MFA / Malcolm Fryer Architects

8 Well Walk
Hampstead, London NW3

Design and Access Statement (including Heritage Statement)

By Malcolm Fryer Architects

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Malcolm Fryer Architects to support the Planning application for alterations and additions to 8 Well Walk in Hampstead, London NW3. The property is currently used as a single dwelling house, and the proposals seek to improve its amenity for the needs of the current owners and their growing family.

No.8 Well Walk is a four storey plus basement late 19th century terraced house located in the middle of a row of seven similar properties (Nos. 2-14 Well Walk). Well Walk sits within the Hampstead Conservation Area, which is characterised for its range of building types, age and styles. The property is not listed but makes a positive contribution to the Conservation Area, as part of a highly characterful terraced row. The rear elevations of the row retain elements of repeated forms and rhythms despite being much more heavily altered.

The proposed development includes alterations and improvements including the replacement and deepening of an existing side return infill rear addition, a new concealed dormer and rooflight at roof level; enlargement and lowering of the existing basement with a new front lightwell, the formation of a small balcony within the existing rear outshot roof form, the replacement of the modern metal front railings with brickwork in the original configuration (to match the neighbours), and other minor alterations.

This report incorporates a Heritage Statement that assesses the impact of the proposals on the character and setting of the Conservation Area. Malcolm Fryer Architects specialise in historic building work and are architects accredited in building conservation (AABC). In accordance with Camden Local Plan Policy A5 (Basements) and Camden Design Guidance CDG4 (Basements), a full Basement Impact Assessment has been prepared for the submission by Ashton Bennett, along with all of the required supporting documents as appendices. A summary of this report has been included in this Design and Access Statement.

The residential terraced row 2-14 Well Walk in Hampstead with its distinct stepped gable and red brick. No 8 is located in the middle of the row.

The front (West) elevation of No. 8 Well Walk, Hampstead.

The location plan of No. 8 Well Walk, Hampstead.

2.0 HAMPSTEAD CONSERVATION AREA

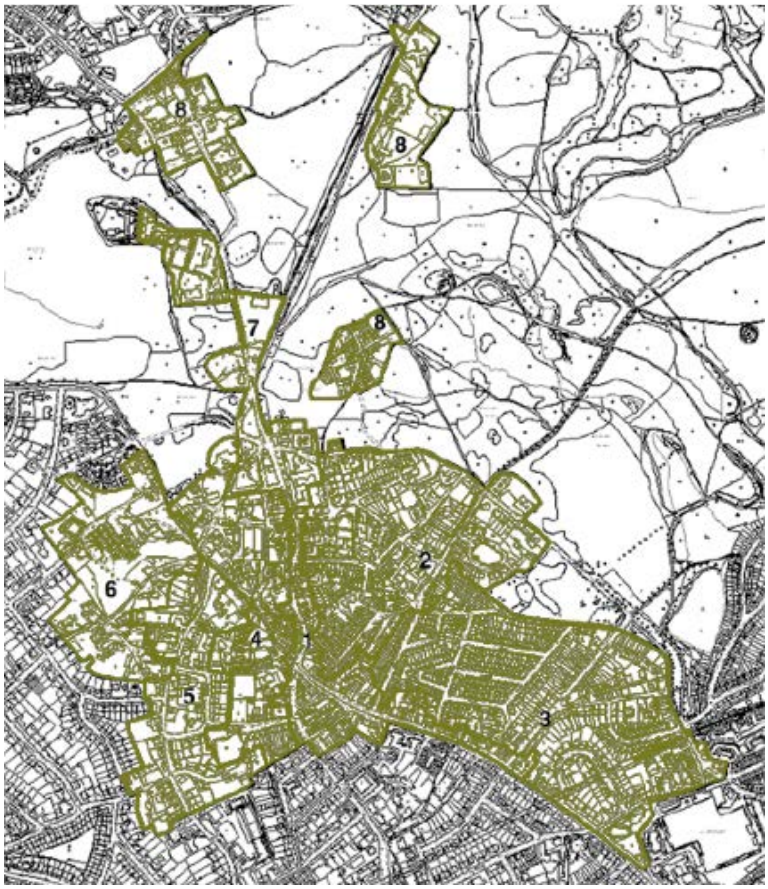
Designation and Planning History

Hampstead was designated a Conservation Area (with North End, the Elms, Vale of Health, Downshire Hill) on 29 January 1968. The reasons given for its designation were:

- *the large number of listed buildings of architectural interest, the historical association of these buildings in terms of former residents and of the village in the context of the history of London as a whole;*
- *the street pattern of the original village which is retained and is reflected in the fragmentation of the street blocks and close and irregular grouping of the old buildings;*
- *the striking topography which gives rise to the complex of narrow streets and steps characteristic of the village and provides an important skyline when viewed from other parts of London;*
- *the proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side. (LB Camden, Planning & Development Committee - 30 October 1967, Report of the Planning Officer).*

When designated the area was named Hampstead Village Conservation Area. As it has been extended beyond the original village it is now known as Hampstead Conservation Area.

For the purposes of this Statement, Hampstead has been divided into eight sub areas.



Hampstead Conservation Sub Areas

Sub Area Two: Christ Church/Well Walk
History and Character of Well Walk

*At the western end there are the linked open spaces of the triangular area, the garden connected to Wells House and the front terrace of Burgh House (1703, listed grade I). The front terrace of Burgh House was laid out by Gertrude Jekyll in 1908. The Wells House is a three/four storey block of flats that extends to form a number blocks. It was designed in 1948 by CH James to provide a harmonious frame for Burgh House, and has a restrained Neo-Georgian facade. It won the RIBAs London Architecture Bronze Medal in 1949**. Facing the open space on the south-east side is a residential terrace, Nos.2-14, in red brick with three storeys and a distinct stepped gable, built in the 1880s.** Going east Nos.16-26 are 1860s semi-detached villas that sit back from the road slightly. Two storeys in gault brick with a parapet. The original small dormer has been replaced on many of them with differing designs, making the roof level slightly messy. No.28 may have been built slightly later but relates in scale and detail. The brickwork has been painted which detracts from its appearance.*

3.0 DESCRIPTION

The dwelling at no. 8 Well Walk is consistent with the description provided in the Hampstead Conservation Area Statement. It is a late Victorian three storey (over ground and semi basement) terraced property of red brick with a distinctive stepped gable, as characterised by the row. The property retains fine decorative rubbed brickwork and slate roofing features to the street elevation and all of the windows are original.

The rear elevation is more simple and traditional in appearance, faced in London stock brick with mainly two over two timber framed sash windows. The original two storey rear outshot has been painted white and re-fenestrated to the rear elevation, making it stand out somewhat from its neighbours, most notably the reflected neighbour at no. 10 which retains its original London stock brick finish. The rear elevation of the row is now fairly eclectic with varying additions at ground level and alterations to the form and fenestration patterns of the rear outshots. The concealed main roof is finished in natural slate but is now in poor condition. The more visible rear outshot roof is finished in modern synthetic slates and houses a large visible water tank adjacent to the main elevation, which is unsightly. The drainage and rainwater goods are a combination of original cast iron and modern UPVC.

No. 8 has a modern side return infill addition at ground level, which is heavily glazed and thermally problematic as a result. There is also a rendered brick, single storey boiler house addition beyond the outshot. There are side return infill additions to Nos 6 and 10 Well walk, which now have full width glazed openings to the garden at ground floor level. No. 10 has a small full width rear addition, which aligns with the boiler house addition of no. 8.

The rear garden of no. 8 is generally level with the ground floor level of the rear outshot and is mainly laid with paving. There are original stock brick party fence walls with timber trellises to the side boundaries and a modern blockwork wall to the rear. There is a single mature tree in the north east corner of the garden.

The small front garden is poorly paved and planted with no dedicated bin storage provision. The original solid brick front boundary wall has been replaced by a modern painted metal railing but the original brick piers appear to have survived. The original brick front boundary walls survive to the neighbouring properties so No. 8 stands out from its neighbours in this regard.

The interior of the house has been altered extensively in recent years though the general arrangement of rooms remains largely original. There is a small existing basement store room accessed beneath the main stair. The neighbour at No. 6 created an enlarged basement in 2002, requiring the shared party wall with no. 8 to be underpinned, and the floor lowered. The only evidence of this work is in the metal grille and light-well to the front yard area.

While well maintained, the property is now in need of general refurbishment to improve its environmental performance and long-term sustainability as a long term family home for the current owners.

4.0 PHOTOGRAPHS AS EXISTING TODAY

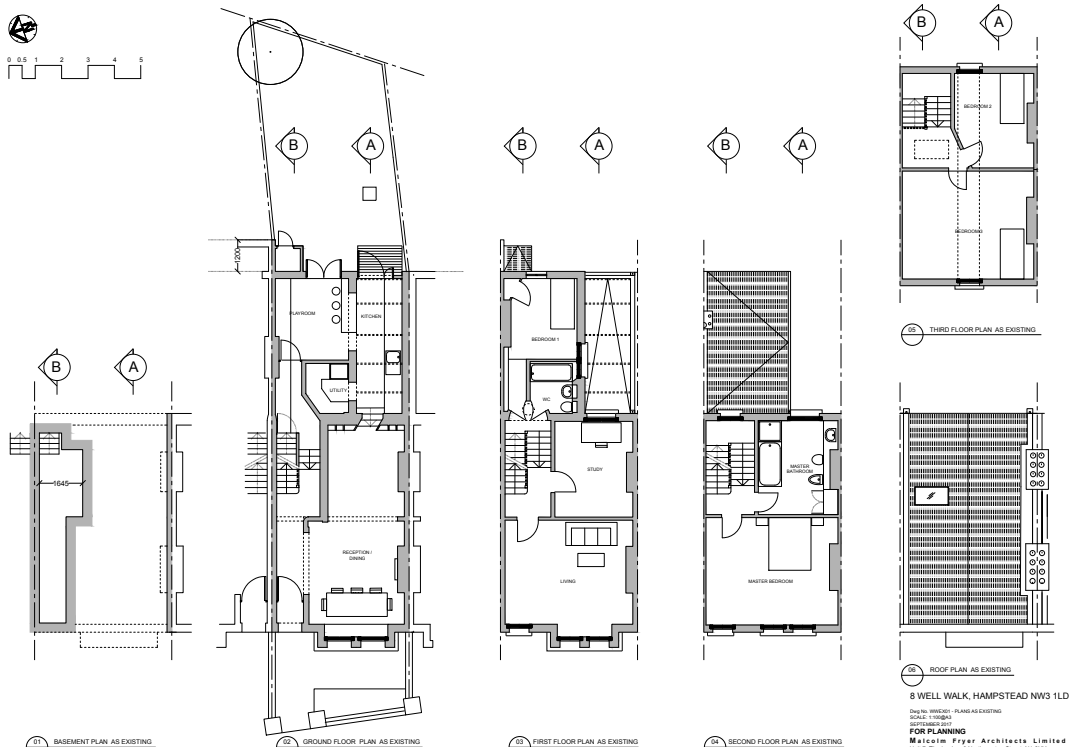
Front wall elevation showing the modern railings

Rear elevation showing non-original openings and side infill extension in poor condition.

View towards altered rear elevations to the South.

View towards altered rear elevations to the North showing the large water tank.

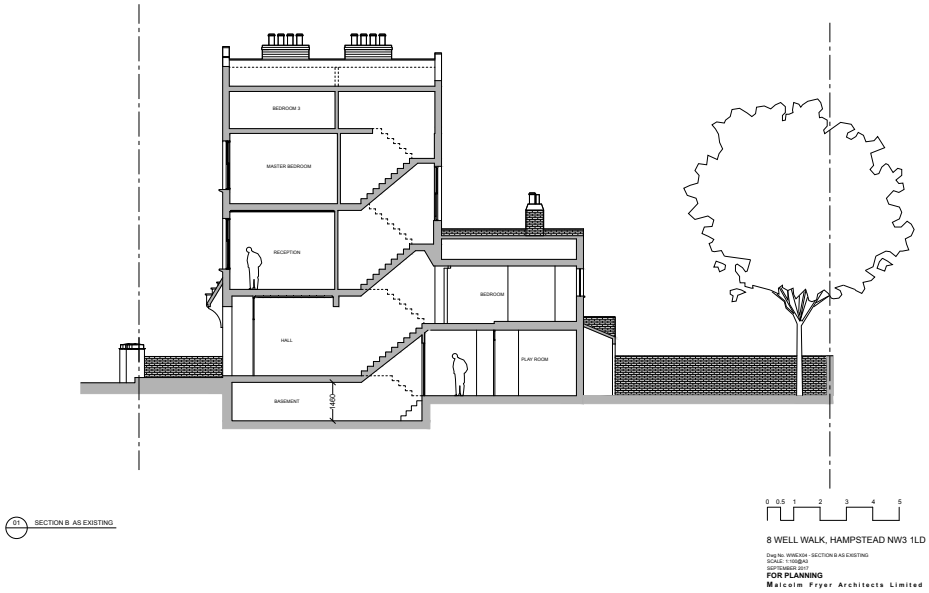
5.0 DRAWINGS AS EXISTING TODAY



Plans as existing

Elevations as existing

Section A as existing



Section B as existing

6.0 KEY RELEVANT PLANNING POLICIES

Camden Planning Guidance (CPG): Altering and extending your home (2019)

Extensions: rear and side – Good practice principles

3.1 The following considerations should be reflected in an extension to ensure it is not insensitively or inappropriately designed and to ensure it does not spoil the appearance of the property or group of properties or harm the amenity of neighbouring properties. Proposals should:

- *be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;*
- *be built from materials that are sympathetic to the existing building wherever possible*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy […]*
- *allow for the retention of a reasonably sized garden;*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.*
- *allow for the retention of wildlife corridors, in particular at the end of streets*

Height and depth of a rear extension

3.3 In order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist. As such, the following is advised:

- *A single storey ground floor extension is generally preferable to those proposed at higher levels/floors, as extensions above ground floor tend to have greater negative impacts on neighbouring amenity. In cases where a higher extension is found to be appropriate, a smaller footprint will generally be required in order to mitigate any increase in visual mass and bulk, overshadowing and sense of enclosure that would be caused by the additional height of the extension.*
- *Extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. This is because such extensions no longer appear subordinate to the building.*

Width of a rear extension

3.4 The width of a rear extension should be designed so that it is not visible from the street and should respect the rhythm of existing rear extensions in neighbouring sites.

3.5 Sometimes the rear of a building may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. Where architectural merit exists, the Council will seek to preserve it where it is considered appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

Dormer windows

4.4 Roof dormers should be designed sensitively so they do not dominate the roof plane. This means they should sit within the roof slope so that the overall structure of the existing roof form is maintained. To do this the following circumstances must be met:

a) *The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or the raising of the roof ridge. Dormers should not be introduced to shallow-pitched roofs.*
b) *Dormers should be appropriately designed and subordinate in size to the main roof and host building – see figures 3a & 3b for general design principles. They should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip as well as from the party wall and eaves to maintain an adequate separation (see Figures 3a & 3b). However this distance should not be treated as a maximum entitlement and sometimes greater distances will be required to provide a smaller dormer to ensure that it is not too bulky or prominent as a roof feature. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.*
c) *Dormers should not be introduced where they interrupt an unbroken roofscape.*
d) *In number, form, scale and window pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable. It is important to ensure the dormer cheeks (window surrounds) are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.*
e) *Where buildings have a parapet the lower edge of the dormer should be located below the parapet line*
f) *Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.*

Balconies and roof terraces

4.11 Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking, overshadowing, noise, light spillage and security. Please refer to the CPG on Amenity for more details.

4.12 Balconies and terraces should complement the elevation upon which they are to be located. Consideration should therefore be given to the following:

- *detailed design to reduce the impact on the existing elevation;*
- *careful choice of materials and colour to match the existing elevation;*
- *possible use of setbacks to minimise overlooking – a roof terrace need not necessarily cover the entire available roof space;*
- *possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook;*
- *preference for screens to be 1.7m high, made of timber, and not be visually permeable and;*
- *need to avoid creating climbing opportunities for burglars.*

4.13 A terrace provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 6, or behind a parapet on a flat roof. A roof terrace should normally comply with the following criteria:

- *The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.*
- *A terrace will only normally be acceptable on the rear of properties.*
- *It is normally inappropriate to set back a mansard to provide a terrace.*
- *It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.*
- *Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground. Glazed balustrades around balconies or roof terraces are unlikely to be acceptable on traditional buildings because they can appear unduly prominent*
- *It should not result in overlooking of habitable rooms of adjacent properties.*

4.14 When a terrace is provided within the slope of a pitch as in Figure 6, the adjacent tiles or slates should be kept unbroken above the eaves. The width of the terrace should be no wider than a dormer opening. A terrace may be acceptable behind an existing parapet. Where the height of the parapet is less than 1.1m, a railing will be required to fulfil the height requirement set by Building Regulations.

Camden Planning Guidance (CPG) : Basements (2018)

2. Lightwells

2.11. The building stock in Camden is varied. Some areas contain basements developments that include front lightwells taking up part, or all, of the front garden. Other areas do not have basements or lightwells that are visible from the street. The presence or absence of lightwells helps define and reinforce the prevailing character of a neighbourhood.

2.12. Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the host building, or the character and appearance of the surrounding area, or the relationship between the building and the street. For example lightwells may need to be covered by a grille, have no railing, and be of a size appropriate to the host building and garden.

2.13. In situations where lightwells are not part of the established street character, the characteristics of the front garden or forecourt will help to determine the suitability of lightwells.

2.14. In plots where the depth of a front garden is quite long, basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street. In these situations new lightwells that are sensitively designed to maintain the integrity of the existing building may be acceptable, subject to other design requirements and environmental considerations.

2.15. In plots where the front garden is quite shallow, a lightwell is likely to consume much, or all, of the garden area. This is likely to be unacceptable in streets where

lightwells are not part of the established character and where the front gardens have an important role in the local townscape.

2.16. Excessively large lightwells will not be permitted in any garden space.

2.17. A lightwell to the side or rear of a property is often the most appropriate way to provide a means of providing light to a new or extended basement development, and can often provide a link to the rear garden. Lightwells to the side or rear of a property should be set away from the boundary to a neighbouring property.

2.18. Applicants should check with Building Control at an early stage how their basement proposal incorporates a means of escape and whether this has been properly considered with regard to the size of the lightwell. Railings, grilles and other lightwell treatments

2.19. In order to comply with Building Regulation standards, lightwells should be secured by either a railing (1,100mm high) or a grille. In gardens that front a street, railings can cause a cluttered appearance to the front of the property and can compete with the appearance of the front boundary wall, or obscure front windows. This is particularly the case in shallow gardens. Where front light wells are proposed, they should be secured by a grille which sits flush with the natural ground level, rather than railings (refer to Figure 10 on the following page). In certain publicly accessible locations grilles should be locked to prevent lightwells being misused (e.g. for casual sleeping or drug use). In most cases metal is the preferred material for grilles and railings. Glass railings or grilles are unlikely to be acceptable.

2.20. Railings will be considered acceptable where they form part of the established street scene, or would not cause harm to the appearance of the building or the surrounding area.

4. Assessing the impact of basement development

4.1. The Council will only permit basements and other underground development where the applicant can demonstrate it will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity. Addressing these issues may require the submission of a variety of information to provide us with a basis for determining applications. The level of information required is set out in Local Plan Policy A5 Basements and this guidance will be commensurate with the scale, location and complexity of the scheme. Basement impact assessments

4.2. This information must be contained within a Basement Impact Assessment (BIA) which is specific to the site and particular proposed development. Basement Impact Assessments should be submitted with the other details at planning application stage. To assist applicants in preparing BIAs the Council has produced a proforma. Applicants and engineers are not required to use this document as an actual template, but, in order to ensure that all aspects of the BIA requirements have been addressed (and the requirements of Policy A5 met), the Council strongly encourages adopting the headings provided by the proforma and including information on all relevant topics under those headings. Use of non-standard formats may result in delay or additional costs associated with the independent audit. The proforma is available to download from the Council's website at camden.gov.uk/basements. Most BIAs will need to be independently audited, further details on this process are set out below in paragraph 4.36 below.

4.3. The BIA will include the following stages:
Stage 1 - Screening;
Stage 2 - Scoping;
Stage 3 - Site investigation and study;
Stage 4 - Impact assessment; and
Stage 5 - Review and decision making.

4.4. The purpose of a BIA is to enable the Council to 'assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer' as stated in Local Plan policy A5 on basements.

Camden Local Plan (2017)

Policy A5 Basements

The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

a. neighbouring properties;
b. the structural, ground, or water conditions of the area;
c. the character and amenity of the area;
d. the architectural character of the building; and
e. the significance of heritage assets.

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan. The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

f. not comprise of more than one storey;
g. not be built under an existing basement;
h. not exceed 50% of each garden within the property;
i. be less than 1.5 times the footprint of the host building in area;
j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
k. not extend into or underneath the garden further than 50% of the depth of the garden;
l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
m. avoid the loss of garden space or trees of townscape or amenity value.

Exceptions to f. to k. above may be made on large comprehensively planned sites.

The Council will require applicants to demonstrate that proposals for basements:

n. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';
o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
p. avoid cumulative impacts;
q. do not harm the amenity of neighbours;
r. provide satisfactory landscaping, including adequate soil depth;
s. do not harm the appearance or setting of the property or the established character of the surrounding area;

t. protect important archaeological remains; and
u. do not prejudice the ability of the garden to support trees where they are part of the character of the area.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. We will generally require a Construction Management Plan for basement developments. Given the complex nature of basement development, the Council encourages developers to offer security for expenses for basement development to adjoining neighbours

Hampstead Neighbourhood Plan 2018-2033

Policy DH1: Design
1. Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 through their design and landscaping.

2. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by:
a. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges.
b. Incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access.
c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.
d. Protecting the amenity and privacy of neighbouring properties.
e. Demonstrating how the proposal protects and enhances the views as shown on Map 4.

3. All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.

4. Development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.

Policy DH2: Conservation areas and listed buildings
1. Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies.

2. In reference to NPPF paragraphs 131 to 136, the Plan provides further guidance on the application of these policies below.

3. New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.

4. Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies (see Appendix 3).

Policy BA1: Local requirements for Basement Impact Assessments

1. All basement developments are required by the local authority to complete a basement impact assessment (BIA). For those developments whose conditions require investigations beyond the screening stage, attention should be given to the additional steps outlined in 5.12.

2. All proposals for basement development must aim for no higher than Burland Scale 1 ("very slight") and construction will not be allowed to proceed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.

3. Basement developments under gardens should leave a minimum distance of 15m from any veteran tree or from a boundary that is an historic tree line (see Map 5 for details of both), unless it can be demonstrated that any harm to the trees would not be significant or could be mitigated.

Policy BA2: Basement Construction Plans

1. A Basement Construction Plan should be submitted when demonstrated as necessary by the BIA for a basement proposal.

2. The Basement Construction Plan should include information, including drawings, which illustrate how the construction will overcome any potential harm to neighbouring properties, the water environment, ground conditions and stability, the character and amenity of the building or wider area, the significance of heritage assets, or any other identified potential harm.

3. Applicants must demonstrate that they are using the best available piling method to minimise damage to neighbouring properties.

Policy BA3: Local Requirements for Construction Management Plans (CMP)

Proposals for basement development should be accompanied by a Construction Management Plan which includes adequate information to assess the impact of the construction phase, should the proposal be approved. The CMP should include information on how:

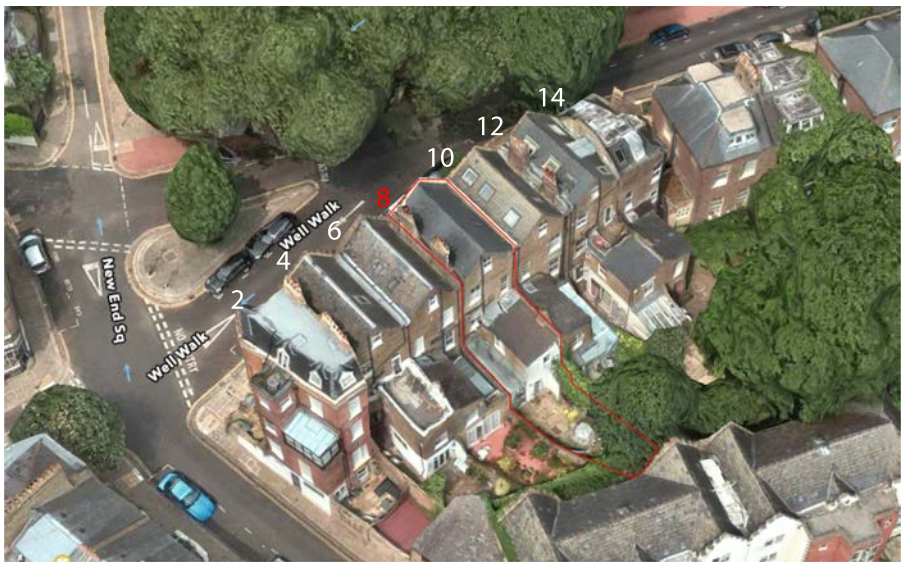
1. The disturbance arising from construction and demolition such as noise, vibration and dust will be kept to acceptable levels, under the relevant acts and guidance, for the duration of the works, taking the cumulative impacts of other development proposals into account.

2. Traffic and construction activity will be managed to protect the residential amenity of adjoining occupiers and the safety of pedestrians, cyclists and other road users, including details of the routing of demolition, excavation and construction vehicles, details of access, including deliveries, storage, location of nearby trees, footways and carriageways. Details of site operation hours (see 5.24 below).

3. Consideration of how the construction and demolition might impact the elderly and disabled. See TT1 for further information on CMPs and in Camden Planning Guidance 6. TfL's latest guidance on CMPs may be useful, with its spreadsheet tool for estimating the likely frequency of vehicle trips at various stages in a construction programme.

7.0 PLANNING HISTORY OF THE ROW

A summary of comparative recent planning consents on 2-14 Well Walk include:



4 Well Walk
Erection of single-storey extension rear ground floor level extension to existing single-family dwelling house.
Ref: 2007/0981/P
Date: 05-04-2007
Decision: Approved

4 Well Walk
Erection of a dormer roof extension to the side roof slope of the existing dwelling house.
Ref: 2007/2484/P
Date: 26-06-2007
Decision: Approved

6 Well Walk
Excavations to enlarge a low basement cellar and create additional habitable space for a single-family dwelling house including the creation of a front light well with new windows at front basement level, with a grille over.
Ref: PWX0202996
Date: 06-11-2002
Decision: Approved

10 Well Walk
Erection of rear conservatory extension and alterations to the fenestration in the existing rear extension.
Ref: 9502095R1
Date: 01-03-1996
Decision: Approved

12 Well Walk
Erection of a conservatory at the rear.
Ref: 8501364
Date: 06-08-1985
Decision: Approved

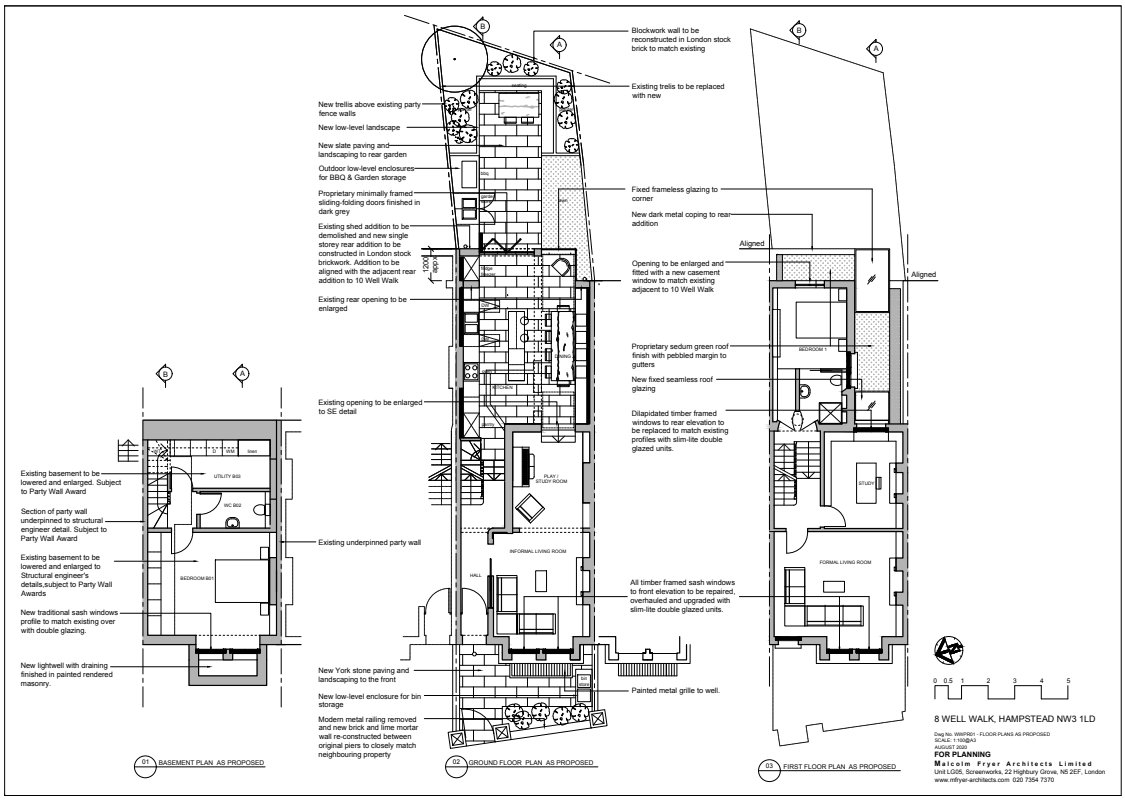
8.0 THE PROPOSALS

The proposals seek to extend and refurbish No.8 Well Walk into a family home for the current owners in a way that preserves and enhances the character of the Conservation Area whilst improving contemporary amenity and environmental performance. The main proposals can be summarised to include:

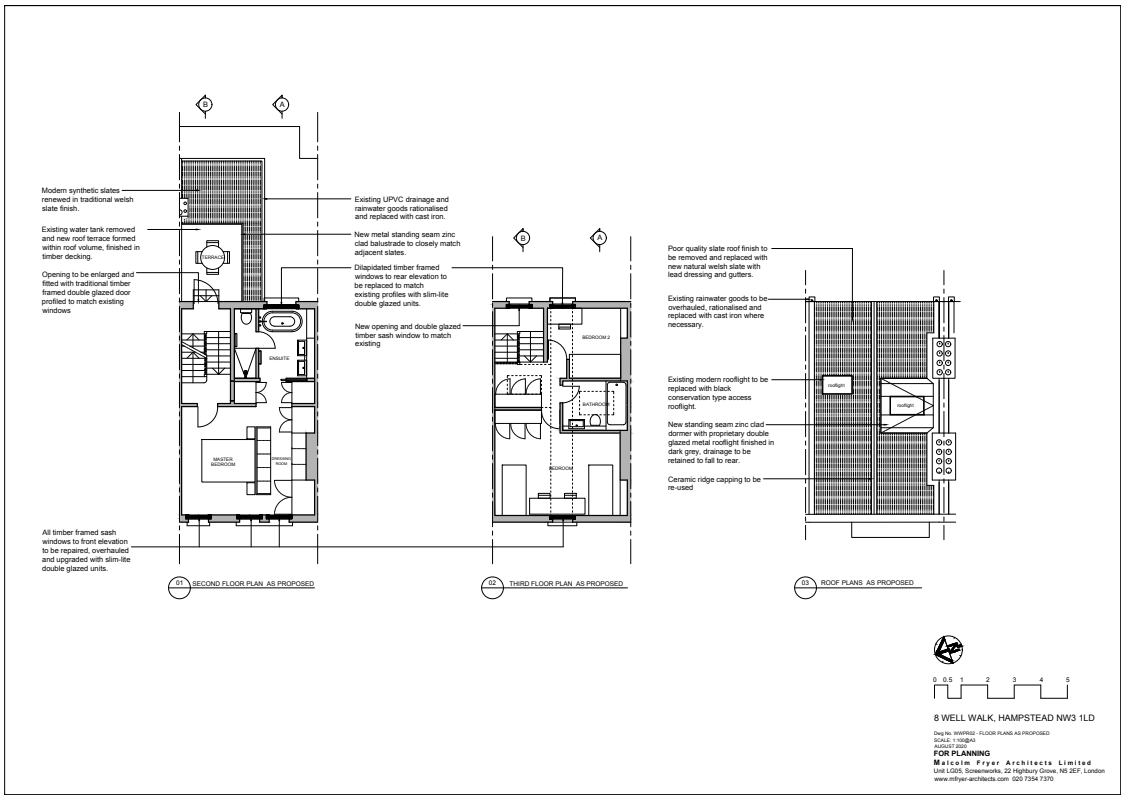
1. Demolition of the existing rear boiler shed and side return additions and construction of a new full-width single storey rear and side addition finished in matching London Stock brick with extensive glazed elements and green sedum roof. The depth and height of the addition would be aligned with the adjacent rear addition to no. 10 Well Walk. Various internal alterations would be associated with this new addition to create a large kitchen / dining room with a strong lateral connection to the rear garden.
2. Re-opening of partially blocked rear window and installation of a new minimally framed bespoke rooflight over.
3. Removal of white painted finish to rear elevation of rear outshot (subject to trial)
4. Reinstatement of original window opening size and profile to the rear elevation of the outshot at first floor level, to match the mirrored property at no. 10 Well Walk.
5. Removal of part of the existing metal clad water tank to the rear outshot roof and formation of a small balcony / terrace, enclosed by solid metal clad balustrading, maintaining privacy to neighbouring properties.
6. Enlargement of the existing rear window opening to the first floor half landing to create a new door and over-light to access the proposed rear balcony. The existing gauged arch to the window opening would be maintained and the profile of the new door joinery would match the existing window.
7. Formation of a new traditional gauged arch opening to the third half landing level and insertion of a traditional painted timber sash window to match the profiles of the existing windows adjacent.
8. Formation of a new zinc-clad roof dormer to the South slope of the existing roof (concealed from street and garden level views) to allow for the formation of a family bathroom at third floor level. A new opening rooflight would be included in the dormer.
9. Replacement of the existing rooflight to the northern roof slope with a new conservation type roof access unit (concealed from street and garden level views).
10. Removal of the synthetic slate finish to the rear outshot and replacement with a dark grey natural welsh slate finish to match the properties adjacent.
11. Renewal of the existing slate roof finish to the main roof range with new dark grey traditional slate to closely match the existing, along with renewal of associated lead gutter linings and flashings.
12. Rationalisation and replacement of existing UPVC drainage and rainwater goods to rear elevation in painted cast iron.
13. Replacement of the existing painted timber sash and casement windows to the rear elevation with new double-glazed units of matching profile.
14. Repair and overhaul of timber sash windows to the front elevation with replacement slim-lite double glazing

15. Enlargement and excavation of the existing basement to accommodate new WC, Utility room and Bedroom (subject to party wall award), with a new lightwell at the front of the house with traditional sash windows to match the windows above.
16. Demolition of blockwork wall to rear boundary and reconstruction in London stock brick to match existing adjacent
17. Renewal of timber trellis to rear garden walls
18. Provision of new BBQ and storage enclosures to the rear garden
19. Removal of modern metal railings and reinstatement of low-level red brick boundary wall to front boundary (between retained original piers), all to match the existing brickwork adjacent. The height of the new wall would follow the existing stepping of adjacent properties in the row as defined by the retained piers.
20. New traditional painted timber gate to the front elevation to match neighbouring property.
21. New landscaping to front garden to include new York stone paving, soft landscaping and freestanding low-level bin store.
22. Rebuilding the original front low-level boundary wall in matching brickwork.

9.0 PROPOSED DRAWINGS



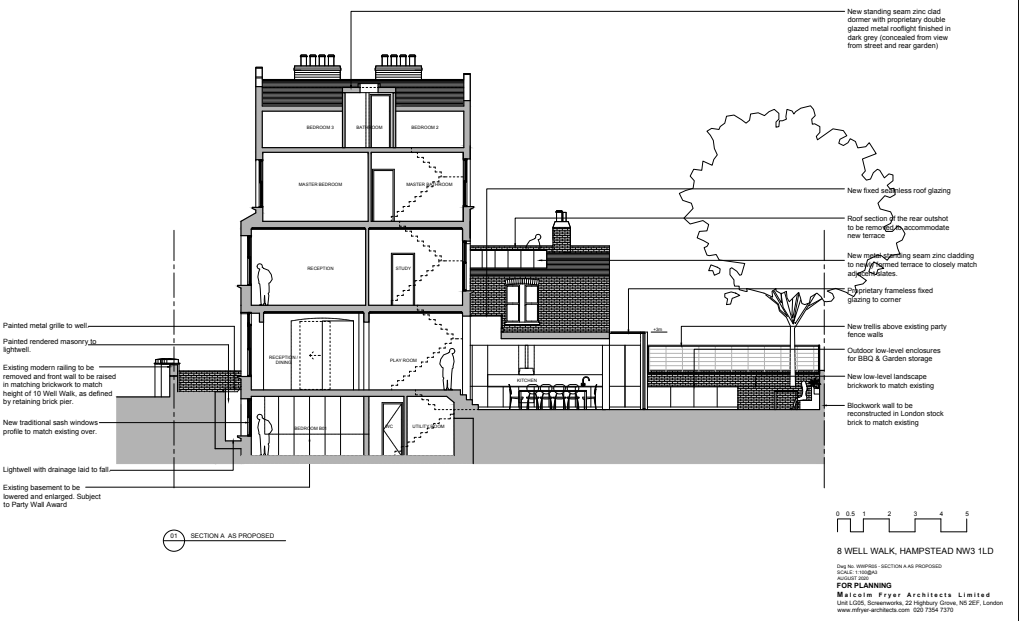
Plans as proposed



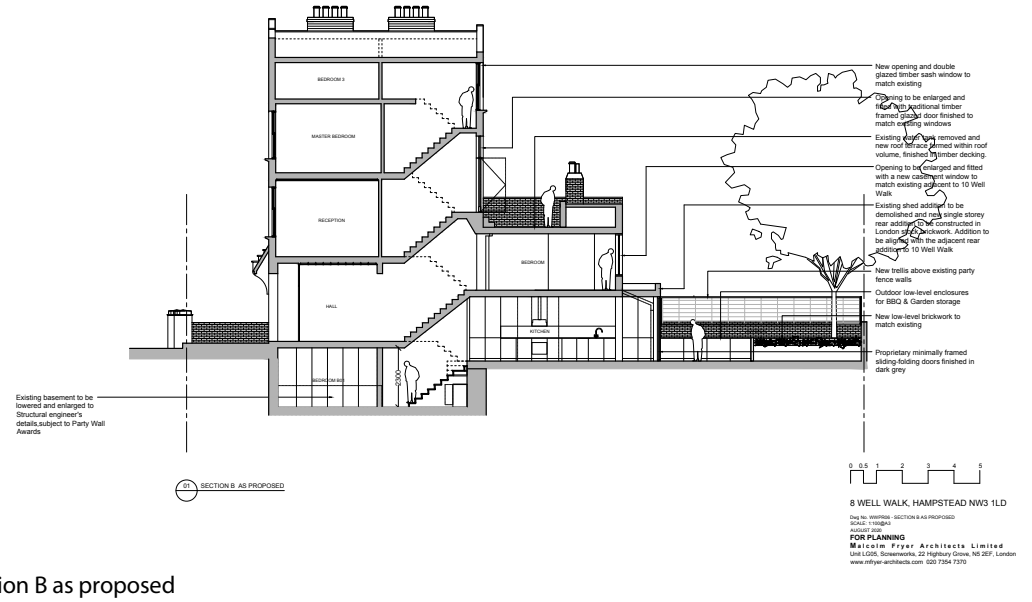
Plans as proposed

Front elevation as proposed

Rear elevation as proposed



Section A as proposed



Section B as proposed

Perspective image of proposed rear additions

10.0 REFUSE

It is proposed that a new low-level bin store to be constructed against the South front party fence wall in brickwork to match the existing adjacent and with painted timber doors.

11.0 ACCESS STATEMENT

Existing access to the property from Well Walk will be maintained.

12.0 SUSTAINABILITY STATEMENT

The proposals will seek to improve the environmental performance of the building wherever possible if it can be carried out without impacting on the character and setting of the heritage asset. Proposals include:

- Sedum green roof finish to the rear addition, which reduces rainwater run-off, enhances thermal insulation and promotes local biodiversity
- Extensive insulation to new and existing roof cavities, new floors and external wall linings where appropriate
- Replacing existing windows with new double-glazed units to match the existing profiles, which will improve the thermal performance of the building, while

reducing the energy needed for heating the building. The retained original single windows would be upgraded with new draft seals to enhance thermal performance.

- Use of only sustainable new materials (FSC certified timber etc.)

13.0 HERITAGE STATEMENT

The primary significance of no.8 Well Walk lies in its group value as part of the late Victorian residential terrace on Well Walk and as part of the surrounding Hampstead conservation area.

The proposals generally seek to maximise the sustainability of the property as a family home for the current owners by providing increased amenity and improvements in environmental performance. The proposals are entirely consistent with the guidelines of the conservation area in relation to rear extensions, terraces, basements and roof additions and are generally consistent with neighbouring properties. The proposed interventions have been designed to employ sensitive contemporary detailing, and to replicate historical materials and detail where appropriate to minimize impact.

The proposed rear extension follows the alignment of the altered neighbouring properties and its design respects their amenity in terms of daylight and privacy. The proposed materials of reclaimed London stock brickwork with lime mortar preserves the character of the conservation area while the minimally framed glazing enhances natural light and garden access amenity. The proposed green sedum roof improves the overall environmental performance by minimising rainwater run-off, enhancing thermal insulation and promoting local biodiversity, whilst minimising the visual impact of the flat roof elements when viewed by neighbours above.

The proposed ground floor rear additions align with the depth and height of the existing addition to no. 10, preserving the character and setting of the Conservation Area. The additions would not be seen from any significant public vantage point within the conservation area and would be entirely subordinate to the host dwelling in terms of form, scale, proportions and detailing in accordance with Camden Planning Guidance. Notably, the bipartite nature of the rear elevation of the additions provides a clear material distinction between the original rear outshot and side return infill, expressing the secondary nature of these new elements. While contemporary in nature, the rear openings respond sensitively to the existing architectural features in this way.

The reinstatement of the original window opening and profile to the rear elevation of the outshot and the removal of the white paint (subject to trial) will create a more cohesive elevation at high level across the row, particularly with its mirrored neighbour (no. 10), enhancing the character of the Conservation Area.

The removal of the unsightly water tank from the roof of the outshot and the formation of a new enclosed balcony / terrace in its place will remove a detracting feature from the rear elevation and replace it with a more visually cohesive element within the existing roof, enhancing the character and setting of the Conservation

Area. The solid metal-clad balustrade elements will seek to closely match the renewed slate roofing and will read as a continuous roof apron in accordance with CPG1 (apron of 1.4m to side and 2.4m to rear). The formation of an enlarged door opening to access this terrace would not alter the existing gauged arched window head and would match the existing joinery profiles, maintaining its character.

The insertion of the metal clad roof dormer would provide valuable amenity while not being visible from any vantage points within the Conservation Area, preserving its character and setting. A similar dormer can be found at no. 12 Well Walk and a similar proposal was approved for no. 4 Well Walk in 2007.

The insertion of a new traditional window opening to the top stair half landing would provide valuable natural light amenity to the stair. In continuing the historically staggered fenestration pattern and matching the existing window openings, it would preserve the character and setting of the Conservation area.

The removal of the modern metal railings and the reinstatement of a solid red brick wall and timber gate to match the neighbouring properties to the street elevation will restore an important lost townscape element and will serve to greatly enhance the character and setting of the Conservation Area.

The removal of the modern concrete blockwork and reinstatement of the London stock brick party fence wall to the rear boundary will serve to enhance the character and setting of the Conservation Area.

The proposed additions are modest and maintain a well sized rear garden. The mature tree to the rear garden will not be affected under the proposals, maintaining the character and setting of the Conservation area. The proposed combination of hard and soft landscaping will provide a sense of separation and greenery to the property whilst also aiding rainwater run-off and biodiversity.

14.0 NEIGHBOURING AMENITY

The proposed rear addition maintains the existing party wall conditions to both neighbouring properties so there would be no impact on neighbouring properties in terms of their existing solar gain and daylight amenity.

The levels of proposed roof glazing to the replacement side return infill addition will be less than the existing addition, reducing the level of light spillage to the neighbouring property.

The proposed rear balcony / terrace within the volume of the rear outshot roof form (replacing a water tank) is set well back from the roof edges (1.4m apron to side and 2.4m apron to rear) and includes solid balustrading elements to minimise any overlooking and loss of privacy to neighbouring properties. Similar and larger rear terraces can be found to the rear elevations of no.4 and no.12.

The proposals to replace the dilapidated timber trellis to the rear boundary walls will enhance the existing levels of privacy to neighbouring properties.

The proposed roof dormer addition does not have any openings except for one roof light. While there are currently no rooflights to the adjacent pitch to no. 6 Well Walk, their future ability to do so would not be compromised in terms of privacy.

15.0 BASEMENT IMPACT STATEMENT

It is proposed to enlarge and reduce the floor level of the existing basement in order to provide valuable WC and utility room and additional bedroom accommodation for the family home. The existing basement is 9m2 and it is proposed to extend this to the south to provide 27m2 of additional accommodation (36m2 in total with 4m2 remaining as unexcavated store). It is proposed to reduce the existing basement floor level by 800mm in the excavated areas.

There is an existing basement to no.6 Well Walk to the south so the enlargement of the basement towards this boundary should be very low impact, with no underpinning of the party wall likely to be required. A small amount of underpinning may be required to the northern party wall with no.10 to enable the reduced floor level. The requisite structural engineering details have been provided for Party Wall Award purposes to protect the amenity of neighbouring properties.

A full Basement Impact Assessment with Structural Method Statement, Construction Management Plan and other required materials have been prepared in association with this application. It concludes that the development of the basement, provided it is constructed competently, will not harm neighbouring properties or have any significant effects on the stability or bearing capacity of adjacent land generally. Ground movement calculations undertaken to determine the category of damage that may occur to adjacent properties (no.6 and no.10 Well Walk) during construction of the basement extension, indicate very slight or Category 1 according to Burland and Boscardin Scale of Damage. The report states:

Ground movement calculations undertaken in accordance with CIRIA C760 indicate very slight Damage Category according to Burland and Boscardin Scale of Damage. The worst-case scenario is damage to No 10 Well Walk as No 6 party wall is already underpinned as they have a basement. The results, presented in Appendix C, gave a very slight or Category 1 results according to Burland Categories of Damage.

Potential ground movement calculations were undertaken to determine the category of damage that may occur to adjacent properties during construction of the basement extension. The methodology follows CIRIA C760 and is presented in detail in Appendix C. The results of calculations, taking into account the length of the existing terrace distance from the proposed house, indicate Damage Category 0 or negligible movements will occur to adjacent properties in line with Burlands, 'Classification of visible damage to walls' (Burland et al ,1977 and Boscardin and Cording, 1989, and Burland, 2001), reproduced in Appendix C.

The development of the basement will also not harm the water environment or ground permeability, will not have a cumulative impact on the water environment or flooding. The development will not detrimentally affect biodiversity. The damage category for the neighbouring building is very slight. As per the Construction Management Plan, monitoring will be undertaken of the building and adjacent properties for stability during and immediately after construction.

The enlargement and excavation of the existing basement would provide valuable utility and accommodation space for the long-term sustainability of the property as a family home.

16.0 CONCLUSION

This statement has shown that the proposals for 8 Well Walk are sustainable development that will serve to preserve and enhance the character and setting of the Conservation Area whilst providing a more sustainable future for the property as a family home for the current owners. The proposals seek to remove significant detracting features from the property and additions have been designed to carefully reflect their existing context through materiality and massing. The interventions have been designed to employ sensitive contemporary detailing, and to replicate historical materials and detail, where appropriate, to minimise impact. Careful consideration has also been given to the amenity of adjoining owners, and the impact of the proposed basement development, which has been categorised as 'very slight' in accordance with local policy requirements.

The proposals are in accordance with Camden Planning Guidance (Altering and extending your home, Basements and Design); Camden Local Plan 2017; the Hampstead Conservation Area guidelines, and the Hampstead Neighbourhood Plan (2018-33).