

DESIGN AND ACCESS STATEMENT
PROPOSED LANDSCAPING TO FRONT AND REAR GARDENS
17 & 18 WELL ROAD

HAMPSTEAD, CAMDEN
NW3 1LH

JUNE 2020



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INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by F3 Architects LLP on behalf of the Applicant to accompany a full application for Planning and Listed Building Consent for works to the landscaping to No. 17 & 18 Well Road submitted to Camden London Borough Council.
- 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 landscape scheme. This document should be read in conjunction with:
- 1.5.1 All other drawings and documents which accompany this application.
- 1.5.2 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 Ref: 2019/3884/L) granted on the 13th of January 2020.
- Planning permission and Listed Building consent to no. 17 (Ref: 2019/5883/P & 2019/6015/L) granted on 10th of January 2020.
- 1.6 The landscape proposals to No.17 & 18 Well Road described within this document include the following;
- 1.6.1 Combined front garden and access.
- 1.6.2 Works to the rear garden

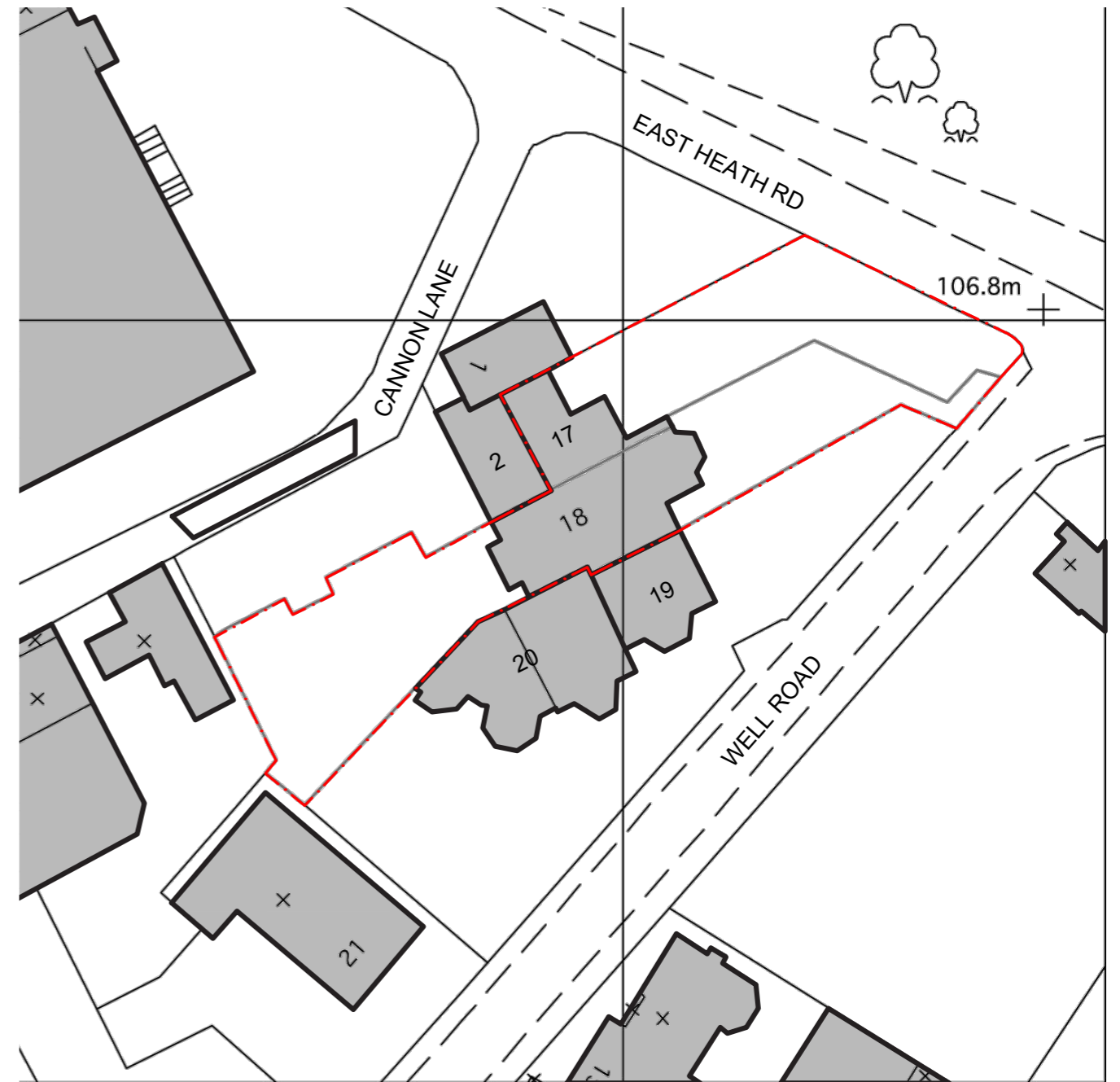


FIG. 01. SITE PLAN

APPLICATION BOUNDARY

SITE AND EXISTING BUILDING

- 2.1 The landscape proposal is within the curtilage of the current nos. 17 and 18 which form part of a larger 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. Nos.17 and 18 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.

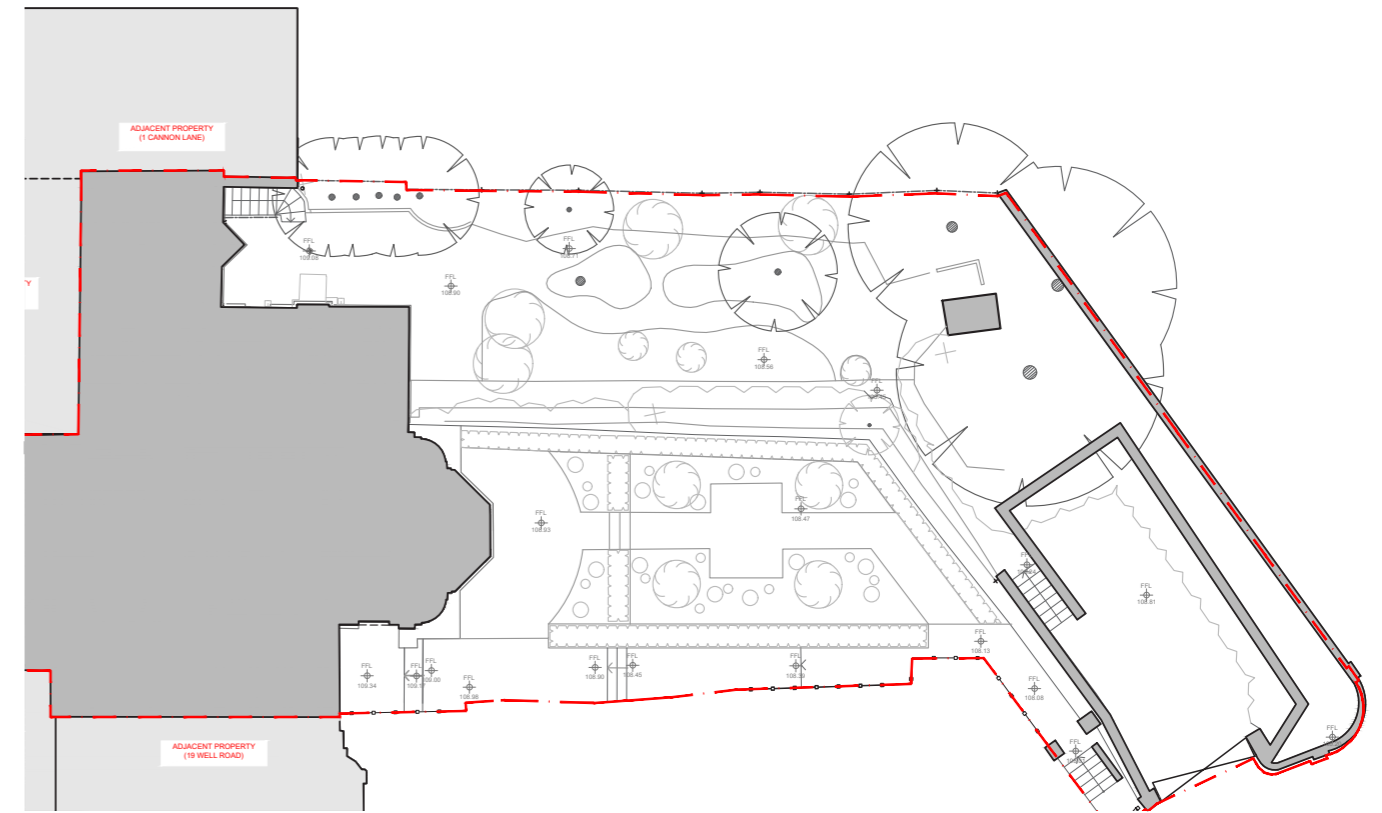


FIG. 04. EXISTING FRONT GARDEN PLAN



FIG. 02. EXISTING FRONT TO NO.18



FIG. 03. EXISTING FRONT TO NO.17

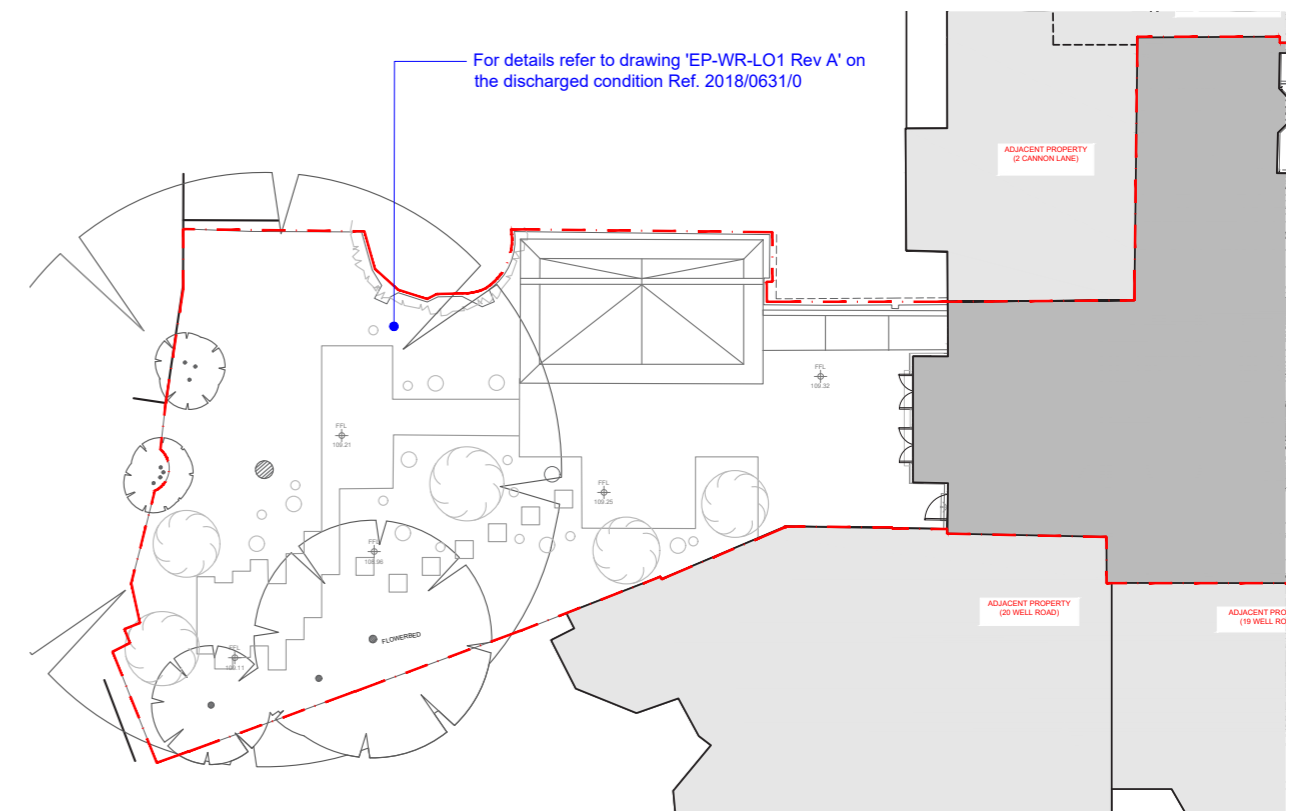


FIG. 05. EXISTING REAR GARDEN PLAN

SITE AND EXISTING BUILDING

2.1 The boundary wall to Cannon Lane, East Heath Road and Well Road is a strong contributor to the character of the immediate area and will be unaffected by any of the proposals.

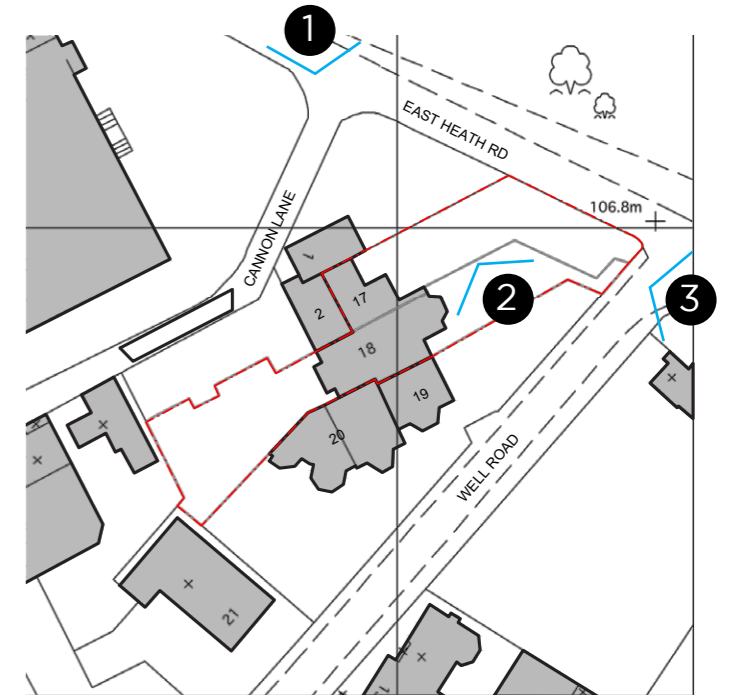


FIG. 06. VIEW sKEY PLAN



FIG. 07. VIEW 1: EXISTING BOUNDARY WALL TO NO.1 CANNON LANE FROM EAST HEATH ROAD

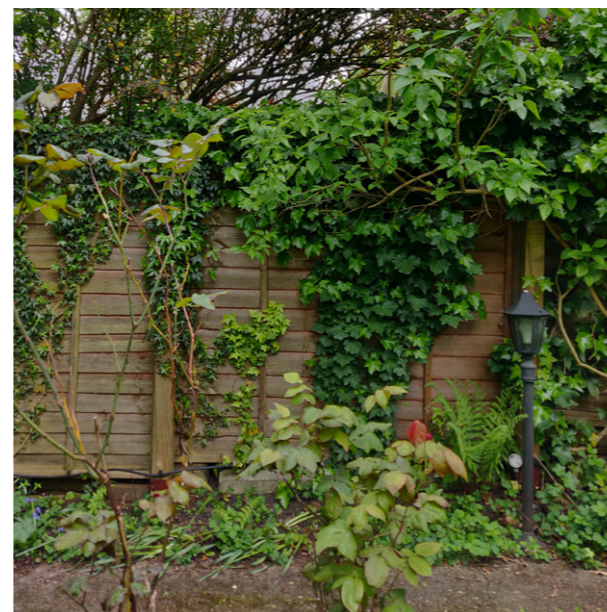


FIG. 08. VIEW 2: EXISTING FENCE BETWEEN NO.17 WELL ROAD AND NO.1 CANNON LANE



FIG. 09. VIEW 3: EXISTING ACCESS GATES FROM WELL ROAD

PLANNING CONTEXT

- 3.1 No. 18 Well Road (previous version of the landscape design): Permission was granted on 30th August 2018 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)
- 3.2 Discharging of Planning Condition 6 to the consent ref: 2018/0631/P regarding soft and hard landscaping details approved on 26th April 2019 (ref: 2019/1882/P).
- 3.2 Certificate of Lawfulness: (ref: 2019/3652/P) granted on 15th October 2019 establishes that the amalgamation of the two properties (Nos. 17 and 18) into a single dwelling is lawful.
- 3.3 Planning permission and Listed Building consent to no. 17 (Ref: 2019/5883/P & 2019/6015/L) granted on 10th of January 2020.
- 3.4 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 Ref: 2019/3884/L) granted on the 13th of January 2020.

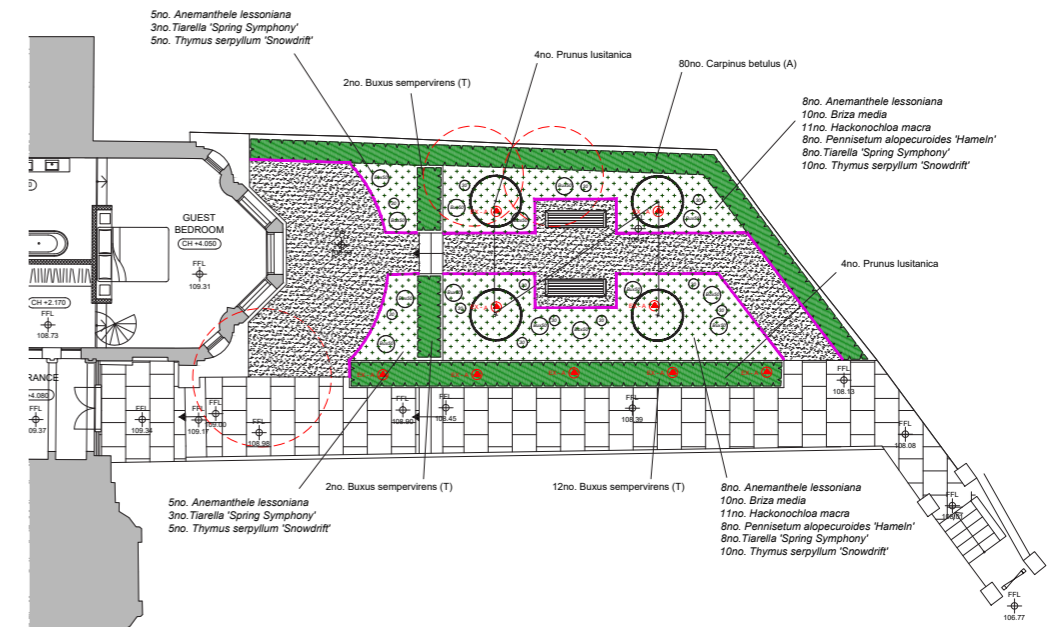


FIG. 10. FRONT GARDEN DETAILS OF LANDSCAPING (SOFT AND HARD) REQUIRED BY CONDITION 6 OF PLANNING PERMISSION GRANTED ON 30/08/2018 (REF: 2018/0631/P)

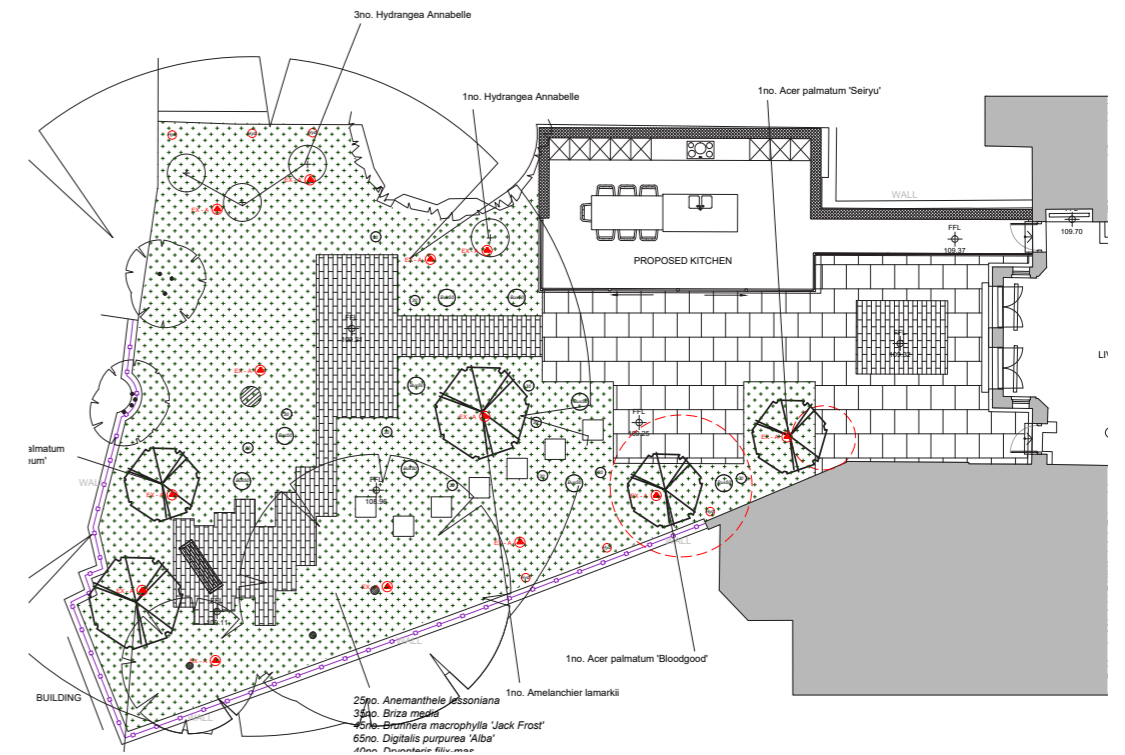


FIG. 11. FRONT GARDEN DETAILS OF LANDSCAPING (SOFT AND HARD) REQUIRED BY CONDITION 6 OF PLANNING PERMISSION GRANTED ON 30/08/2018 (REF: 2018/0631/P)

SCHEME DESIGN

- 4.1 The landscape has been designed taking into account the aesthetics of the Grade II existing building.
- 4.2 The layout has been conceived to respond to the axial symmetry to the front and rear principal elevation to no.18 in the positioning of access routes and hard landscaping. The area to the front of no.17 is less formal and preserves the large mature trees to the front boundary area.
- 4.3 Materials will be high quality and sympathetic to the setting.
- 4.4 The boundary wall and planting to Well Road, East Heath Road and Cannon Lane will remain As Existing (See Figures 05 to 08).
- 4.5 The existing mature deciduous trees close to the boundary to East Heath Road are to remain and will be protected during the construction phase. Please refer to the Andrew Day Consultancy Tree Protection Method Statement Rev 1 and Tree Protection Plan Rev 1 which forms part of this submission.



FIG. 12. ELEVATION EXTRACT OF PROPOSED BOUNDARY TREATMENT TO NO.1 CANNON LANE

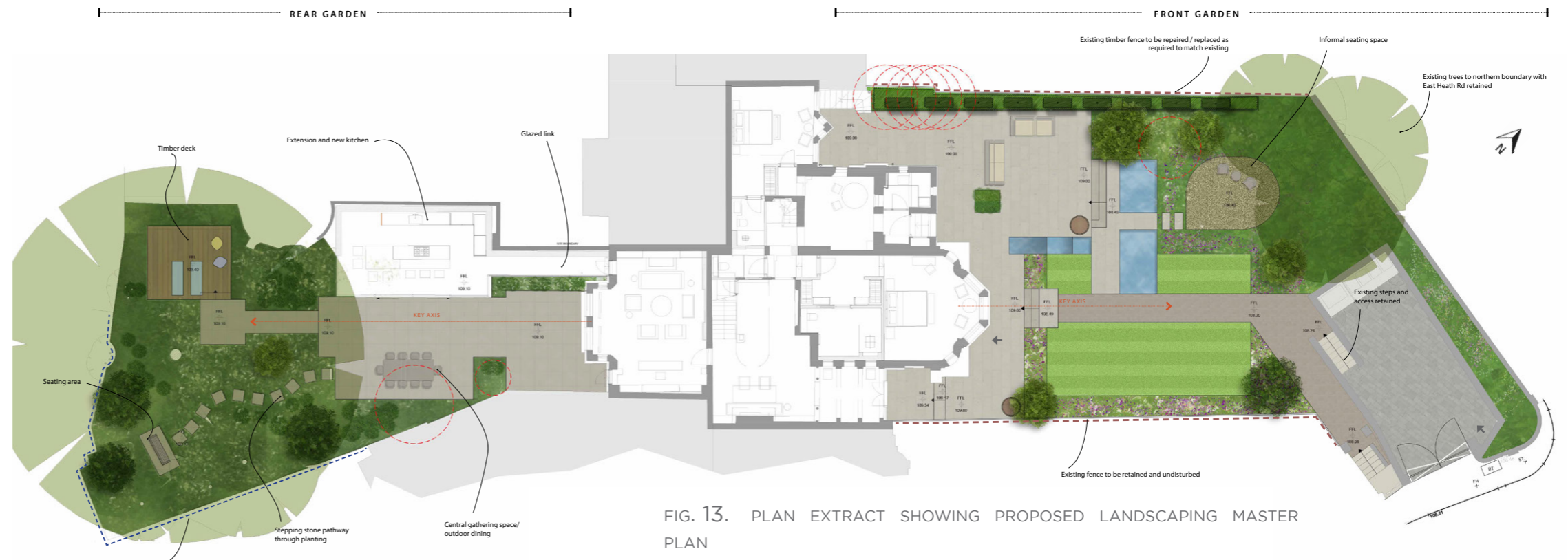


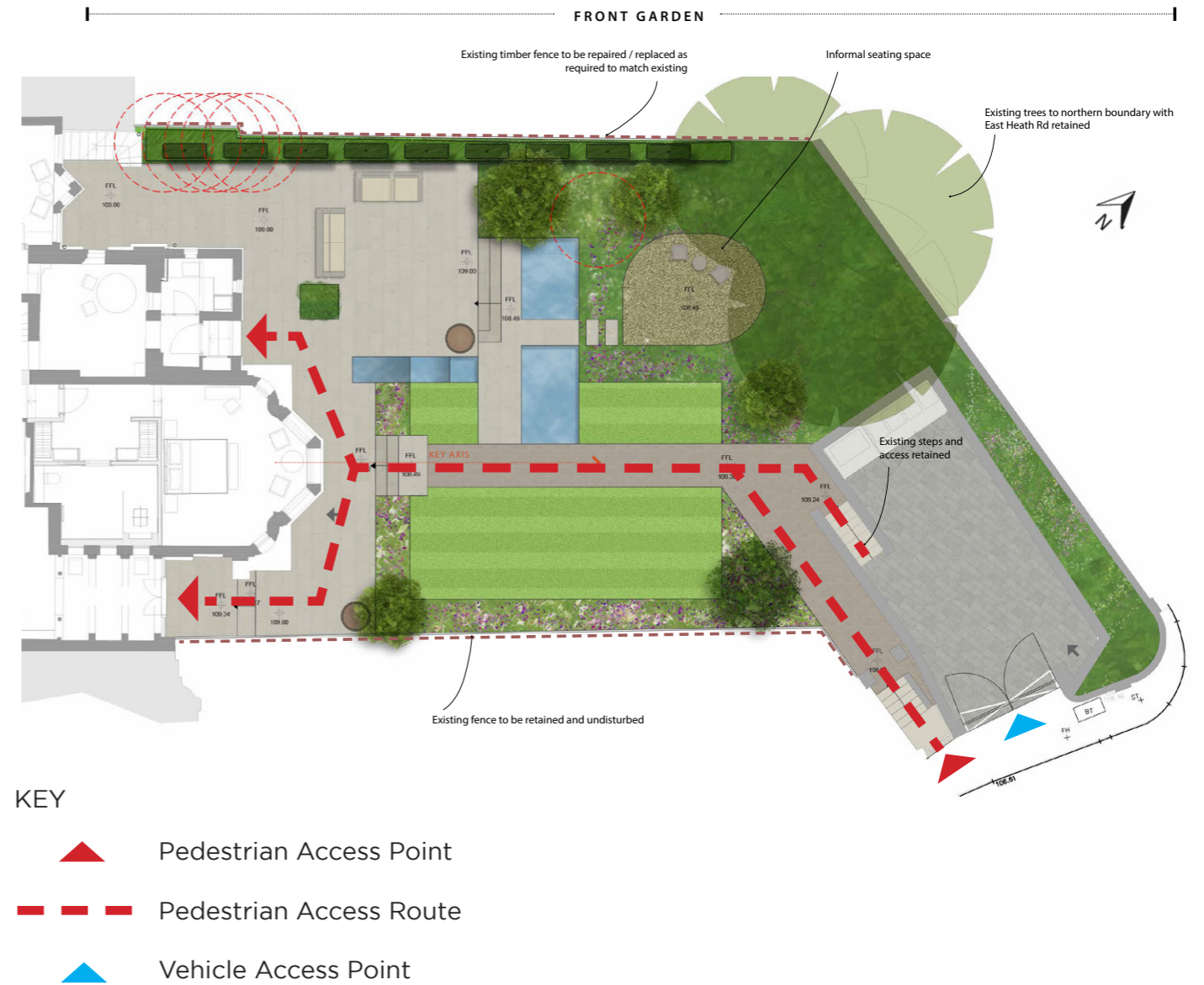
FIG. 13. PLAN EXTRACT SHOWING PROPOSED LANDSCAPING MASTER PLAN

ACCESS

- 6.1 The existing vehicular and stepped 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 in it is currently; as the primary access to the property (front door). There is a 1,15m level difference to access between Well Road and the property Ground Floor.



FIG. 14. EXISTING NO.18 (LEFT) AND NO.17 (RIGHT) ACCESS GATES TO BE RETAINED






- KEY
-  Pedestrian Access Point
 -  Pedestrian Access Route
 -  Vehicle Access Point

FIG. 15. VEHICLE AND PEDESTRIAN ACCESS DIAGRAM

CONCLUSION

- 7.1 The proposals have been developed to provide a scheme:
- 7.1.1 Sympathetic to the historic fabric and character of the property and to broader conservation area.
 - 7.1.2 With no loss of historic fabric,
- 7.2 The proposals will also actively enhance the appearance and setting of the heritage asset by:
- 7.2.1 Re-connecting of two pre-eminent front sections of the villa,
 - 7.2.2 Preserving the existing mature trees to the East Heath Road boundary
 - 7.2.3 Proposing a landscaping scheme that both joins the properties at the same time it enhances the character of each side of the elevation (the axial symmetry of no.18 and the large mature trees on the front of no.17).



FIG. 16. LANDSCAPE ARCHITECT FRONT GARDEN CGI



FIG. 17. LANDSCAPE ARCHITECT REAR GARDEN CGI