

7 Well Road Hampstead

Design and Access Statement

7 Well Road
Hampstead
London NW3 1LH

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Revision /

d u s t a r c h i t e c t u r e
L O N D O N

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1.0 Introduction

1.1

7 Well Road is a red brick semi-detached Victorian house within the Christ Church/Well Road area of Hampstead.

1.2

This statement has been prepared to support an application for 'Householder Planning Permission for works to an unlisted building in a conservation area'.

1.3

The application is for the following alterations:

- Rear and side lower ground floor extensions and associated reconfiguration and refurbishment works
- Removal of the non-original first floor extension to the rear bay window and restoration of the original bay
- Infill the area below the front path to create internal storage space
- Replacement of existing rooflights with conservation lights fitting flush to the roof
- Refurbishment or replacement of single glazed timber windows with like-for-like double glazed of matching style, detailing and appearance throughout
- Replacement of unsympathetic upvc and aluminium windows with painted timber

1.4

The following sections aim to present the proposed alterations in relation to the relevant planning policy framework and local context. This document should be read in conjunction with the application drawings provided.



2.0 Site Assessment and Surroundings

2.1

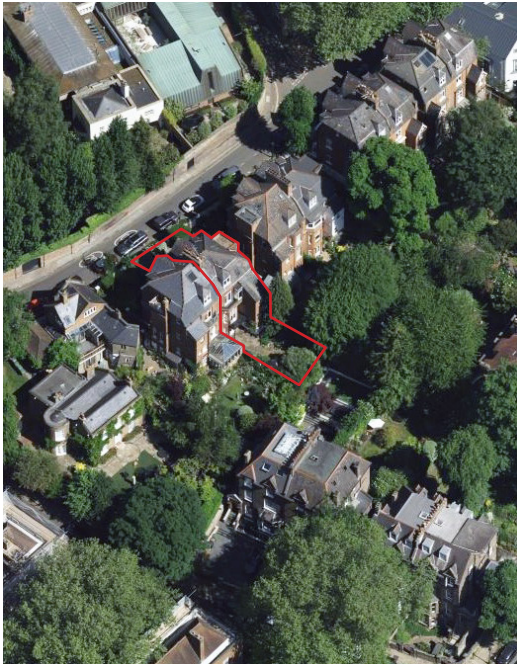
The property is a red brick semi-detached Victorian house within the Christ Church/Well Road area of Hampstead. Well road is a residential street that lies just to the east of Hampstead Heath.

2.2

The house is thought to have been built circa 1880. It is three storeys, with a raised front door, and lower ground floor below. It is constructed in red brick and there are bay windows to the front and rear. The roof is perforated by small front and rear dormers as well as a prominent brick gable above the two-storey front bay. A blue heritage plaque to the front commemorates Karl Pearson, Pioneer Statistician.

2.3

The garden, which sits at a slightly lower level, extends approximately 10m from the rear elevation of the property.



Bird's eye view of 7 Well Road and the surrounding context



Front elevation



Front door and side passage



Side passage and store below front path



Rear elevation and existing lower ground floor rear extension to neighbouring property no.6 Well Road



Rear elevation showing non-original first floor extension to the rear bay window



Lower ground floor extension to neighbouring property no. 8 Well Road

3.0 Planning Context

3.1

The site is located in the London Borough of Camden within the Hampstead Conservation Area. It is not Listed or Locally Listed.

3.2

The following design and policy guidance has been used to inform the proposals:

- National Planning Policy Framework 2021
- Camden Local Plan 2017
- Hampstead CA Appraisal
- CPG Design (January 2021)
- CPG Home Improvements (January 2021)
- CPG Amenity (January 2021)
- CPG Energy Efficiency and Adaptation (January 2021)

3.0 Planning Context (cont.)

3.3

Relevant Planning History

There are several previous applications for the site listed on the Planning Explorer:

Reference	Description	Decision
2020/5030/P	Amalgamation of 2no flats into a single residential unit (Use Class C3).	Granted
2015/4158/P	Reduction in number of units at first and second floor level from 2 x 1-bed flats to 1 x 3-bed flat; installation of roof dormer window; enlargement of existing rooflights; alteration of roof profile and re-placement of all uPVC windows and doors with timber.	Withdrawn
9300117	Modification to and retention of a rear balcony at raised ground level. as shown on drawing no Plan 1 Plan 2 Existing Plan and Existing Elevations.	Granted
D7/9/13/32903(R1)	Change of use of first and second floors and works of conversion to from two self-contained flats.	Granted

4.0 Design

4.1

The current layout of the house is not conducive to modern family living and links to the garden are poor. The applicants wish to improve the flow of the internal spaces and strengthen the dwellings relationship to its rear garden whilst also improving its current substandard thermal performance.

4.2

An improved internal layout and connection to the rear garden is proposed through the addition of a modest single-storey rear extension at lower ground floor level.

The simplicity of the extension design is intended to forefront and enhance the buildings original features. The use of red brick topped with a cast stone fascia creates a material language that clearly differentiates the new addition from the original house while sympathetically referencing the tones and textures of the existing built fabric.

The proposed form and massing has been developed to respect the established rhythm and common pattern. The depth of the proposed extension matches that of the neighbouring extension to no. 6 Well Road and returns through a glazed corner to meet the existing closet wing. The horizontal cast stone element frames and emphasises the verticality of the original bay window, reinforcing its prominence within the rear elevation. The proposal also includes the removal of the unsympathetic 1980s extension to the first floor bay and the restoration of the bay to its original and distinct form.

The existing ground and first floor balconies are proposed to be retained, and the existing metal balustrades removed. Frameless glass balustrades are proposed in place to reduce the visual impact on, and enhance the appearance of, the original bay window behind.

4.0 Design (cont.)

4.3

A small red brick lower ground floor side extension is proposed to make better use of the wide passage to one side of the property. The form has been designed to be simple and subservient and is almost entirely masked from view by the original side entrance.

4.4

The area below the front entrance path is currently damp and open to the elements from the side passage. The proposal is to refurbish and convert this space for plant and storage, it would be accessed internally via a few steps. The external walls would be red brick to match existing.

4.5

Existing rooflights to the main roof are proposed to be replaced with conservation rooflights fitting flush to the roof. The aim is to both improve their appearance and thermal performance whilst also allowing more light into the property.

4.6

To improve thermal performance single glazed timber windows are proposed to be refurbished or replaced with like-for-like double glazed units of matching style, detailing, materials and appearance.

4.7

To restore the original appearance of the building, later unsympathetic upvc and aluminium windows are proposed to be replaced with painted timber matching the original style, detailing and appearance.

5.0 Access

5.1

Existing pedestrian access to the front and side of the property will remain unaltered. There will be no impact on public routes. All construction is to be carried out in line with local requirements.

5.2

There is currently no off-street parking and this will remain unchanged.

5.3

Household waste and recycling will continue to be carried out in line with current council policy.

6.0 Sustainability

6.1

A number of measures are proposed to improve the property's substandard thermal performance and reduce its operational carbon.

- High performance glazing will be used
- High performance insulation will be used

All timber used will be of FSC grade and from a sustainable source.

7.0 Consultation

7.1

Consultation with the neighbouring properties will be undertaken and it is anticipated that further consultation will be undertaken as the project progresses.

8.0 Summary

8.1

The proposed alterations have been carefully developed in response to the scale, materiality and appearance of the existing context - as well as detailed consideration of current design and policy guidance - to enhance and preserve the existing building, and character of the wider conservation area.

8.2

The proposed lower ground floor extensions will enhance the dwelling and provide attractive, well-designed architectural additions. The simplicity of the overall design seeks to forefront the building's original features whilst the form and massing respects the established common rhythm and pattern.

8.3

We hope you find the proposals acceptable, if you have any questions please do not hesitate to contact us.



View of the proposed rear and side lower ground floor extensions and restoration of the original ground floor bay window