

Planning & Design And Access Statement 430503 DS-01

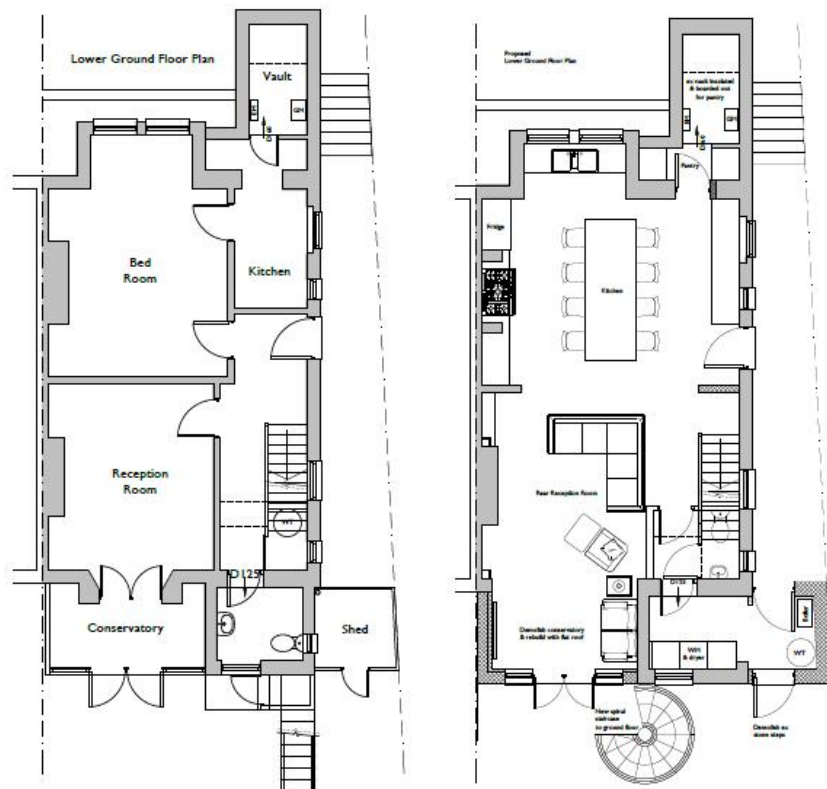
The property is sited close to Hampstead Heath, within the Hampstead Conservation Area. Historically the semi-detached building retains the original features, with red facing brick facade, clay tiles and timber windows, over 4 stories.



The proposal is for the demolition of the existing conservatory on the lower ground rear aspect to be replaced by a small flat roof extension, with a balcony to the ground floor reception room with a new spiral staircase – replacing the existing concrete stair with metal handrails and balustrades - allowing access to the garden. A small side/rear extension is also proposed to replace an existing shed and provide a utility and M&E room, in an effort to bring the heating and cooling system of the building into the 21st century. The proposed works will have no impact on the street scene, as neither of the proposed aspects can be seen from Well Road.



Existing Conservatory – extremely inefficient construction



Existing and Proposed Lower Ground Footprint

13 Well Road, LONDON, NW3 1LH



Existing Shed to rear elevation



Front Elevation

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Rear Elevation



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Existing Conservatory Roof



Neighbouring Balcony