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## **Planning, Design & Access Statement**

For  
Elevation Alterations  
At

2a Well Road  
London  
NW3 1LJ

Rev A

September 2021

Directors: **Simon Judd** BSc(Hons), Dip Arch, RIBA  
Consultants: Eur Ing, **Anthony Judd**, C Eng, F I Mech E, FCIBSE, ACI Arb, M Cons E. **Peter Judd**, MSc, B Eng(Hons), C Eng MIEE, MCIBSE.

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## Introduction

We are instructed by Mr M. Mansur to apply for planning permission to London Borough of Camden for minor elevation alterations, and associated internal alterations at 2a Well Road, Hampstead London NW3 1LJ.

The alterations described below and in the associated drawings are being put forward as alterations that will require planning permission under the Town & Country Planning Act.

We therefore set out in the following text, and associated drawings, a submission that makes minor alterations to the property, without extending, in order to provide the accommodation required by the family that occupies the house.

Such is to generate a more usable property, to accommodate the new owners, and allow for a better arrangement of accommodation across the kitchen and reception spaces.

## Drawings and Submission Material

2104- 01	Location Map
2104- 02	Site Plan
2104- 03	Existing Site Photographs
2104- EX01	Existing Ground Floor Plan
2104- EX02	Existing First Floor Plan
2104- EX03	Existing Second Floor Plan
2104- EX04	Existing Third Floor Plan
2104- EX05	Existing Fourth Floor Plan
2104- EX06	Existing Loft Plan
2104- EX07	Existing Roof Plan
2104- EX08A	Existing Front Elevation
2104- EX09A	Existing Rear Elevation
2104- PR01	Proposed Ground Floor Plan
2104- PR02	Proposed First Floor Plan
2104- PR03	Proposed Second Floor Plan
2104- PR04	Proposed Third Floor Plan
2104- PR05	Proposed Fourth Floor Plan
2104- PR06	Proposed Loft Plan
2104- PR07	Proposed Roof Plan
2104- PR08A	Proposed Front Elevation
2104- PR09A	Proposed Rear Elevation

## Existing Site & Building Context

The existing house is of a terraced form, and such is located within the Christ Church/Well Walk Conservation Area.

The house sits within a mixed context environment and the street setting is of a designated format, that has evolved over the years, after many decades of moderate historic development and associated alterations.

The house has the benefit of a modest rear courtyard terrace/garden, being the width of the house and a depth of approximately 3.4m from the main rear elevation of the house.

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The narrow building form is set over five storeys, with its sleeping accommodation set at the upper floors.

A moderate loft is also in place.

In the very distant past, the building used to comprise of a garage/storage area at the ground and first floors, with a door and staircase rising to upper floors of residential accommodation.

Such was the case as it used to be a support building for an ancient shop unit situated next door and to the right at 1a Well Road.

Over time, the shop unit was converted into a house, and the garage located at 2a was developed into that of a residential nature.

The latest development or material change was that of the conversion of the lower section into further residential footprint.

This change resulted in a timber and glass door screen replacing the former garage door set up.

The building retains much of its original architectural and building language at the upper floors from an external perspective.

Internally, the house has been drastically modified and updated, at the sacrifice of the historic fabric.

The house currently has four bedrooms, three bathrooms and reception spaces, one which provides dining and kitchen facilities. The house also has a utility room, which is aside the ground floor shower room.

The house does not possess any front garden, hard standing or parking area.

The proposals within this application set out to simply modify the internal layout in certain areas, re-allocate space and more importantly change the existing front elevation treatment at the ground floor.

We also look to reintroduce a former window in the rear elevation, where the existing brickwork aperture and soldier course are still in existence.

Such is to provide light entry into a space that can then exist as a bathroom.

In undertaking the changes, the existing ground floor slab condition is set to be renewed, so that a fully insulated slab can exist with underfloor heating.

## Neighbour Interaction & Consideration

As part of the design process, we have formally introduced the project details to the neighbours.

We have addressed the neighbours situated, as both are attached, and each side are content with the proposals being made.

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The design of the scheme has been created with the deliberate wish to avoid any interruption or disturbance to the boundaries being the Party Walls in each case.

Before any internal works actually take place, a Party Wall Award situation is to be instigated.

## **Planning History**

There is only a single listed / registered planning application and resultant permission for work on the property.

Such has a reference number of CTP/E7/3/1/13433R and this was on 19<sup>th</sup> April 1972.

This permission allowed conversion of the property into a single family dwelling.

The house however has also had a range of internal works carried out that would be deemed as outside the controls of The Town & Country Planning Act.

That said, the property does seem to have had a new timber and glass door screen placed since 1972.

The property does not currently sit in the same form as that of the consented layout of 1972, therefore this application seeks to establish an up to date set of drawings that demonstrate the existing and proposed configuration for future planning records.

The property does still provide the accommodation of a single family dwelling, and the property has not had any extensions that would have required consent under the Town & Country Planning Act, or the Permitted Development Order.

## **Proposals & Materials**

The proposal for this project are extremely moderate in terms of work that requires consent under The Town & Country Planning Act.

There is a range of internal works that reforms the very same level of domestic accommodation . Such would not normally be party to the submission of a planning application.

There is however resultant work on the front and rear elevations, and at one of the chimney stacks that emerges from the main roof level.

Below we provide details in respect of the changes requested, and the addressing of materials.

### **Front Elevation**

The works to the front elevation are restricted to that of the replacement of the timber and glass door screen.

Currently a timber and glass construction is formed centrally, that rises up and consumes part of a horizontal stone/cement banding at high level.

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This screen is scheduled to be removed and a replacement is proposed, again in timber and glass.

The new screen will be fitted below the stone/cement banding to allow this element to announce itself properly.

The new screen will comprise of a primary frame, to which two sliding sash windows will be fitted along with a front entrance door.

At high level a row of three casement windows will be fitted, which will open by a hinged top rail

The collection of joinery items are formed to act as a single screen design, so that a symmetry is respected to the formal elevation.

At the very top of the screen a cornice detail will cap the screen and provide connection back to the brickwork façade.

This will be dressed back into the brickwork façade with traditional lead flashings.

The sliding sash windows will be fitted with clear double glazing and internally a set of horizontal louvre shutters will provide the required level of privacy.

The upper row of over-light windows , and the front door will also receive clear glazing.

The timber used will be a mixture of hand selected softwood timber for main frame formation and then engineered timbers for the formation of the window and door elements.

The glazing will be of clear doubled glazing, which will match that of already installed on the elevations.

The timber work will be suitably primed, prepared and painted in a mid/dark grey paint, so that it has a relationship with the details next door at 1a Well Road.

## Rear Elevation

At the rear elevation of the house, the works are restricted to the reformation of a small low level window at first floor level.

The former opening is currently expressed by the retained curved soldier course of brickwork at the lintel position.

The object is to carefully remove the infill brickwork and reform the original aperture, along with providing a small timber casement window, that can provide daylight entry into the bathroom that has been created behind.

The new window will be formed of engineered timber, and such will contain double glazing, alike the other windows on the façade.

The glass will be opaque/obscure and the opening will be restricted by means of hinged arrangement adjacent to the Party Wall.

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This window element will be painted white to accord with the other high level window elements.

One of the existing air conditioning external units will be slightly relocated on the façade to allow this change to take place.

As the brickwork façade is painted on this elevation, the making good of the brickwork will be filled and painted to match.

## **Roof Level**

At the Party Wall with 2 Well Road, a chimney stack emerges from the wall, serving 2a Well Road.

This chimney rises higher than an adjacent stack, and this particular chimney stack has a lean that will require structural reformation.

The stack does not provide passive ventilation/extraction from any working fireplaces and therefore it is proposed that the chimney stack is carefully removed on a brick by brick basis, down to the roof ridge line, and then rebuilt vertically to a reduced height as indicated on the proposed elevation drawings.

When rebuilt, it will be capped off and formed with a matching detail to that of the chimney stack that exists in the same form, at the Party Wall between 1a Well Road and the Public House.

All material for the re-build work will be salvaged brickwork and all details will be selected to match the conditions being used as design reference.

## **Trees & Planting**

The application site does not have any mature, or non-mature tree planting.

The surround area is also free of any planting or species that would be relevant in this situation.

The only rear garden amenity space this property has, is that of a roof deck/terrace situated at the first floor, and such is enclosed within boundary walls to either buildings or other such raised terraces, formed upon roof decks.

The alterations requested under this application do not generate any work that requires new formation or foundation within external grounds that could impact on the outer natural environment.

## **Access**

The property has a front door access directly off the public highway.

Such is set within the front elevation of the property.

The property has a rear access to its private rear garden, directly off the accommodation and at the main reception, which is at first floor level.

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This area is isolated from any other access point .

The proposals in this application do not affect the existing access arrangements at the main entrance or others.

A new front door is being placed, but such is at the original location.

The existing refuse arrangements will be maintained and unaffected.

The refuse will be taken to the back of pavement line on the arranged collection times as per the existing format.

The application does not set out to affect or deviate from the current access arrangements to the given property.

## **Conclusion**

The design proposals in this application do not look to extend the property footprint or enclosure.

They seek to make moderate by important physical alterations to the front and rear elevations, within the Conservation Area context.

The works are very limited, yet they serve to improve the usability and appearance of the building in the street scape.

We see the alterations and having a positive affect on the living conditions of the applicant, and we feel that the adapted accommodation stands to serve the user at a vastly superior level.

We therefore ask The London Borough of Camden to support the described proposals in this submission and provide Planning Consent under the Town & Country Planning Act.

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