

**GAULD
ARCHITECTURE**

110 Foundling Court, Marchmont Street, London, WC1N 1AN
T 020 7278 4588 E kevin@gauldarchitecture.com
W www.gauldarchitecture.com

**Design & Access Statement for:
Flat 5, 28 Well Walk, London,
NW3 1LD**

Our Ref.: 2001/Design & Access Statement

Flat 5, 28 Well Walk, London, NW3 1LD

GA

The owners of the above flat on the upper floor of this 4 storey property, propose a new dormer and 2 new rooflights

1. Introduction

28 Well Walk lies within the Hampstead Conservation Area but is not listed. It is a four-storey building built in the mid-late 19th century and appears to have originally been a single house, which was extended to the west and sub-divided into flats. Flat 5 is accessed from the second floor landing, a small hall with stairs leading to the accommodation on the third floor, set within the mansard roof of the property. It is a brick building with lead clad dormers set into a slate mansard roof; the adjacent flat roof surfaced in timber decking.

This application seeks consent for amendments to the existing pitched roof. A dormer is proposed added to the front slope as well as two rooflights to the rear serving the bedroom, ensuite and WC. The dormer is sized to match the existing one adjacent helping to balance the original facade and clad in lead to be in keeping. The aluminium clad rooflights to the rear are narrow in size and are located discreetly between existing dormers and the chimney stack to the gable wall

2. Setting and Character

Number 28 is situated on the corner of Well Walk and Christchurch Hill, within the Hampstead Conservation Area. This part of the Conservation Area is characterised by a network of streets, typically running parallel to the contours of the landscape, in some instances connected by passageways and pedestrian routes, and punctuated by small open spaces of varied character. The buildings are predominantly residential in use, dating from the 18th, 19th and to a lesser extent the 20th centuries, in a variety of styles and differing scales. Well Walk connects the 'village' area of Hampstead with the western edge of Hampstead Heath, and is lined with 3-4 storey houses. Many remain single dwellings, although a number have been converted into flats. Number 28 Well Walk is one such building, dating from the late 19th century and comprising of five flats. The principal elevations of the building employ classical detail in a formal double-fronted composition with an asymmetrical projecting wing. The façade is constructed in brick with double-hung sliding sash windows, the brickwork being painted at some time in the past.

The front facade ends in a brick parapet with a flat topped mansard storey with single dormer behind the double-fronted principal form. The adjoining wing has a similar parapet with a flat roof terrace behind. Flat 5 occupies the mansard, and the existing adjacent terrace forms part of the demise. The rear elevations of the building are of similar materials but more informal in character, with a three storey brick facade to eaves, and three lead clad dormer windows above.

Flat 5, 28 Well Walk, London, NW3 1LD

GA

3. Design proposals

The proposed works will give the occupants a greater sense of internal space, increasing natural light levels in the bedroom and give light and ventilation to the WC. The addition of a lead clad dormer structure will enhance the appearance of the building, matching the existing one and providing the original and otherwise symmetrical façade with balance. The two rear conservation style rooflights are discreetly located and small in scale, modest additions that don't affect the character of the building or Conservation Area. These proposals also don't add any additional overlooking of neighbouring properties.

There are roofing works in the pipeline to address some water ingress issues and these proposals would be combined with these to keep the disruption to a minimum.

The accessibility of the flat and it's internal accommodation remain unchanged by the proposals.

4. Conclusion

These modest proposals bring balance back to the facade in line with the original double fronted villa, enhancing the appearance of the building and its surroundings

5. Supporting photographs



Front view of No.28 from Well Walk

**Flat 5, 28 Well Walk,
London, NW3 1LD**

GA



View of Front from Christchurch Hill



View of front roof slope



View of Rear from Christchurch Hill



View of rear roof slope

GAULD
ARCHITECTURE