



Design and Access Statement

July 22nd 2021



# 28 Well Walk, Hampstead, London NW3 1LD

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## Design & Access Statement

July 22 2021

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## Introduction

### 1.1 Aim of Report

This report has been produced by 51 architecture on behalf of the owners of 28 Well Walk and 45 Christchurch Hill, who instructed the practice to develop a scheme that improved the external areas of the property.

The purpose of this report is to describe the scheme design for the proposed alterations to 28 Well Walk NW3 1LD. This report will discuss the principles behind the proposed works and analyze the impact of the proposals.

### 1.2 Authorship

This statement has been prepared by Catherine du Toit and Emma Magnusson of 51 architecture; an award winning RIBA chartered architectural practice with experience of working with and in sensitive, conservation and historic environments.

51 architecture is a local practice and as such has good understanding of the local character and historic built environment.

The authors can be contacted at [info@51architecture.com](mailto:info@51architecture.com).

## Existing Site

### 2.1 Site Introduction

28 Well Walk is a semi-detached terraced building in close proximity to Hampstead Heath. It does not appear in the schedule of statutorily and locally listed buildings although it is within the Hampstead Conservation Area. It sits next to the Wells Tavern followed by numbers 32–40 which are all listed buildings. Well Walk was an important promenade connecting the tumbling streets of the village to Hampstead Heath when Hampstead was a spa. The local area character is defined by its richness in diversity of architectures, ranging from early 18th century houses to 1860's villas to Neo-Georgian blocks.

The streets of the area are largely broad and lush with greenery. Along with the adjacent buildings number 28 is set back from the street behind front gardens with a distinctive curved brick boundary wall. It is likely to have been built slightly later than the neighboring 1860's villas (numbers 16–26) but relates to them in scale and detail.



Aerial View of No. 28 Well Walk and the surrounding area



## Existing Site

### 2.2 Photographs



Existing North-West Elevation



Existing North-East Elevation



Existing front entrance piers with flat coping stones.



Existing front steps with handrails on each side. The treads to the steps are heavily worn, the coping stones and bottom pilers are in poor condition.

## Existing Site

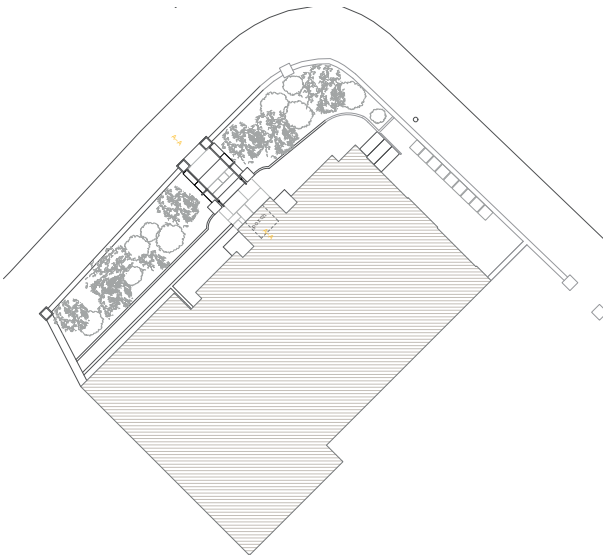
### 2.3 Drawings as existing



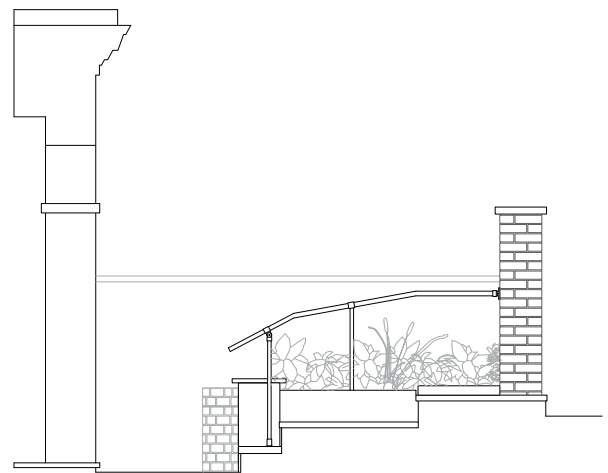
Existing North-West Elevation



Existing North-East Elevation



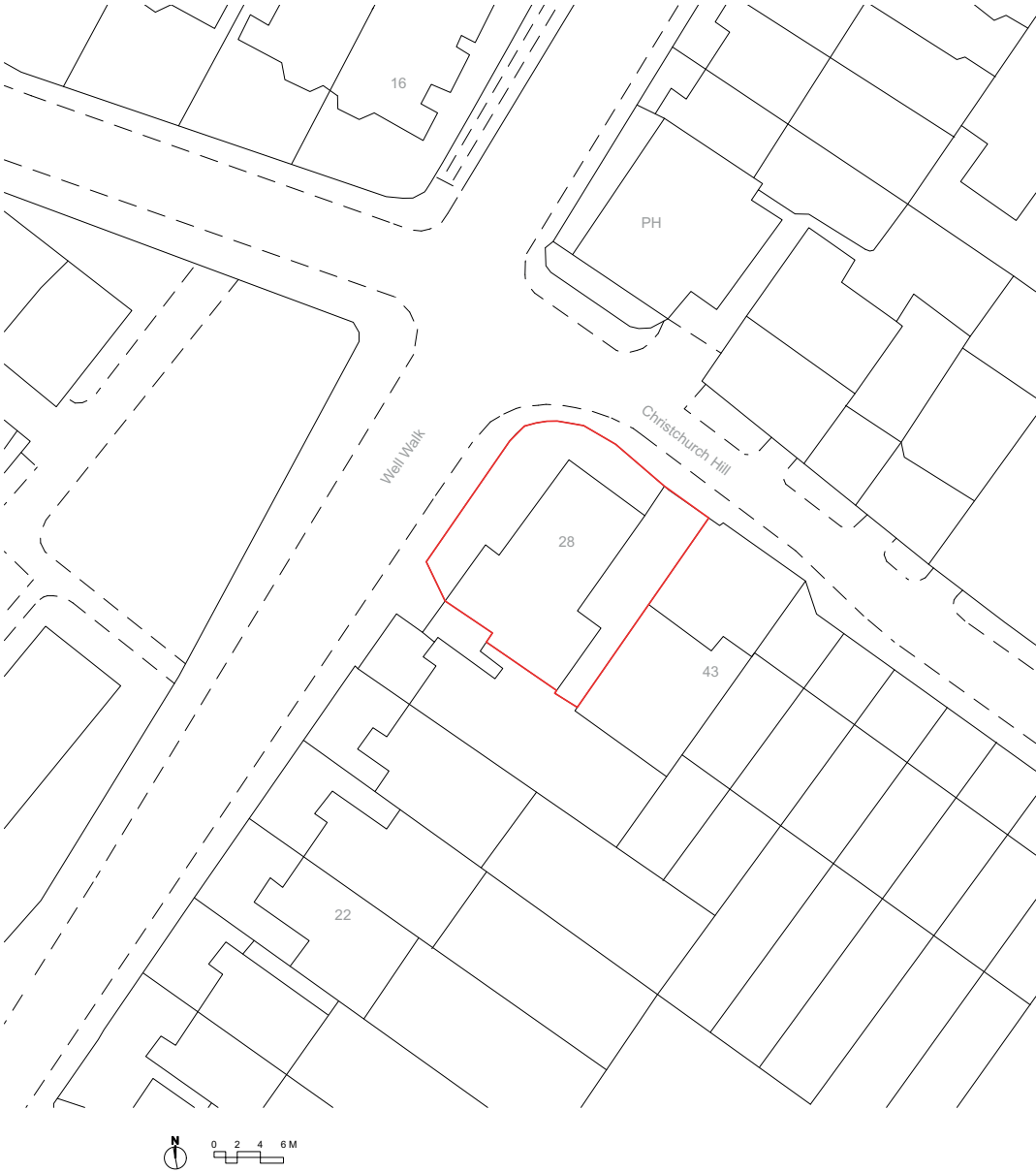
Existing Ground Plan



Existing Front Steps Section

Existing Site

2.3 Location Plan





## Proposal

### 3.1 Entrance Steps

The pair of piers with copings at the bottom part of the front steps are in poor condition and deviate in appearance and construction from the rest of the property and neighboring villas. 51 architecture proposes to remove these modern and unsympathetic piers and replace them with a more sympathetic low retaining wall of the same height, material and appearance of the existing retaining wall to the charming front garden planting.

The piers are proposed to be constructed of brick with a soldier top (as shown in “51\_2001 Proposed front steps”). Also proposed is replacement of the current modern handrails clumsily constructed from scaffold tubing in favor of more discreet wrought-iron railings as seen at numbers 16-26 Well Walk.

Since the introduction of the green and black plastic wheelie bins, the York stone entrance steps have suffered badly, as the bins have been dragged across them on collection days. If possible, the owners of Well Walk propose to sensitively repair the York Stone, rather than replace them, in line with Camden’s policy “CC1 Climate change mitigation” and “CC2 Adapting to climate change”.



Existing scaffold railing



Proposed heritage style railing



## Proposal

### 3.2 Entrance door

The entrance area of the property has previously been updated without much care for local character in several ways: The original entrance door and ironmongery has been changed for modern designs which differ considerably from the original features, and are today in a poor state. The intercom faceplate is large, clumsy and insensitively placed on the left hand side of the door. A modern plastic industrial style surface mounted light is located above the door, insensitive to local character and heritage. All of the above mentioned features are disruptive and visible from the public street.

The proposed entrance door and ironmongery will match the original style, similar to that at numbers 16-26 Well Walk (as shown in “51\_2000 Proposed main entrance”) with a new plain glazed fanlight above the entrance door. A new more historically sympathetic external pendant lamp with an integral sensor is also proposed, suspended from the center of the porch ceiling. A new discreet intercom face-plate is recommended, fitted more discreetly.



Existing entrance features



Proposed heritage style door (No. 16 Well Walk)

## Proposal

### 3.3 Entrance Piers Coping stones

The original coping stones on the piers at the entrance to the property have been replaced with modern flat ones made from concrete. They differ in construction, material and appearance from the coping stones in the rest of the local area as well as the other two coping stones located on the brick wall to number 28 Well Walk. The existing flat coping stones are proposed to be substituted with stones comparable to the period style of the rest of the street, in form and material.



Curent flat coping stone



Proposed coping stone



## **Proposal**

### **3.4 Side gate access**

The north-east common external area which is designated for utility is difficult to access, both for a bicycle, and for the black and green wheelie bins. There are currently a total of nine wheelie bins and one food bin. On collection days, each household had to drag their two bins up two sets of steps to reach the pavement. This is extremely onerous, especially for elder residents, and is damaging the fabric of the steps themselves. A modest gate in the brick wall to the north-east of the building would provide a much improved access, both for the bins, and for a bicycle. It is therefore proposed to let a modest painted timber gate into this area to access it more conveniently, along with a simple covered bike storage (as shown in “51\_2002 Proposed new North-East gate” and “51\_2004 Proposed Ground Plan”), The proposal addresses Camden’s “Policy C1 Health and Wellbeing” as it improves the space for all ages and bodies, encourages the residents to travel actively, as well as positively contributes to creating high quality, active, safe and accessible places.

## **Conclusion**

The proposed works are minimal in scope and would cause very little disruption. The adjustments improve the amenity of the building by providing safer access. The detailing and high-quality materials of all aspects of the adjustments are selected to blend into its surroundings. We are confident that the proposal respects and enhances the character of the neighboring properties as well as the property in question, and at all stages reflects the site’s status as part of the Hampstead conservation area.