 Second Floor: The master bathroom has access to the roof terrace (via a step ladder out through the bathroom window and onto the metal bridge). Stair to the top floor.
- 2.6.5 Third Floor: Bedroom.



IMG 02. EXISTING SITE PLAN



IMG 03. FRONT ELEVATION

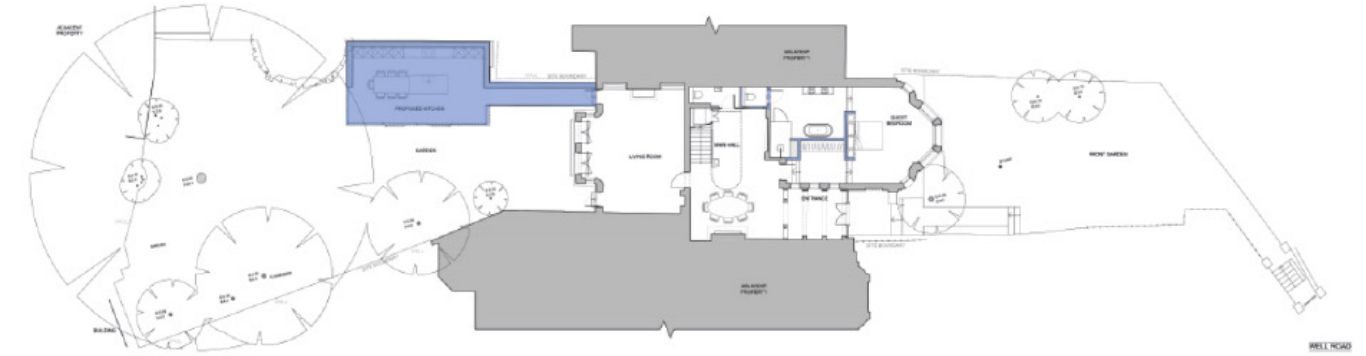


IMG 04. EXISTING SHED



### 03 PLANNING CONTEXT

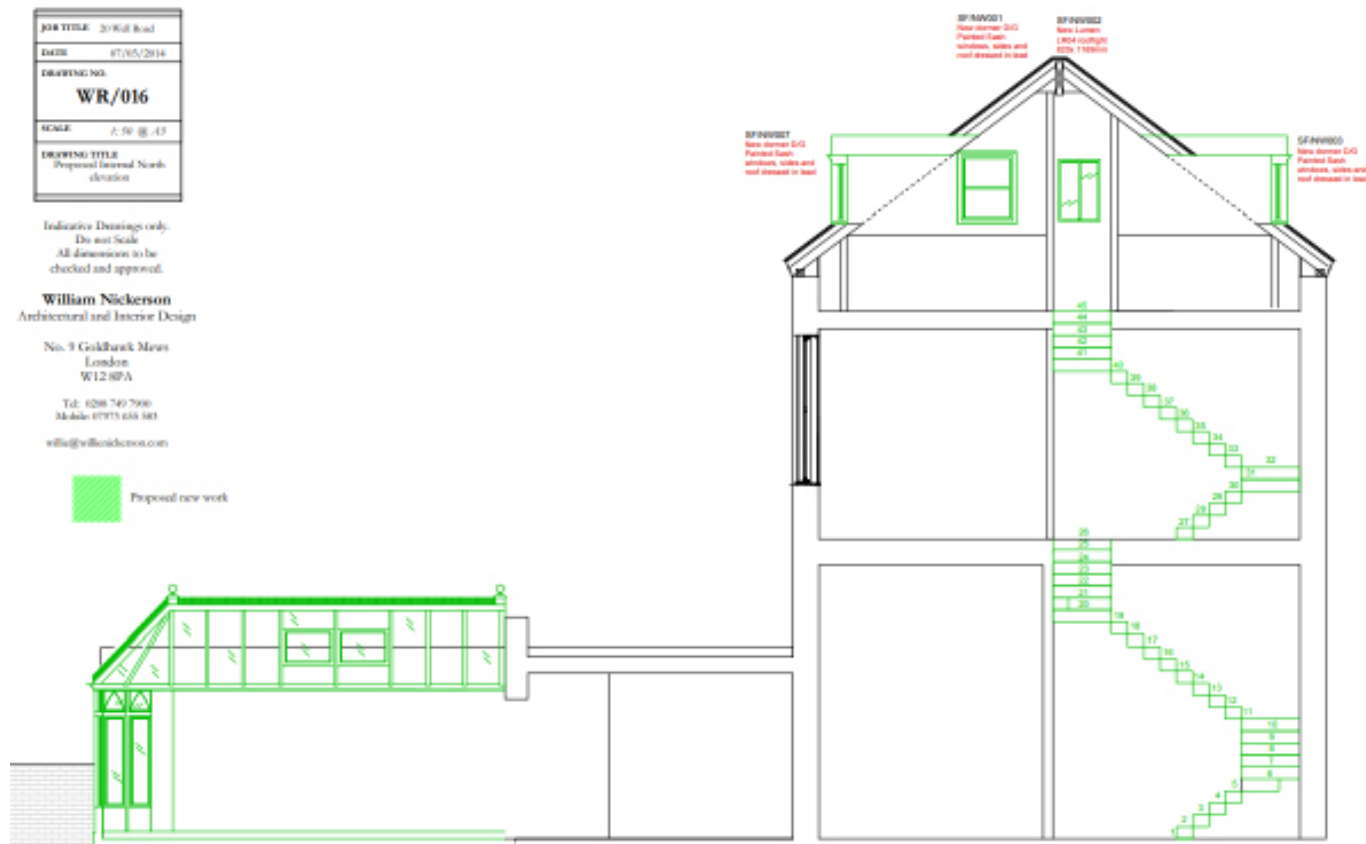
- 3.1 **No. 17 Well Road:** An application for a ground floor extension was refused on 2004 (ref. 2004/2193/P). An application for 'the removal of existing front entrance concrete canopy and brick column and their replacement by an extension comprising a porch laundry room and cloakroom with decorative steel colonnading' (ref. 8570328), was approved in 1986. (Img 05)
- 3.2 **No. 18 Well Road (property also owned by the applicant):** Permission was granted for erection of a single storey glazed rear extension and associated glazed link to main house, replacement of existing fenestration to front and rear and reopening of original door to rear elevation at ground floor level, re-instating of metal balustrade and repairs to first floor balcony, replacement of existing front roof lantern and re landscaping to front and rear garden including part of side/rear boundary treatment to dwelling (ref: 2018/0631/P & 2018/1003/L) (Img 06)
- 3.3 **No. 20 Well Road:** Located immediately next door to the rear of No. 18 Well Road, was granted permission to undertake significant internal changes, in both 2014 (Ref: 2014/2438/L & 2014/2114/P) and 2017 (Ref: 2017/1848/L & 2017/1426/P), as they would not affect the external appearance of the building. (Img 07)
- 3.4 **Certificate of Lawfulness:** (ref: 2019/3652/P) establishes that the amalgamation of the two properties (Nos. 17 and 18) into a single dwelling is lawful.



IMG 06. NO 18 WELL ROAD APPROVED WORKS



IMG 05. NO 17 WELL ROAD PREVIOUS APPROVED WORKS



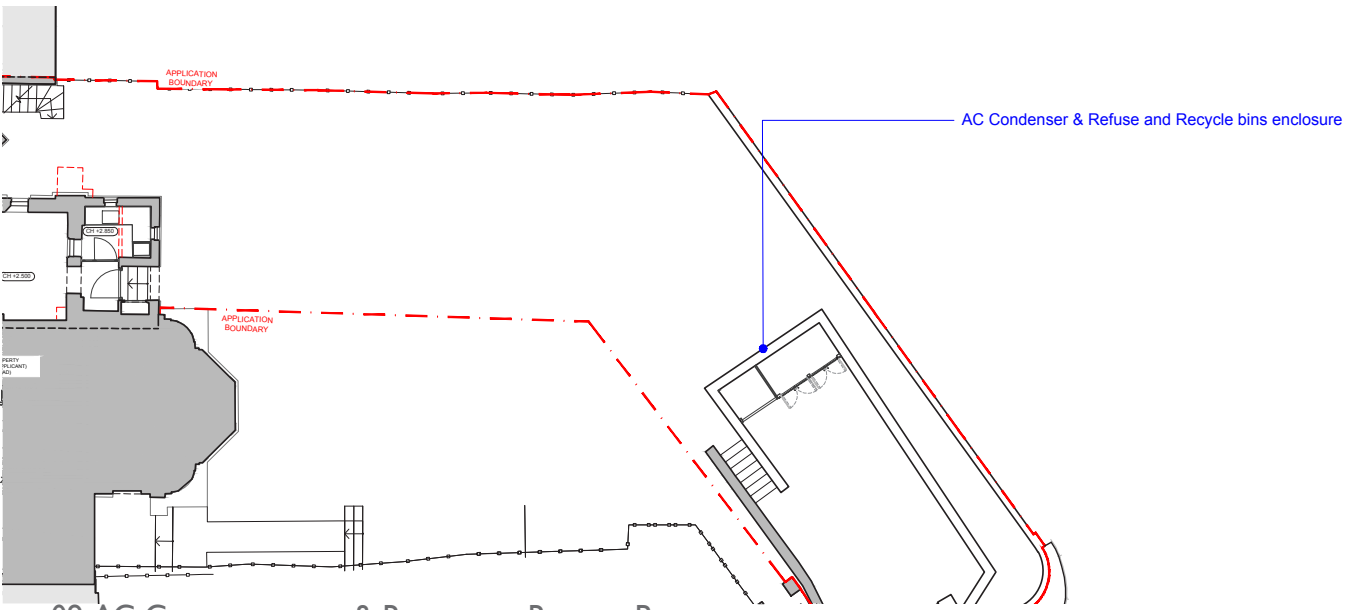
IMG 07. NO 20 WELL ROAD APPROVED WORKS

# 04 USE AND BRIEF

- 4.1 The property will remain a private residential dwelling, as existing.
- 4.2 The Applicant currently resides in No.18 Well Road and wishes to consolidate the two properties, rationalise the internal spaces and create a larger family home.
- 4.3 With the consolidation of Nos. 17 and 18, the redundant space layouts (kitchen and dining room) will be amended as to accommodate bedrooms and en suites. The partitions from the 1950s subdivision will be amended as to improve room layout.
- 4.4 Services will be updated to follow the updated layouts. Comfort cooling will be introduced to all main living areas and electrical underfloor heating will be installed in the bathrooms.
- 4.5 A separate application addresses the proposals to reunite the two front gardens with a co-ordinated landscape design.



IMG 08. FRONT ELEVATION VIEW OF ILLUSTRATIVE LANDSCAPE PROPOSAL (SUBJECT TO SEPARATE LISTED BUILDING CONSENT APPLICATION)



IMG 09.AC CONDENSER UNIT & REFUSE AND RECYCLE BINS ENCLOSURE

## 05 SCHEME DESIGN

### 5.1 The proposed scheme comprises;

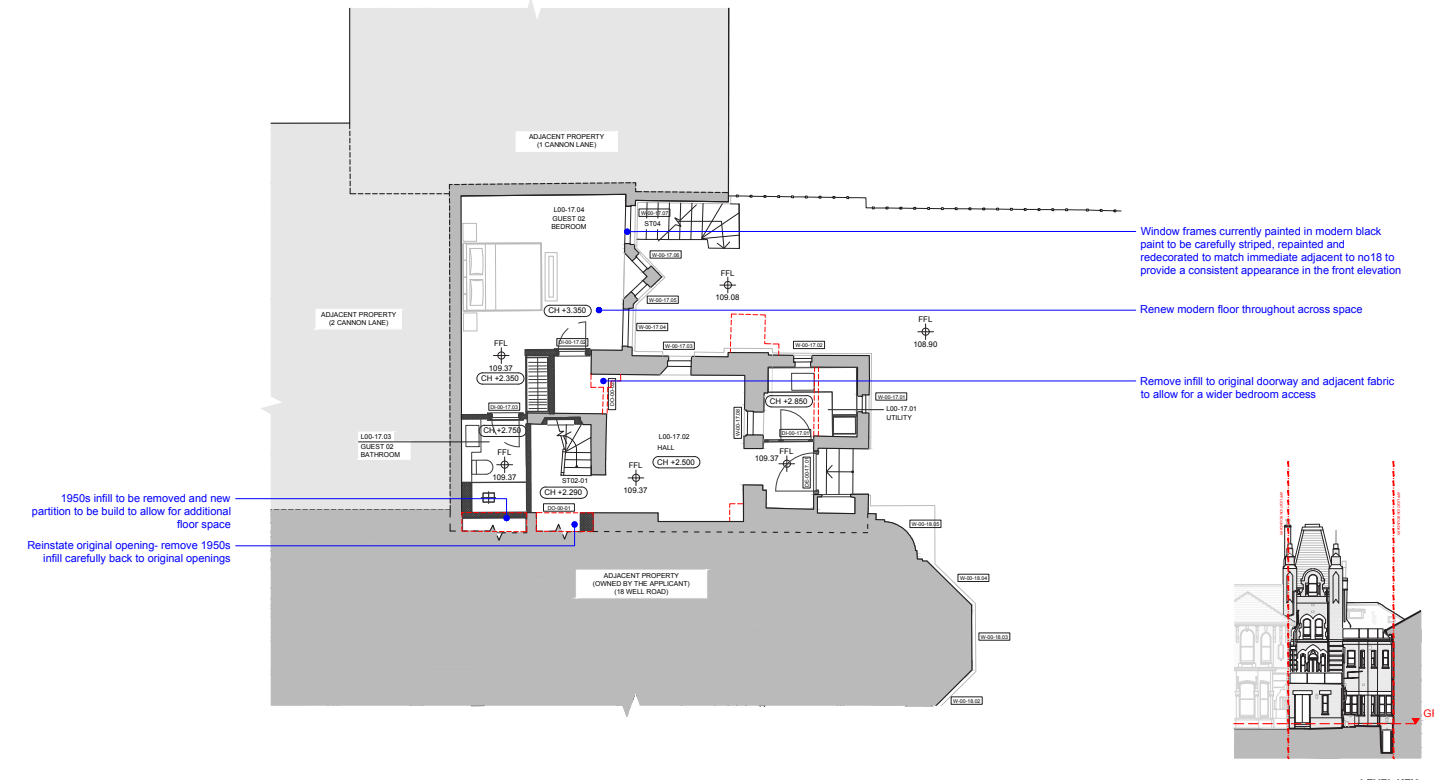
- 5.5.1 External works: Minor alterations to the external openings, new balustrades and new bin store and acoustic AC condenser enclosure
- 5.5.2 Interior works: General refurbishment and redecoration; and improved space planning to accommodate proposed internal uses. Reinstatement of original openings and proposal of an additional opening to the tower historic fabric to create more functional spaces. The proposal keeps the primary living and master bedroom spaces within No. 18 Well Road, which retains original historic features; and utilises the spaces in No. 17 Well Road for utility and guest accommodation.

### 5.2 Proposed external works:

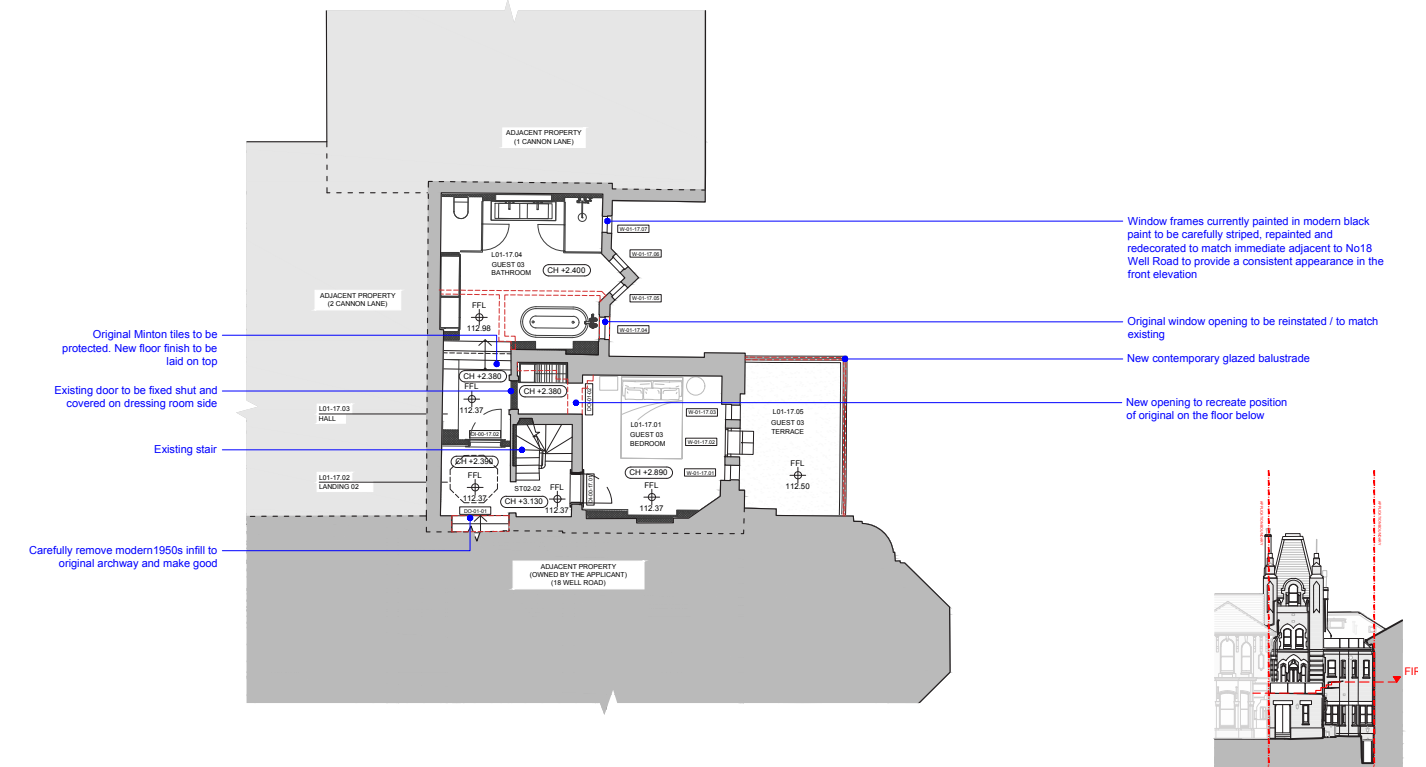
- 5.2.1 Window reinstatement: On the First Floor, front elevation (Drawing 25-EL-301) Window W-01-17.04 was reduced in size during the 1950s works, in order to accommodate a bath below the cill and a bathroom extract fan above the window head. The proposals seek to reinstate the window to its original design and relocate the ventilation to a concealed position.
- 5.2.2 Window frames: Currently painted in modern black paint – to be carefully stripped, repaired and redecorated to match immediately adjacent No.18, to provide a consistent appearance in the front elevation
- 5.2.3 Roof terrace access: The existing, arched window head to the second floor landing (Drawing 25-EL-303, Window W-02-17.05), will be raised to provide access onto the roof. This would also provide an improved waterproofing detail and allow for the removal of the unsympathetic C20th metal bridge and handrail, which is currently at the cill and overhangs the front elevation; detracting from the character of the listed building.
- 5.2.4 Protection from falling: The metal balustrade would be replaced with a more discrete, minimal, glazed solution, both on the First Floor balcony and Second Floor terrace. On the Second Floor terrace this would not need to be so high when the raised platform is removed and could sit at the lower level of the roof terrace. Georgian wired glass panels on the terrace skylight to be replaced by frosted Part K compliant glazing.

### 5.3 Proposed interior works:

- 5.3.3 The proposals primarily comprise works affecting the 1950s internal partitions, as well as reinstating an original door opening on the ground floor. There is limited work to historic fabric, A new internal opening DO-01-02 on the first floor of the tower is the only new opening proposed within original fabric.
- 5.3.4 Existing plaster and finishes will be refurbished on a like for like basis and redecorated.
- 5.3.5 All historical features retained as part of the proposal. For further details, please refer to the



IMG 10. PROPOSED GROUND FLOOR



IMG 11. PROPOSED FIRST FLOOR



## 05 SCHEME DESIGN (CONT.)

drawings and heritage statement which accompany this application.

5.3.6 On the ground floor, the existing kitchen in No.17 Well Road will be removed, as the main living spaces are to be retained within No.18 Well Road. The space will form a lobby area, with 1980s extension reconfigured to provide an enclosed utility space. The rest of the ground floor is proposed as a guest bedroom suite.

5.3.7 On the First Floor it is proposed to remove the partitions which currently form the second bedroom and bathroom. This will create a single room, which will accommodate the main guest bathroom. The existing WC will be utilised as storage for the bedroom within the tower. This new opening is the only one proposed to original, historic fabric, within the property.

5.3.8 On the Second Floor, the existing bathroom is replaced by a study, which will allow for the removal of some of the external drainage pipes running down the tower. The proposals seek to relocate the roof access from the bathroom to the landing, so that the metal railings can be removed from the front elevation.

5.3.9 The Third Floor would remain as a bedroom.

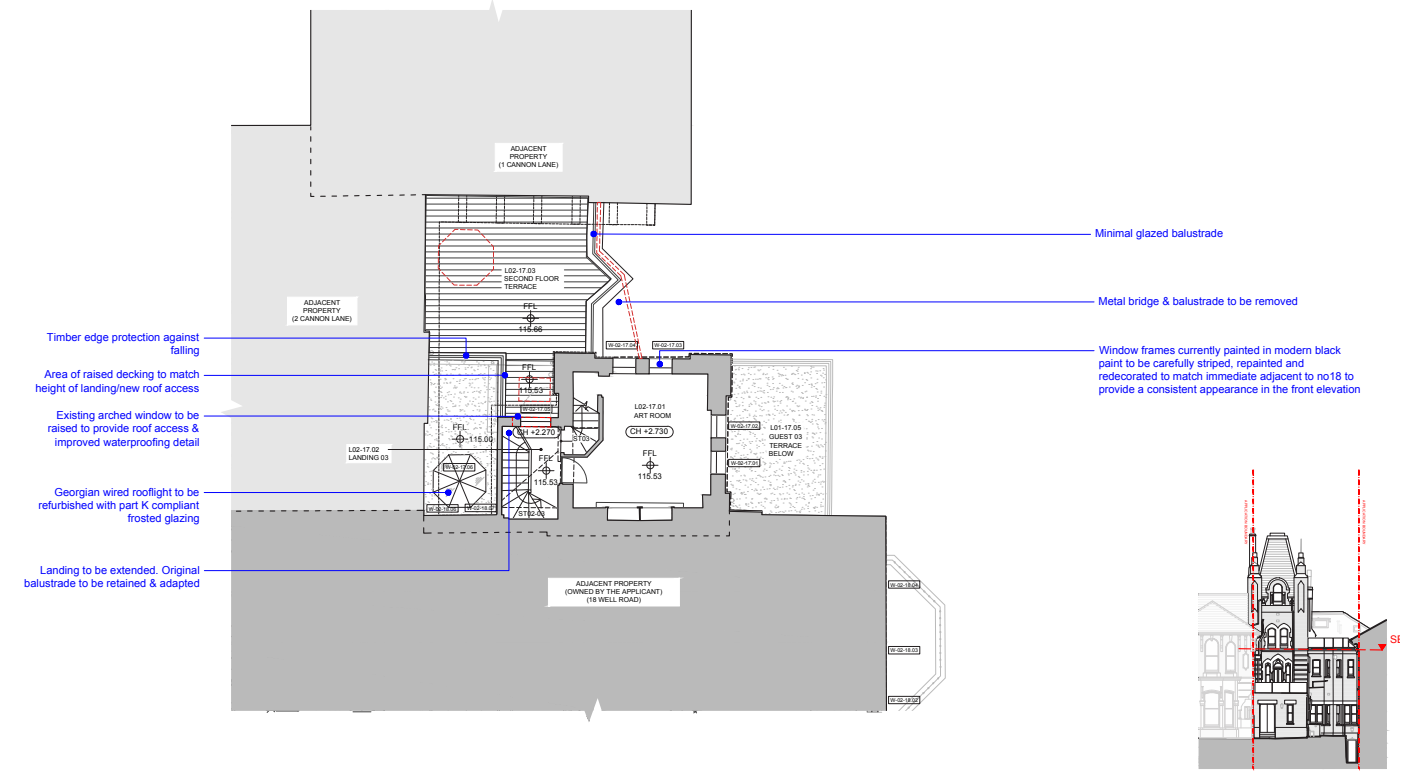
5.4 **Works to re-connect the two properties;** refer to '00-GA-850 series - Plans of Significance' in conjunction with the proposed internal layout and Certificate of Lawfulness

5.4.1 On the Ground Floor, the proposals reinstate the opening between the main hall (No.18 Well Road) and the service stair (No.17 Well Road)

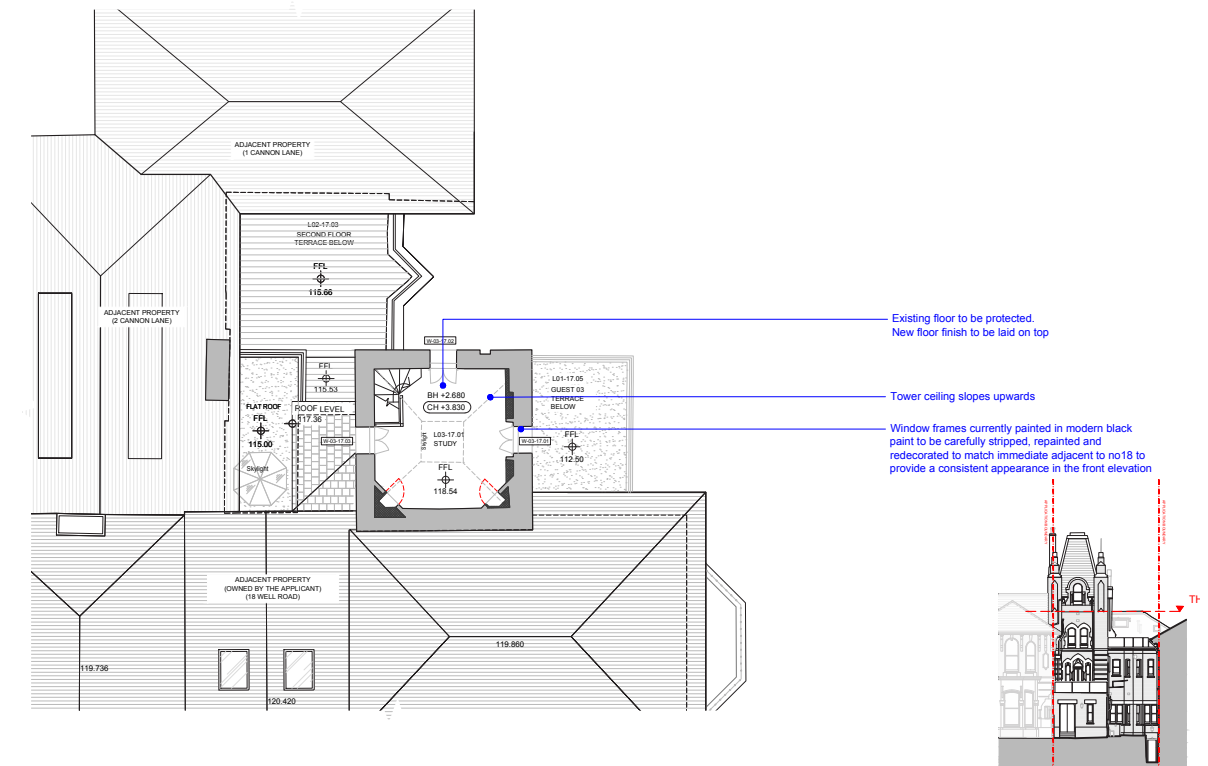
5.4.2 On the First Floor, the arched central opening from the main stair into No.17 Well Road is to be reinstated.

5.5 As to minimize the loss of historic fabric, services plan installations to be generally inside new suspended ceilings and concealed within bespoke joinery units. Existing voids, ducts and pipework are to be re-utilized wherever possible.

5.6 The external air conditioning condenser unit will be housed in a bespoke acoustic enclosure which will also accommodate the refuse and recycling bins and is located at the end of the drive area to the front of the property (Img 09)



IMG 12. PROPOSED SECOND FLOOR



IMG 13. PROPOSED THIRD FLOOR



## 06 ACCESS

- 6.1 The existing vehicular and pedestrian access from Well Road will be retained as existing.
- 6.2 The existing front door of No.17 Well Road will be retained as an access door.
- 6.3 The existing entrance to No.18 Well Road will be retained and used as the primary access to the property (front door). There is a 1,15m level difference on access between Well Road and the property Ground Floor.
- 6.4 Vertical circulation within the property will be as existing, via the existing service staircase. Connections to No.18 will provide access to use the main staircase also.
- 6.5 Proposals seek to modify the existing roof terrace access, as discussed in 5.2.2. This will require the second floor landing to be extended and the landing window to be raised, to provide a door onto the roof terrace. This access is located at the rear of the tower and will allow for the removal of the existing railings, which detract from the front elevation of the Grade II Listed property.



IMG 14. EXISTING STAIR WINDOW



IMG 15. METAL PLATFORM - GROUND FLOOR VIEW



IMG 16. METAL PLATFORM - TERRACE VIEW

## 07 CONCLUSION

- 7.1 The proposals have been developed in line with this collated research to provide a scheme which is sympathetic to the historic fabric and character of the property.
  - 7.1.1 The external works reinstate original window proportions and eliminate unsympathetic elements on the removal of the metal access deck.
  - 7.1.2 The internal works achieve the Applicant's brief while preserving the high historical significance elements by amending 1950s partitions and infills for the most part.
- 7.2 The internal services refurbishment would improve the building energy performance through the boiler upgrade and energy efficient lighting and maintenance access. In addition to the internal scheme update the works would include the cleaning and repair of all external facades and roofs.
- 7.3 The proposal complies with Local and National policies relating to Listed Buildings and the Conservation Area (see Heritage Statement Addendum). The impact on the designated heritage assets would be minimal and will not harm their special interest. The statutory duty to preserve the special interest of the Heritage Assets will be fulfilled.
- 7.4 Moreover the re-connection of two preeminent front sections of the villa and new landscaping will actively enhance the appearance and setting of the heritage asset.



# 08 DRAWING REGISTER

F3 ARCHITECTURE + DESIGN		150226 - 18 WELL ROAD									
<b>DRAWING REGISTER</b>		Project : 18 WELL ROAD Project no. : 150226 Date : 1st November 2019									
Drawing Title.	Dwg No.	Scale.	Sheet Size								
			6111'10								
<b>00 - General/Demolition</b>											
Site Location Plan (17)	00-GA-012	1:1250	A4	*							
Site Plan	00-GA-112	1:200	A1	*							
Ground Floor Plan of Significance	00-GA-851	1:100	A3	*							
First Floor Plan of Significance	00-GA-852	1:100	A3	*							
Second Floor Plan of Significance	00-GA-853	1:100	A3	*							
Third Floor Plan of Significance	00-GA-854	1:100	A3	*							
Demolition Ground Floor Plan	00-GA-861	1:100	A3	*							
Demolition First Floor Plan	00-GA-862	1:100	A3	*							
Demolition Second Floor Plan	00-GA-863	1:100	A3	*							
<b>00 - Existing</b>											
Existing Basement Floor Plan	00-GA-210	1:100	A3	*							
Existing Ground Floor Plan	00-GA-211	1:100	A3	*							
Existing First Floor Plan	00-GA-212	1:100	A3	*							
Existing Second Floor Plan	00-GA-213	1:100	A3	*							
Existing Fourth Floor Plan	00-GA-214	1:100	A3	*							
Existing Roof Plan	00-GA-215	1:100	A3	*							
Existing Front Elevation	00-EL-250	1:100	A3	*							
Existing Rear Elevation	00-EL-251	1:100	A3	*							
Existing Side Elevation	00-EL-252	1:100	A3	*							
<b>20 - Proposed General Arrangement</b>											
Proposed Site Plan	20-GA-122	1:200	A3	*							
Proposed Basement Plan	20-GA-210	1:100	A3	*							
Proposed Ground Floor Plan	20-GA-211	1:100	A3	*							
Proposed First Floor Plan	20-GA-212	1:100	A3	*							
Proposed Second Floor Plan	20-GA-213	1:100	A3	*							
Proposed Third Floor Plan	20-GA-214	1:100	A3	*							
Proposed Roof Plan	20-GA-215	1:100	A3	*							
Proposed Front Elevation	20-EL-250	1:100	A3	*							
Proposed Rear Elevation	20-EL-251	1:100	A3	*							
Proposed Side Elevation	20-EL-252	1:100	A3	*							
<b>94 - External Works</b>											
AC External Unit Enclosure & Bin Store	94-DE-100	1:50	A3	*							
<b>Reports/ Schedules</b>											
Design & Access Statement				*							
Heritage Statement				*							
Acoustic Report				*							
STATUS OF ISSUE: P – PLANNING/ I – INFORMATION/ BR – BUILDING REGS/ T – TENDER/ C – CONSTRUCTION											
<b>DISTRIBUTION LIST</b>											
ROLE	COMPANY/NAME										
Client											
Planning Consultant											
Interior Designer											
Electrical Contractor											
QS											
ISSUE FORMAT: E – ELECTRONIC / H# – HARDCOPY [incl. No.]											