



20 WELL ROAD, HAMPSTEAD

DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

PROJECT BACKGROUND

The village of Hampstead is situated in North London and sits on the sand and pebble-capped hills that extend from Finchley to Highgate.

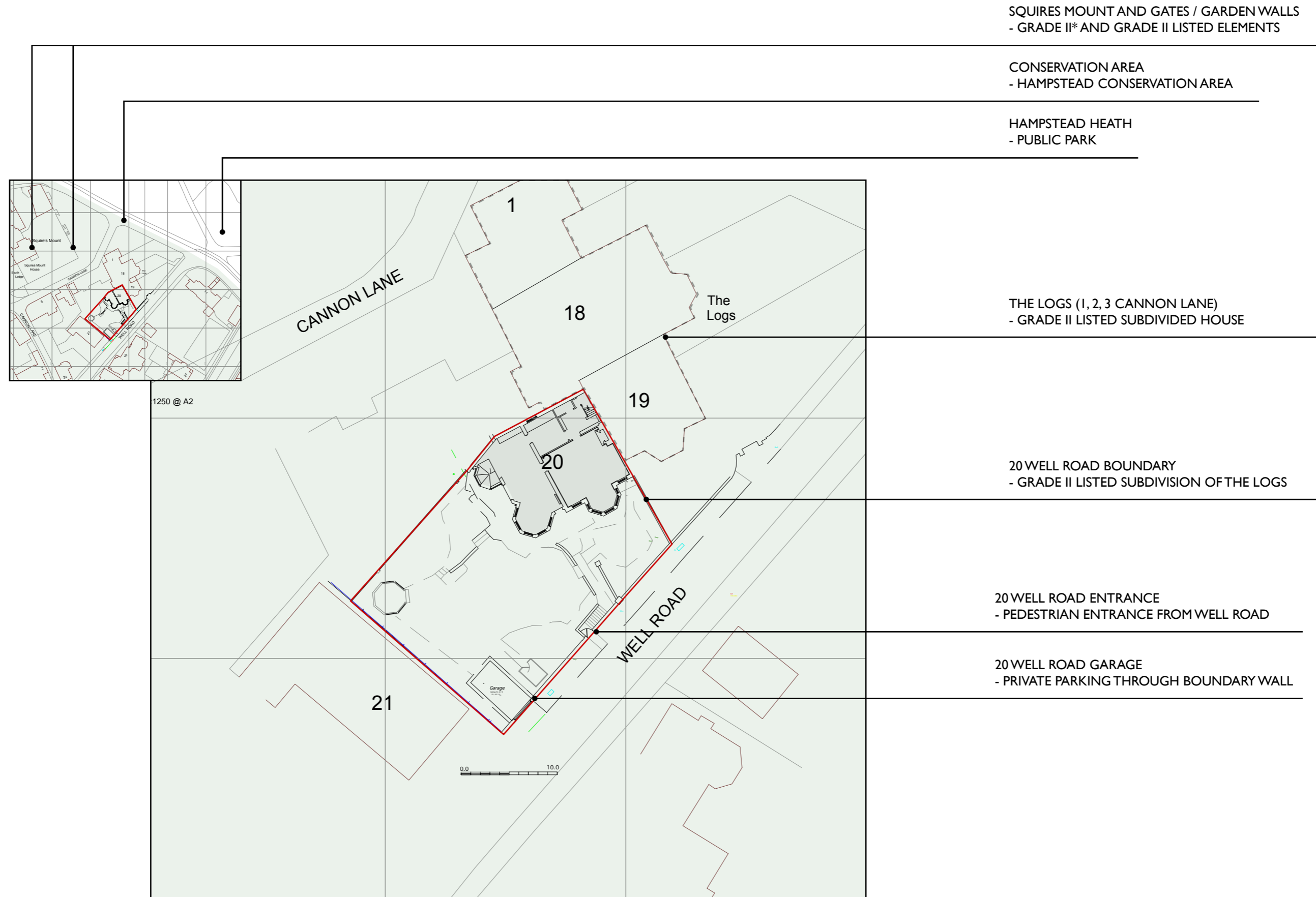
The Site, 20 Well Road, sits within the south wing of a much larger building, The Logs, and is therefore adjoined and bounded by neighbouring properties, specifically number 18 and 19, Well Road.

To the North-East of Well Road, where it meets East Heath Road, sits Hampstead Heath. The town centre of Hampstead is situated to the South and South-East.

The Site sits within the grade II listed building, The Logs, and is included within the boundary of the Hampstead Conservation Area.



LOCATION PLAN



2.0 SITE AND NEIGHBOURING BUILDINGS

SITE CONTEXT

20 Well Road is comprised of two storeys with a converted attic space with dormer windows and rooflights. It comprises living accommodation on the ground floor and four bedrooms on the upper storeys and sits adjoined to numbers 18 and 19 Well Road as part of the original Logs building (the house present on the site prior to being subdivided in 1952).

The Logs is located to the north of Hampstead, in close proximity to the southern boundary of Hampstead Heath on Well Road. The building was designed by JS Nightingale and constructed by a well-known civil engineer and developer, Edward Gotto. Up until this time, the land had remained undeveloped.

As described at the time of construction, the building was faced with bricks with Portland stone dressings. Red brick was sparingly used in panels, under the eaves and strings, with the eaves themselves projecting considerably from the face of the wall with a panelled soffit of Portland Stone, supported on carved cantilevers.

Written accounts and descriptions of 'The Logs' have been somewhat critical of its composition and architecture, with the British Scholar of art history, Sir Nikolaus Pevsner, describing it as "a formidable atrocity, with red, yellow and black bricks, excrescences in all directions, arches pointed and round, motifs Gothic and Frenchified."

The part of The Logs that forms 20 Well Road echoes the characteristics of the original Logs building which presents an eccentric mixture of Gothic, Italianate and other styles, and was largely reconstructed in the 1950s.

20 Well Road is predominantly comprised of yellow stock brick with red brick and stone dressings and diaper work. The wider building is mainly of 2 storeys with a 4 storey central tower, with garden space to the front and side which is notably above the level of Well Road by approximately two metres.

There is an existing garage to the South-East corner of the site, which is accessed from Well Road and is topped by a concrete slab within the garden.



FIGURE 01. External facade of The Logs from the North, viewed from East Heath Road



FIGURE 02. Southern corner of 20 Well Road, showing more recent single-storey buildings against the original volume of The Logs

SITE CONTEXT

Well Road and Well Walk run parallel and link the village to the Heath. Well Road is identified in the character appraisal of the Hampstead Conservation Area as having two distinct characters.

To the east the road is a 'quiet residential street' with 19th century development on the north and south sides. This alters further west where the road widens and the buildings reduce in scale.

Views from Well Road are focused on The Heath with the brick boundary walls and mature trees within the grounds hiding many of the buildings. Similarly views from the eastern end of the road reveal little of the building behind the trees and walls.

The rear elevation of 20 Well Road is not visible from either Well Road, Cannon Lane, or Cannon Place, and is hidden from view of most properties, being set behind the more imposing built form of the remainder of the house.

Close to the application site, on Well Road are two contemporary buildings, that at No.21 Well Road, built in 2003 and the garden structure to the rear of Foley House, built in 2011. Both are flat roofed with the use of render, glass, and metal cladding.

The direct neighbour to 20 Well Road on the North side (No.18), provides another contemporary example, having recently completed works to build an extension at the rear of the house that opens on to a sunken garden area. Employing a distinctly modern style, this new extension is walled primarily in glass with a metal clad flat roof. No. 19 Well Road has also been altered in recent times with the inclusion of a new basement.



FIGURE 07. 20 Well Road and The Logs visible from along Well Road



FIGURE 08. Entrance door to 20 Well Road showing both 1950s and 1980s construction



FIGURE 09. 20 Well Road visible from Cannon Lane

3.0 HERITAGE AND PLANNING CONTEXT

HERITAGE CONTEXT

The Site is Grade II listed, forming part of the statutory designation for, and being within the listing description for, the group at 1, 2 and 3 Cannon Lane, The Logs and attached wall and archway, 17-20 Well Road and sits within the London Borough of Camden's Hampstead Conservation Area. The Hampstead Conservation Area Statement describes as follows:

“The conservation area was designated in 1968 and extended on over 8 occasions to take in extended areas outside the core of Hampstead Village. The application site falls within the Christ Church/Well Walk character area, identified within the Hampstead Conservation Area Appraisal (2001). This sub area is described as; The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.”

The footprint and construction material of the principal Logs building remained unchanged until 1952 with the glazed structures on the site of 20 Well Road present to the south of the building. However, by 1953, the full extent of The Logs building was represented on OS maps in a solid grey hatch, indicating that the glazed structures had been removed and the Conservatory reconstructed in solid material, following the original footprint of the glazed structures.

The 1953 OS maps also indicate the division of the building with numbers at this time which reflects the written documentation relating to the division of the building during this period. These works were carried out, in 1952, subdividing the building to form six maisonnettes - 1, 2, and 3 Cannon Lane and 17-20 Well Road.

Alterations and new construction was introduced internally and externally to provide sufficient living facilities for the division of the larger house to smaller residential units, including: cross walls; stairwells; kitchens; bathrooms; and fenestration.

PLANNING CONTEXT

A recent planning approval, reference no. 2018/2456/P and 2018/2984/L, for the construction of a basement extension, erection of a replacement single storey side extension including an increase to the height of the boundary wall and the erection of new smaller dormer windows on the East, West and North roof slopes, was granted permission in 2019, and was enacted between March & April 2022.

This is partially based upon a prior permission (reference no. 2014/2114/P and 2014/2438/L), that allowed for the demolition of the conservatory to be replaced with a new single storey side extension. This was approved by the London Borough of Camden (LBC) with standard Listed Building Consent conditions.

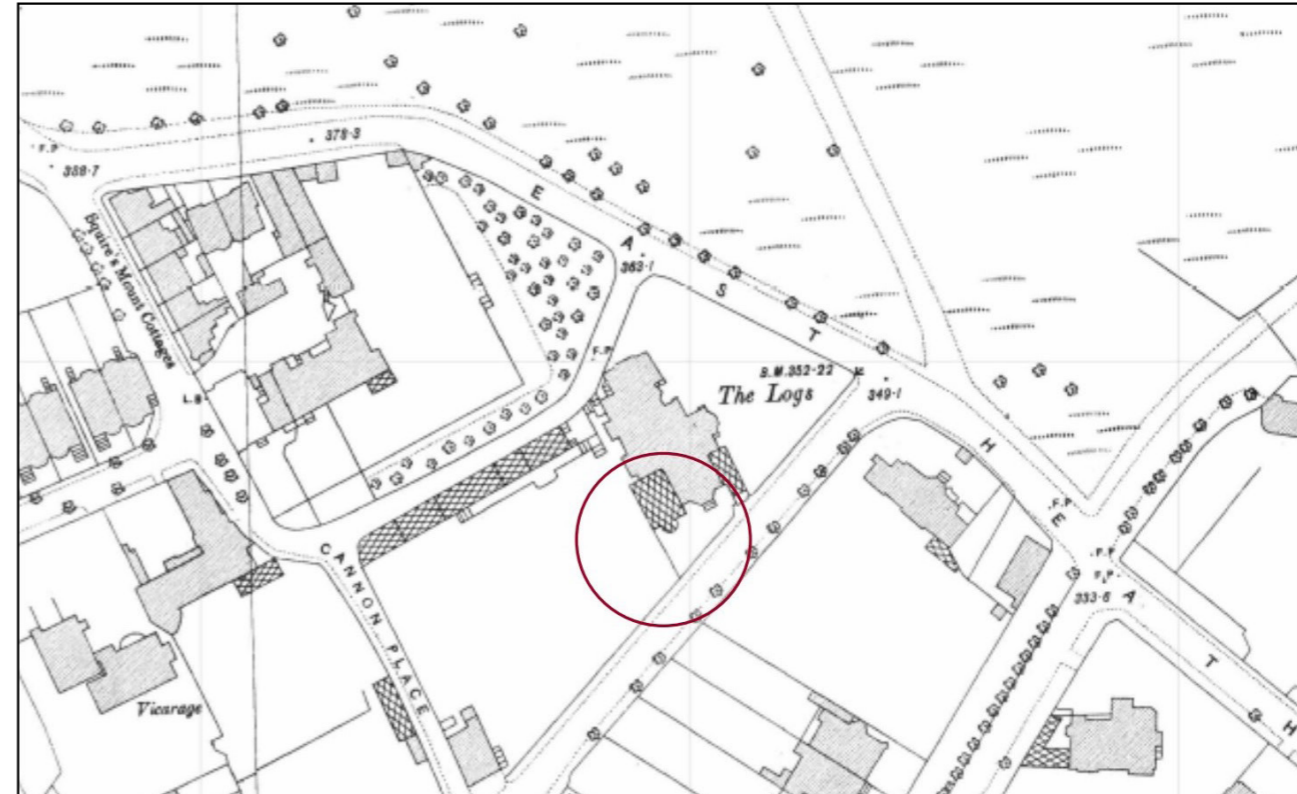


FIGURE 13. 1896 OS-map, prior to division of the original building, showing no.20 as a conservatory to the original

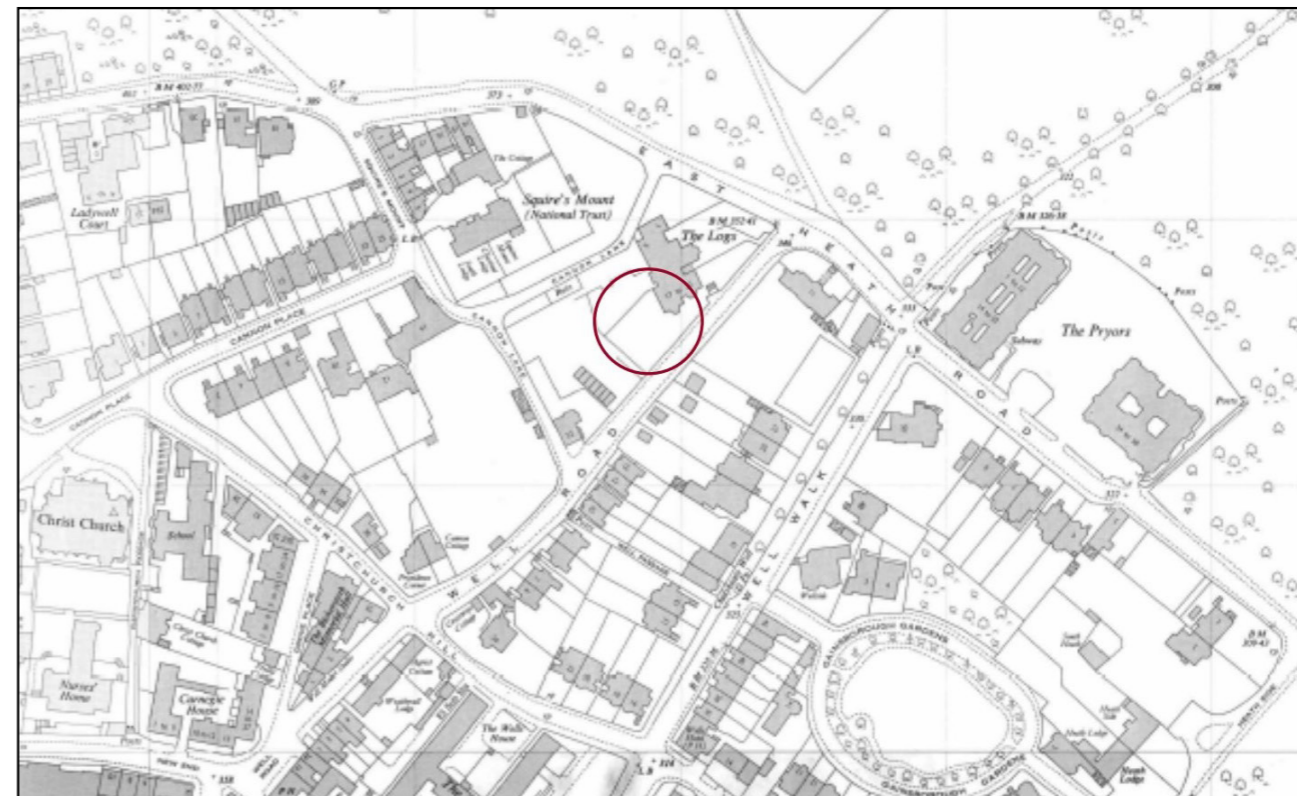


FIGURE 14. 1953 OS-map, showing the original building now divided and the conservatory footprint rebuilt

4.0 PROPOSED SCHEME

DESCRIPTION OF WORKS

MASSING / ARRANGEMENT

It is proposed to replace the existing collection of extensions that principally date from the 1980s. The unharmonious collection of structures is to be replaced by a singular, uniform single-storey volume, with lower level service accommodation retained toward the rear of the property close to the boundary with No. 18.

This boundary has been identified as an important consideration, and in order to prevent any risk of overshadowing, disruption, or visual intrusion to the neighbour at No. 18, the extension is proposed to be constructed at a lower level, three steps down from the current Ground floor level of the house.

The extension will lead directly out into the garden, to a contoured dry/shade area that will be situated at a nominally sunken level to preserve privacy for the neighbour. Approval has previously been granted (2018/2456/P & 2018/2984/L) for an extension along the boundary of No. 18 which extends approximately 4.5m beyond the existing building. This part of the approved works has not yet been implemented and will not be implemented if the current application is approved.

The previous approvals grant permission for a basement beneath the entire footprint of the house. The approvals have been implemented within the prescribed timescale and therefore the basement will be constructed in a future phase of the works.

SCALE

The proposed extension is intended to be a more discrete, and less visible addition compared to that which currently has permission under application 2018/2456/P.

Whereas the approved extension projects approximately 4.5m beyond the line of the existing kitchen extension, the line of the proposed extension is much closer to the current footprint of the house. The footprint of the proposed extension is constrained on the Eastern edge by the line of the 1980 volumes and on the Southern edge by the line of the existing bay windows.

DESIGN

The design of the extension is contemporary, and thereby contrasts with the original house. This is to ensure that the original house retains its distinctive character.

The proposed extension is a flat-roofed, timber-framed volume with prominent overhanging eaves and extensive glazing to the East and Southern elevations facing onto the garden. It will be a simple, distinct addition to the main body of the listed house, using modern, pared-back detailing to maintain a contrast between new and old while establishing itself as a timeless piece of design in its own right.

The timber framing of the construction will be exposed on the exterior, and will read as an important element of the design. The extension will in essence be formed as a piece of joinery, the construction of which will be to a high standard of quality and craftsmanship.



FIGURE 15. Working model showing the massing of the existing and proposed extensions to 20 Well Road

EXISTING GROUND FLOOR SITE PLAN

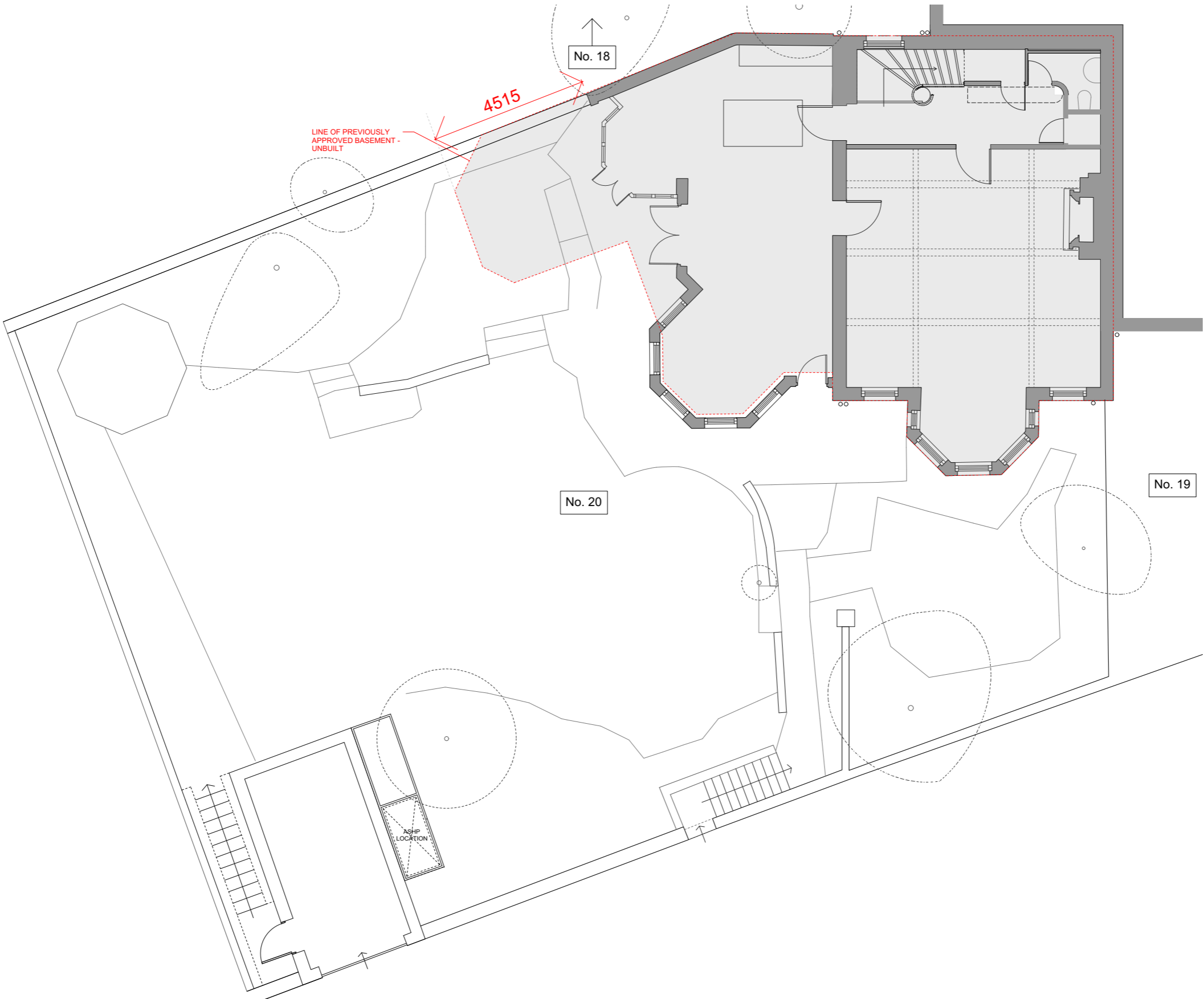


FIGURE 16. Existing Ground Floor Site Plan

EXISTING GROUND FLOOR PLAN

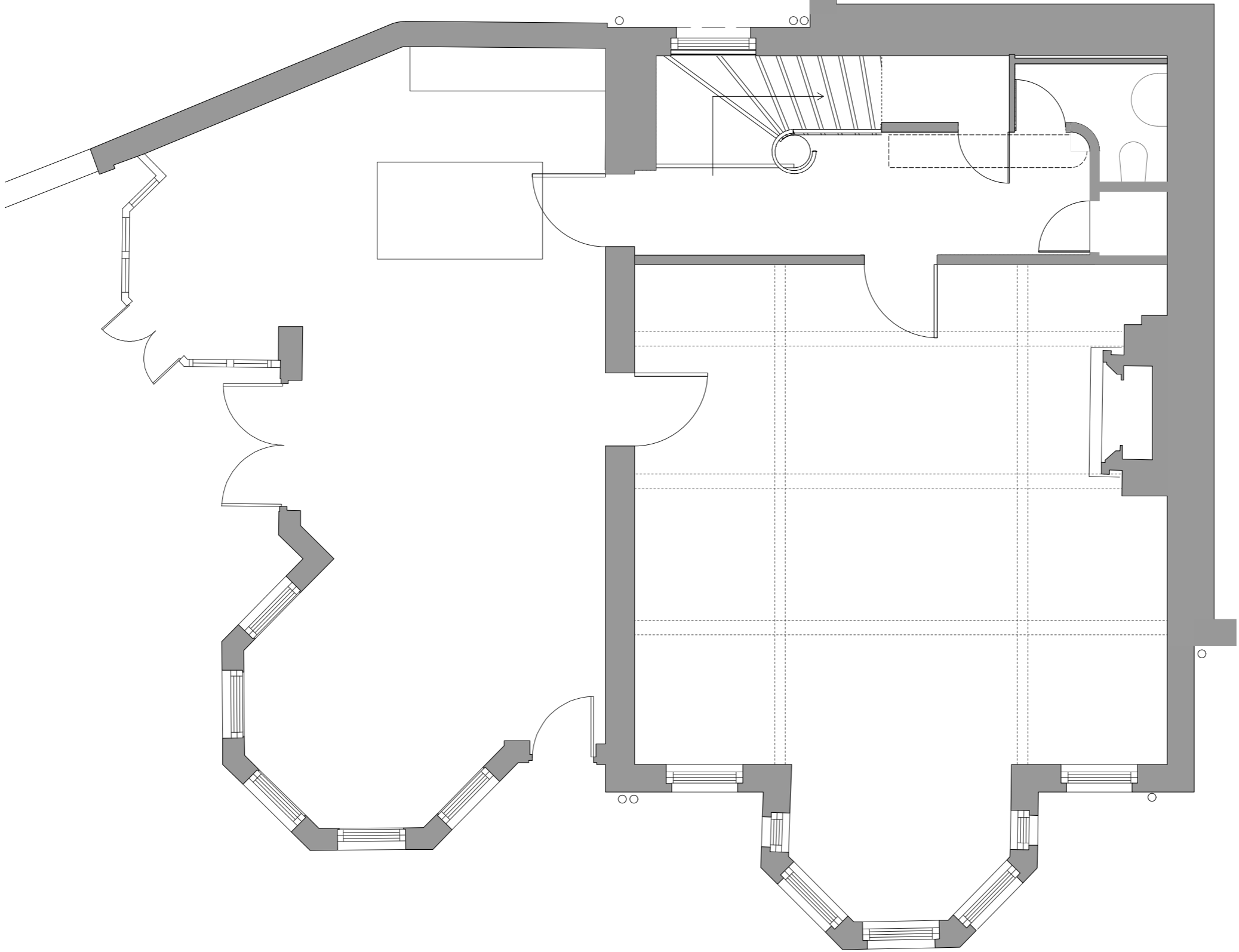


FIGURE 17. Existing Ground Floor Plan

EXISTING FIRST FLOOR PLAN

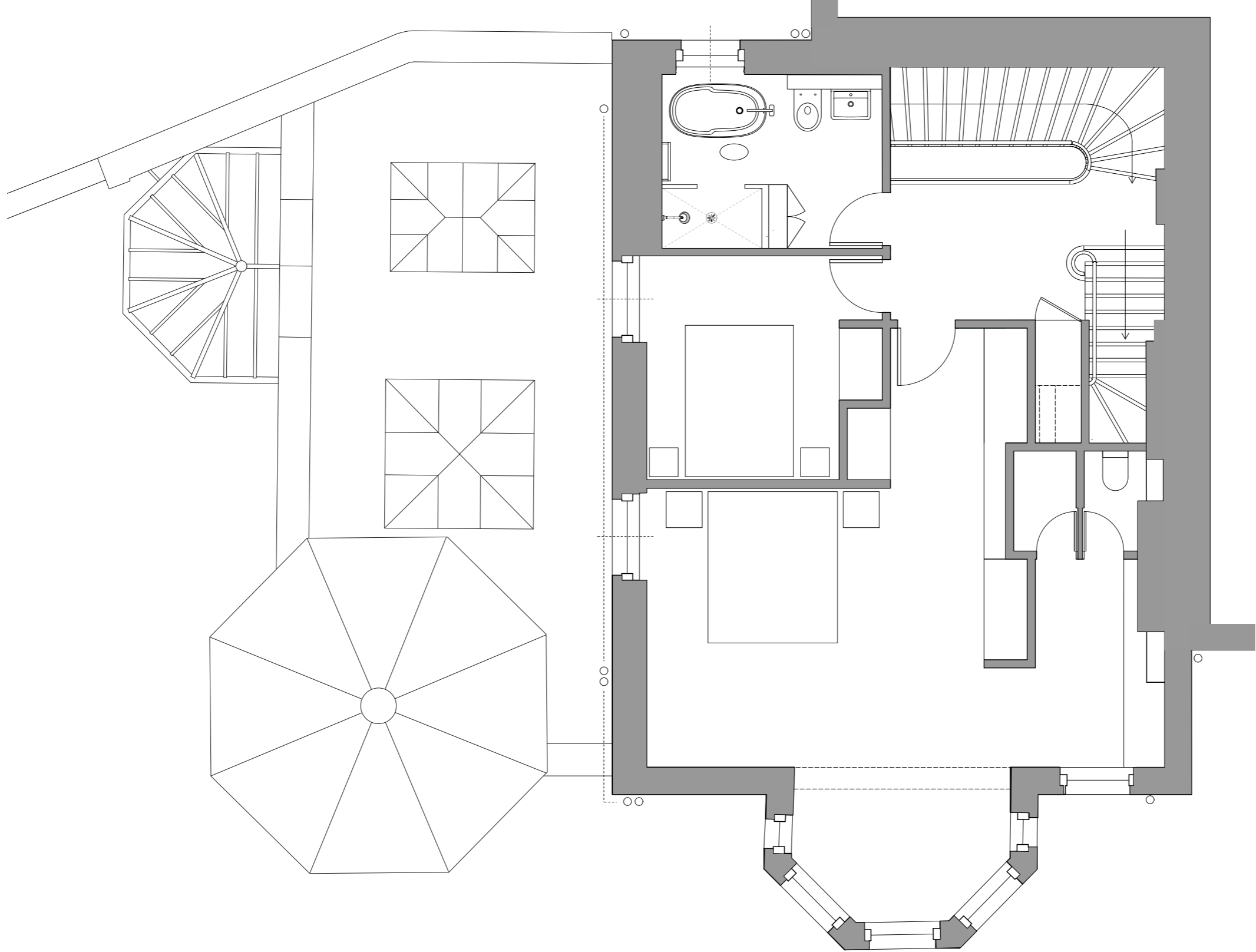


FIGURE 18. Existing First Floor Plan

EXISTING NORTH ELEVATION

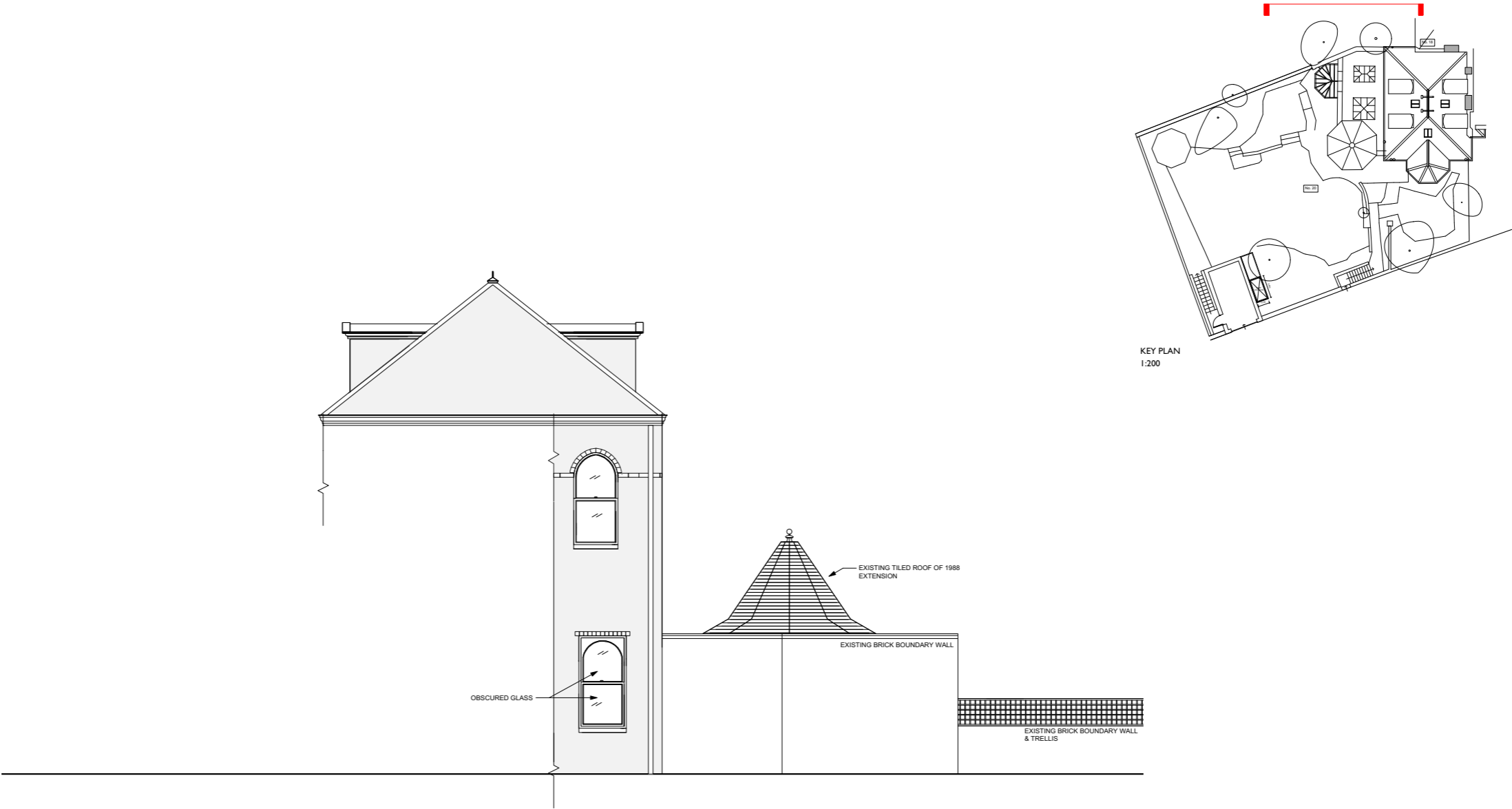


FIGURE 19. Existing North Elevation

EXISTING WEST ELEVATION



FIGURE 20. Existing West Elevation

EXISTING SOUTH ELEVATION

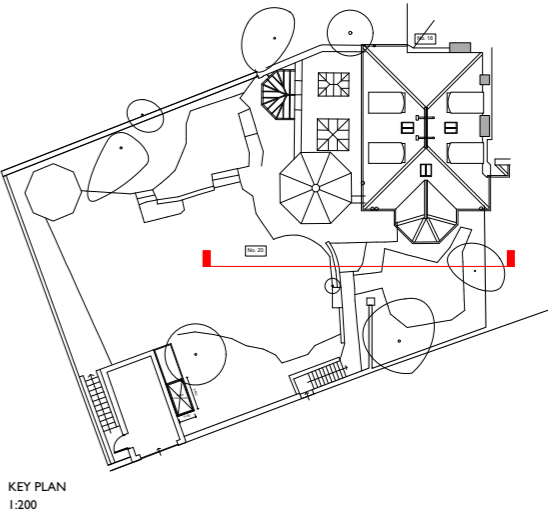


FIGURE 21. Existing South Elevation

PROPOSED GROUND FLOOR SITE PLAN

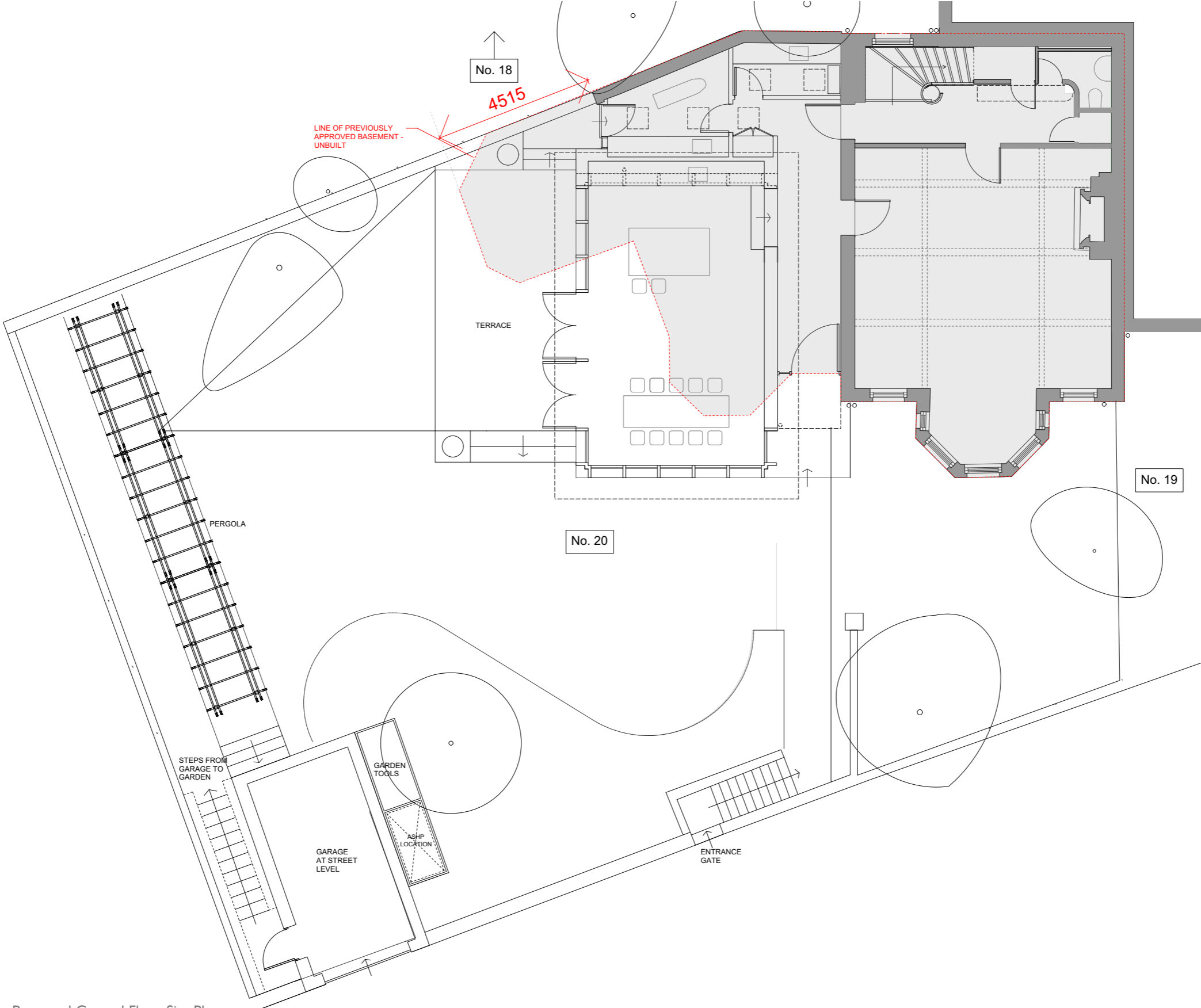


FIGURE 22. Proposed Ground Floor Site Plan

PROPOSED GROUND FLOOR PLAN

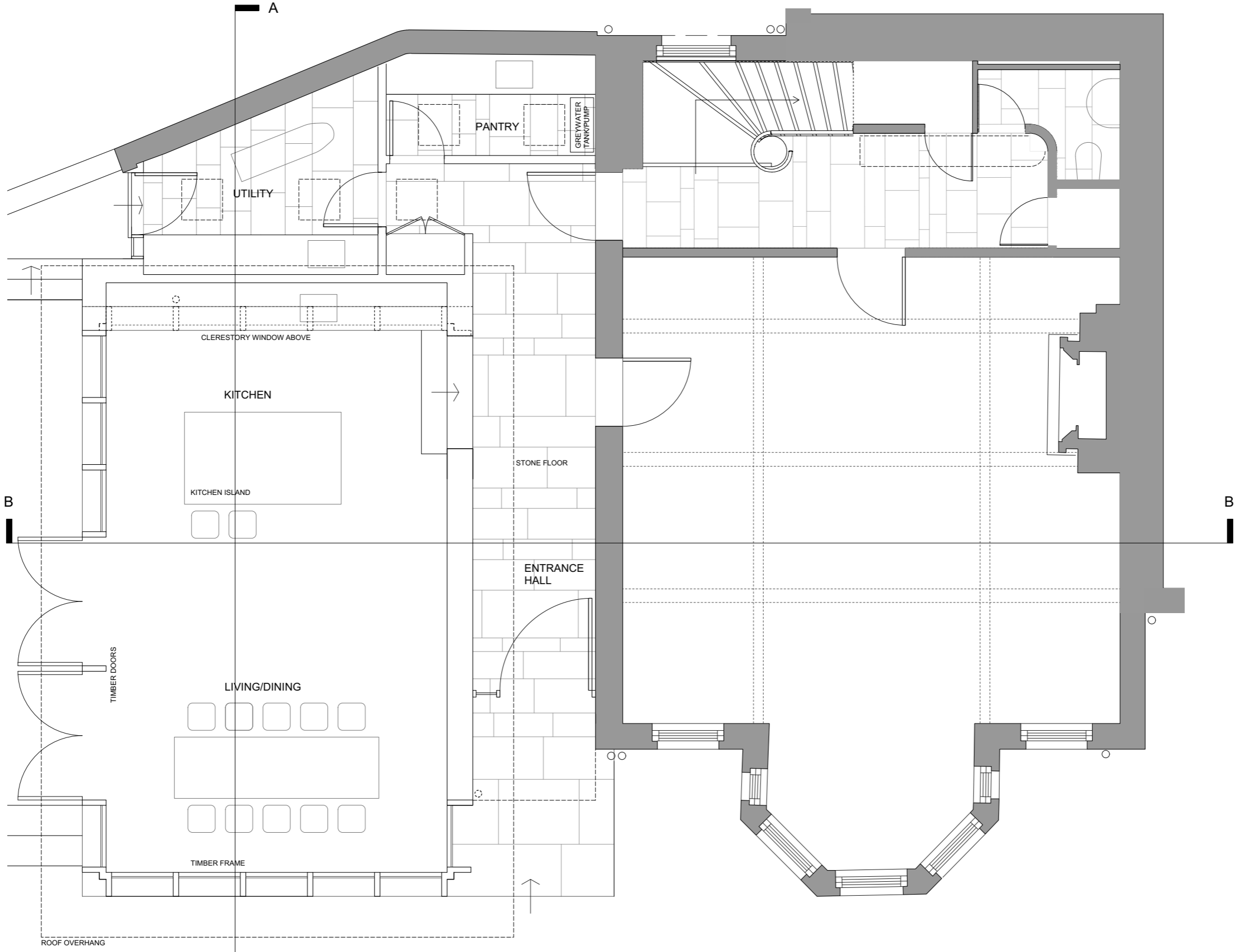


FIGURE 23. Proposed Ground Floor Plan

PROPOSED FIRST FLOOR PLAN

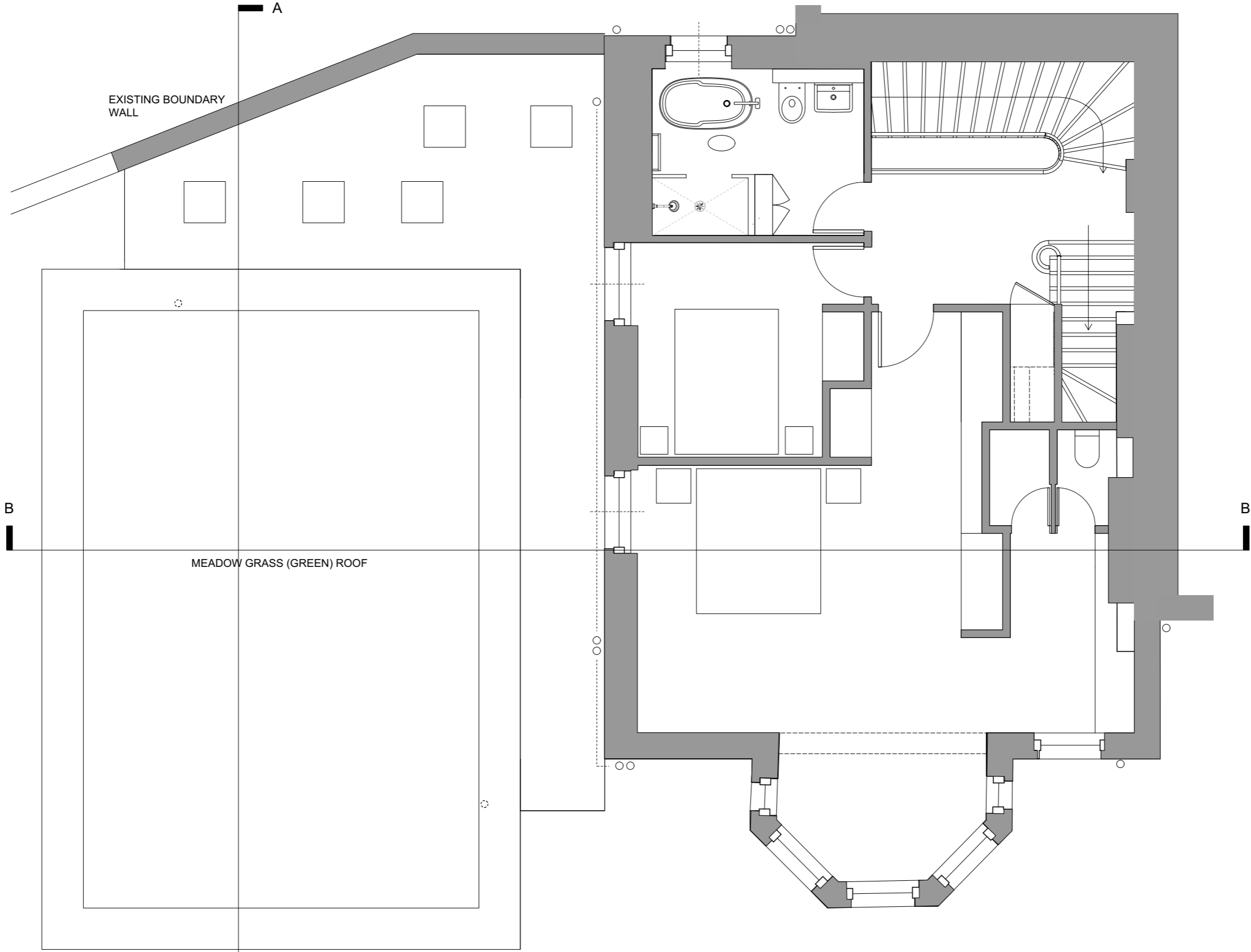


FIGURE 24. Proposed First Floor Plan

PROPOSED NORTH ELEVATION

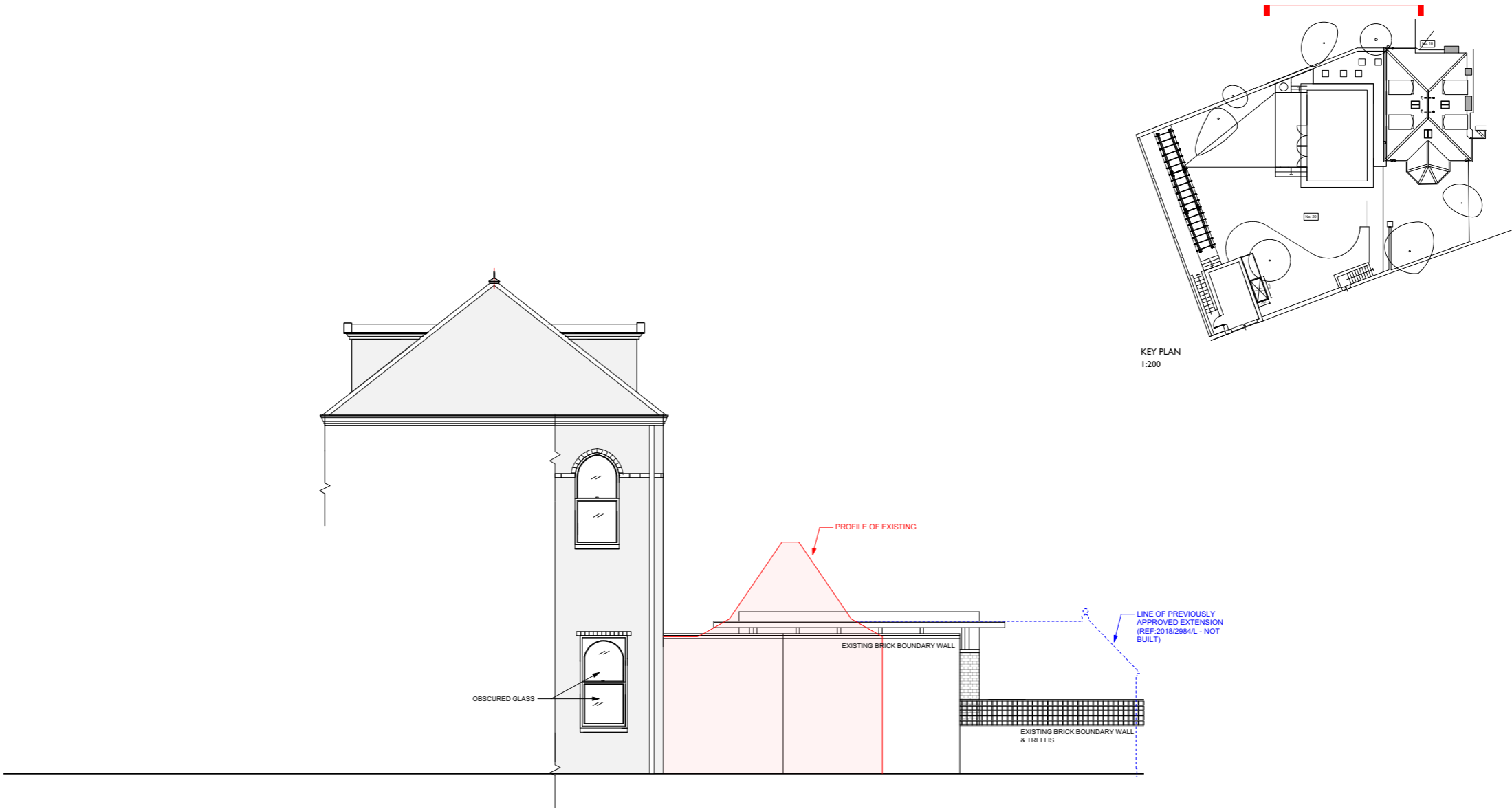


FIGURE 25. Proposed North Elevation

PROPOSED WEST ELEVATION



FIGURE 26. Proposed West Elevation

PROPOSED SOUTH ELEVATION



FIGURE 27. Proposed South Elevation

PROPOSED SECTION A-A



FIGURE 28. Proposed Section A-A

PROPOSED SECTION B-B

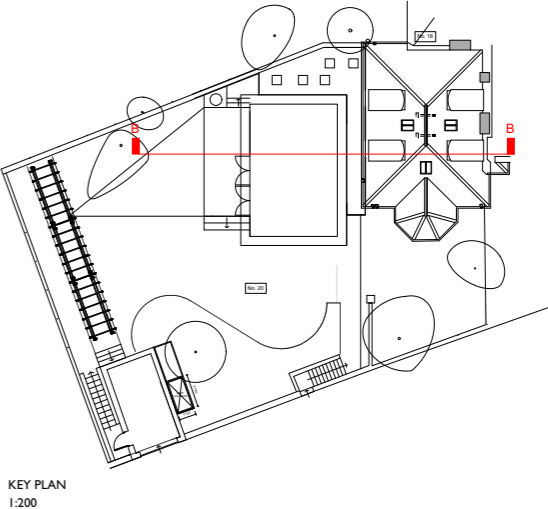
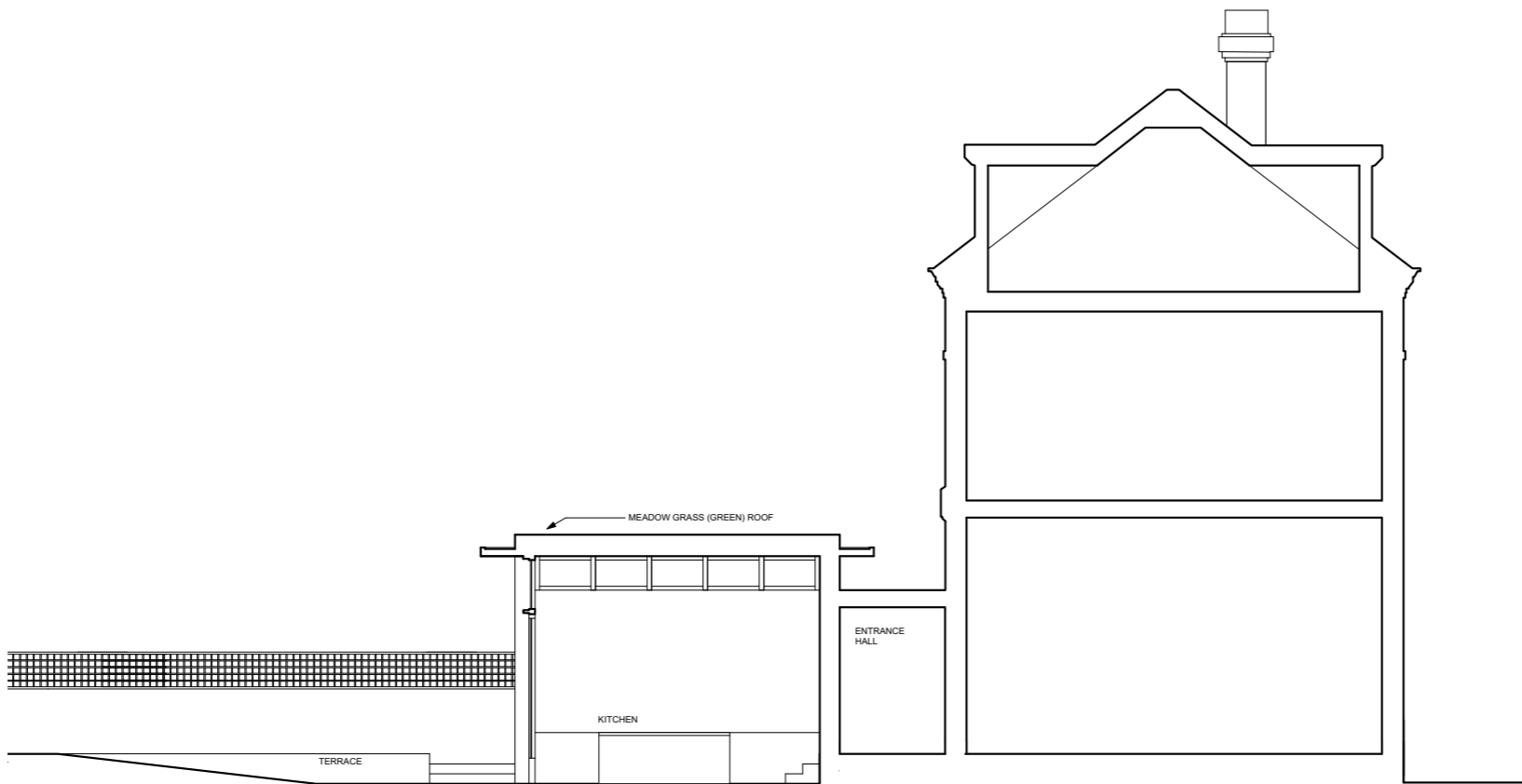


FIGURE 29. Proposed Section B-B

5.0 SUMMARY AND CONCLUSIONS

SUMMARY

As this document describes, it is our proposal to replace, in a modern style, the agglomeration of 1980s buildings that form the existing extension to the Eastern side of the house.

It is felt that these proposals would be of benefit to the house as a whole. The existing extension was built to closely resemble the style of the listed building, and as such confuses the legibility of the original - to rebuild this as a contemporary volume would be entirely beneficial.

CONCLUSIONS

Overall, the proposals for 20 Well Road are considered to be beneficial - the proposals aim to:

- Improve the quality of the buildings in the curtilage of the listed building
- Establish a high quality piece of contemporary architecture that remains distinct and subservient to the listed house
- Improve the utility of the existing house for the new owner and any future occupants
- Improve the setting of the house in the garden and improve the quality of the South-Eastern end of The Logs
- Provide essential upgrades to the fabric of the listed house to ensure its energy efficiency and longevity.