

# 11 Denning Road, Hampstead

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Design and Access Statement

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January 2023

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Front Light-well and Facade Amendments

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Rev 01



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# 1.0 Introduction

## 1.1 The Purpose of this Document

This design and access statement has been prepared by Formation Architects on behalf of our client at 11 Denning Road. This report describes our Client's wish to build upon the previously approved planning application (Ref: 2022/2442/P) as well as application (Ref: 2022/4958/P) which is currently awaiting a decision. It is the intention that this building will be our Client's primary family residence, and therefore design decisions have been made with this in mind.

This design and access statement accompanies the application proposals to extend the existing vaults into the front light-well at Lower Ground Floor to create adequate plant space as well as other minor amendments to the front facade which are described in detail within this report.

The proposals have been developed in context of the neighbouring properties and surrounding area, taking into account national and local planning policy and are considered to ensure the long term conservation of this building.

This Design and Access Statement provides a thorough analysis of the site followed by a documentation of the design process. This statement supports our proposals and is to be read in conjunction with all other drawings and documents comprising this application.

# 2.0 Site Analysis

## 2.1 Location

The site is located in Hampstead, London.

Hampstead tube station is the closest station (0.4 miles away), however the site is surrounded by access to public transport links including a number of bus routes, linking the area to the rest of London.

## 2.2 Use

The surrounding area is predominantly residential. Local amenities include shops on Heath Street and Hampstead Heath itself.



Aerial view of the site and the immediate context

### 3.0 Planning History

This section reviews the most recent planning applications submitted for this site that are relevant to our proposal.

**Ref: CTP/E7/13/27/14976**  
 Submission Date: 07/11/1972  
 Granted

Proposal: The conversion of No.11 Denning Road, NW3 into two self-contained flats and the provision of a second floor rear extension

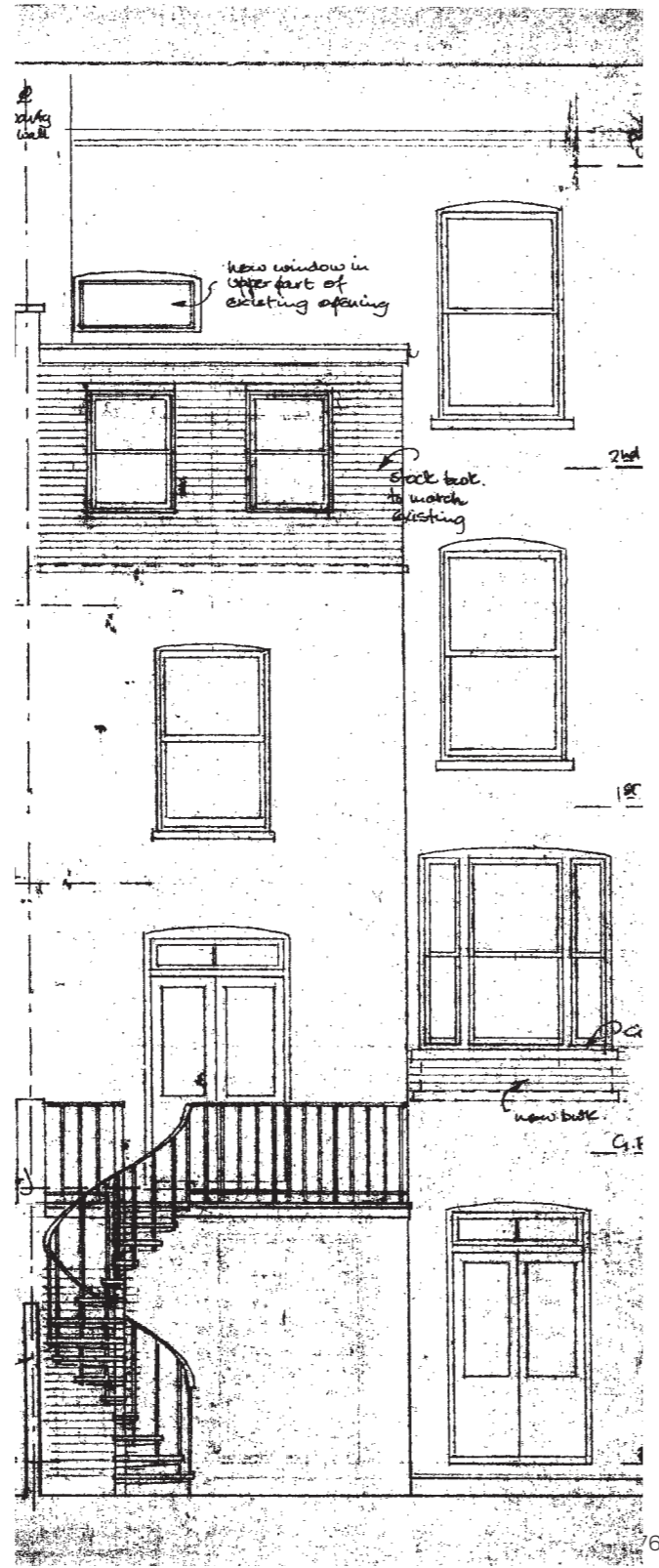
Please note that although there were permissions to sub-divide the property, it remains in a single ownership and has one Council Tax that serves the full property. We are therefore approaching this application as if the existing property is a single dwelling as it was originally intended.

**Ref: 2022/2442/P**  
 Submission date: 19-07-2022  
 Granted

Proposal: Demolition and reconstruction of existing closet wing to all floors, alterations namely lower ground floor full width rear extension, form rear dormer extension at roof level, replace existing windows with new to match existing.

**Ref: 2022/4958/P**  
 Submission date: 07-12-2022  
 Awaiting Decision

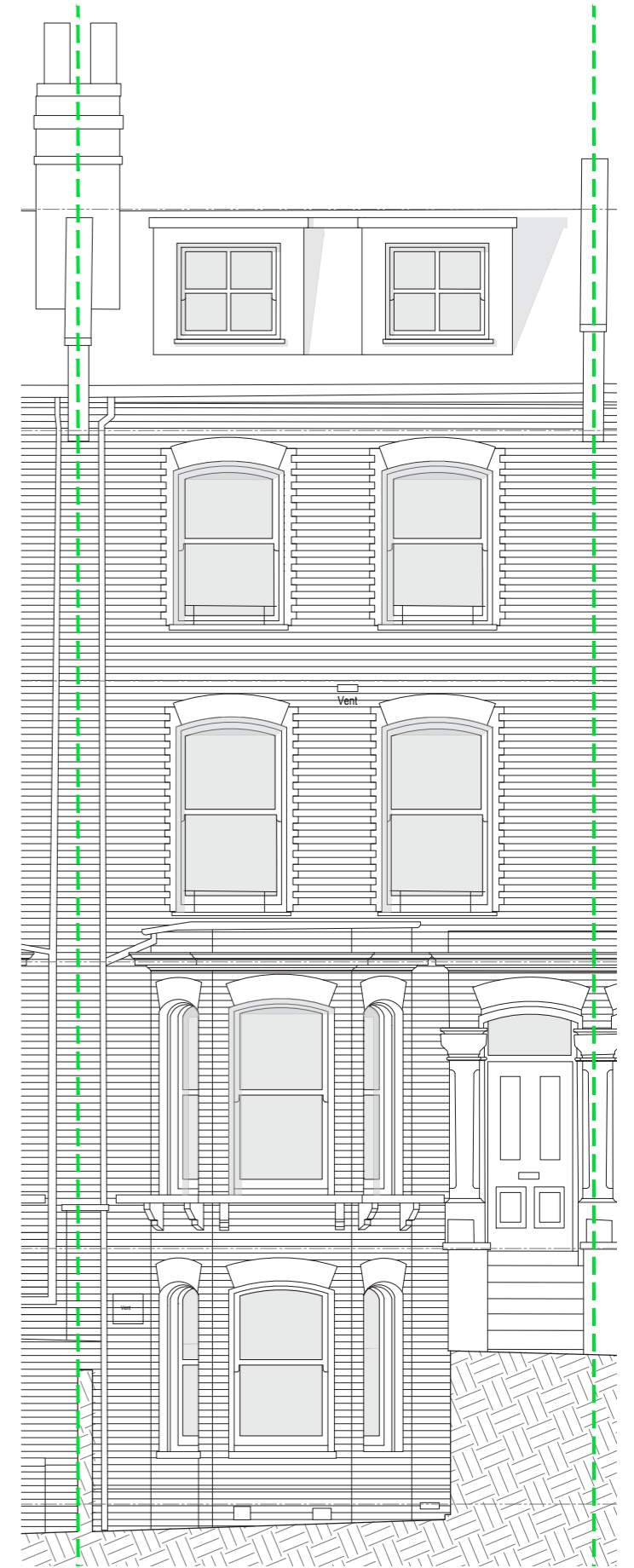
Proposal: Form front dormer extension at roof level.



Note that the drawing above was produced by Holmes and Gill Architects as part of the planning application listed above.



Rear Elevation from planning application. Ref: 2022/2442/P



Front Elevation from planning application. Ref: 2022/4958/P

## 4.0 The Proposal

The proposal is in addition to the approved planning application Ref: 2022/2442/P, and 2022/4958/P which is currently awaiting a decision.

This proposal includes the extension of the existing front vaults as well as other amendments to the front facade. Including the introduction of front garden gates, and repair works to the existing bay window roof and to the floor finish of the existing stairway between the Lower Ground and Ground Floor, which will be finished in York-stone.

The extension of the existing Lower Ground Floor vaults into the light-well allows the existing space to be used for housing plant equipment and a new external bin store, alike many of the properties along Denning Road. The store will be finished with a reclaimed London stock brick outer skin to match the main building with a lead roof finish. The solid roof will allow for the weight of plant pots, creating further greenery along Denning Road. The lead roof has been designed to be lower than the existing parapet garden wall, allowing for the massing to be hidden from the street view.

Cast iron garden gates painted black are to be designed appropriately within the conservation area.

The existing steps from street level to GF main entrance show visible signs of damage causing water ingress, the stairway existing structural fabric will be repaired and re-finished in York-stone to match the neighbouring finish of 13 Denning Road. The existing external floor finish of the LGF light-well will be re-finished in York-stone to match.

Repair works are also needed to the roof of the existing bay window and will be re-finished to match the existing.

Dormer proposed under application: Ref# 2022/4958/P

Refinishing of existing bay to match existing

Extension of light-well vaults behind parapet wall. Lead roof finish  
Cast iron, black painted front gate

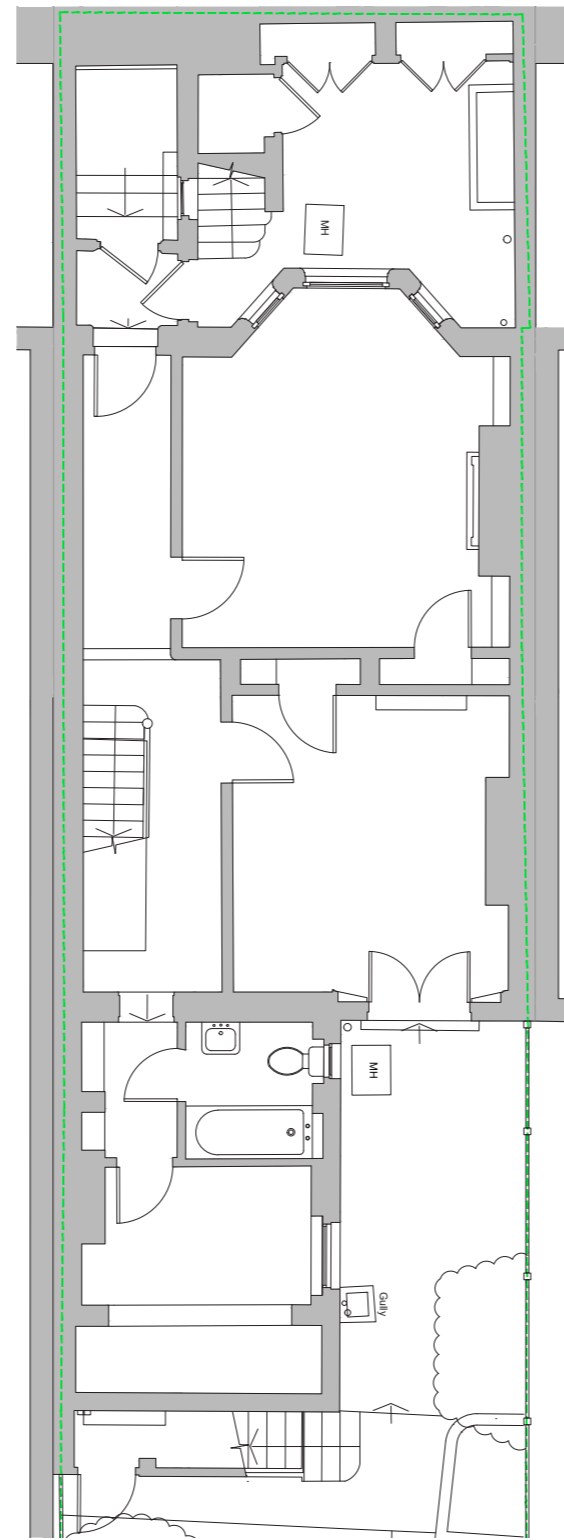


Proposed Front Elevation

## 4.1 Lower Ground Floor

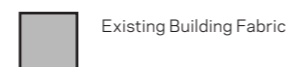
On the Lower Ground Floor the proposed external alterations are as follows:

1. Extension of existing light-well vaults and conversion into plant room and bin store.
2. New York-stone finish to light-well.
3. New manhole for non-return valve finished in York-stone.
4. Existing manhole re-finished in York-stone.
5. The existing staircase leading to Ground Floor is damaged, to be repaired, waterproofed and re-finished in York-stone.

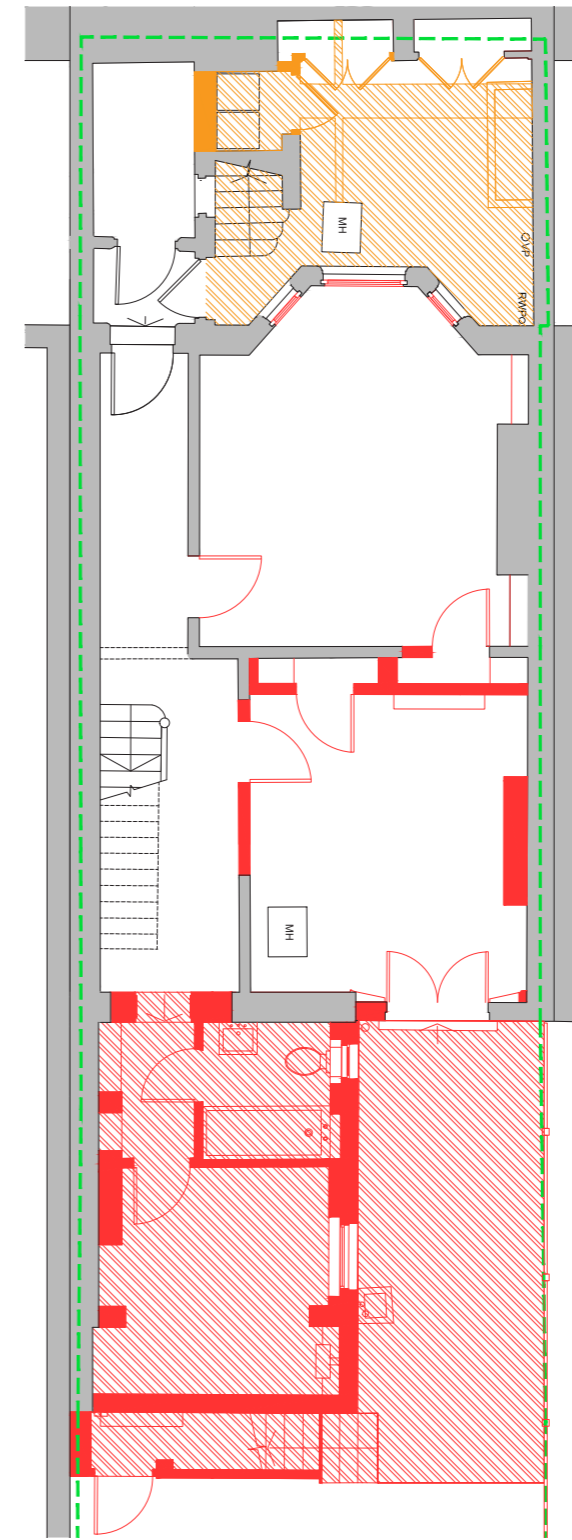


Existing Plan - NTS

KEY:



Existing Building Fabric



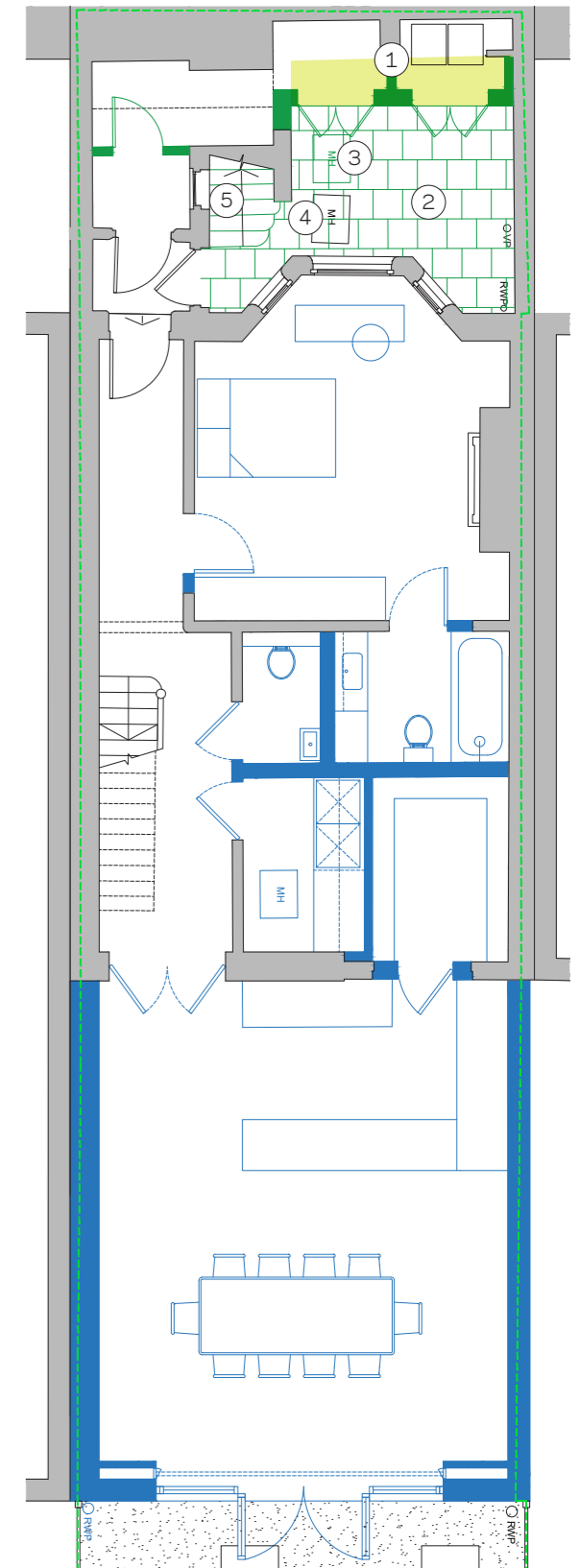
Demolition Plan - NTS

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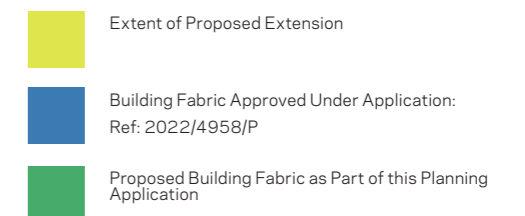
Building Fabric Demolition Approved Under Application: Ref: 2022/4958/P

Building Fabric Demolition Proposed as part of this application



Proposed Plan - NTS

KEY:



Extent of Proposed Extension

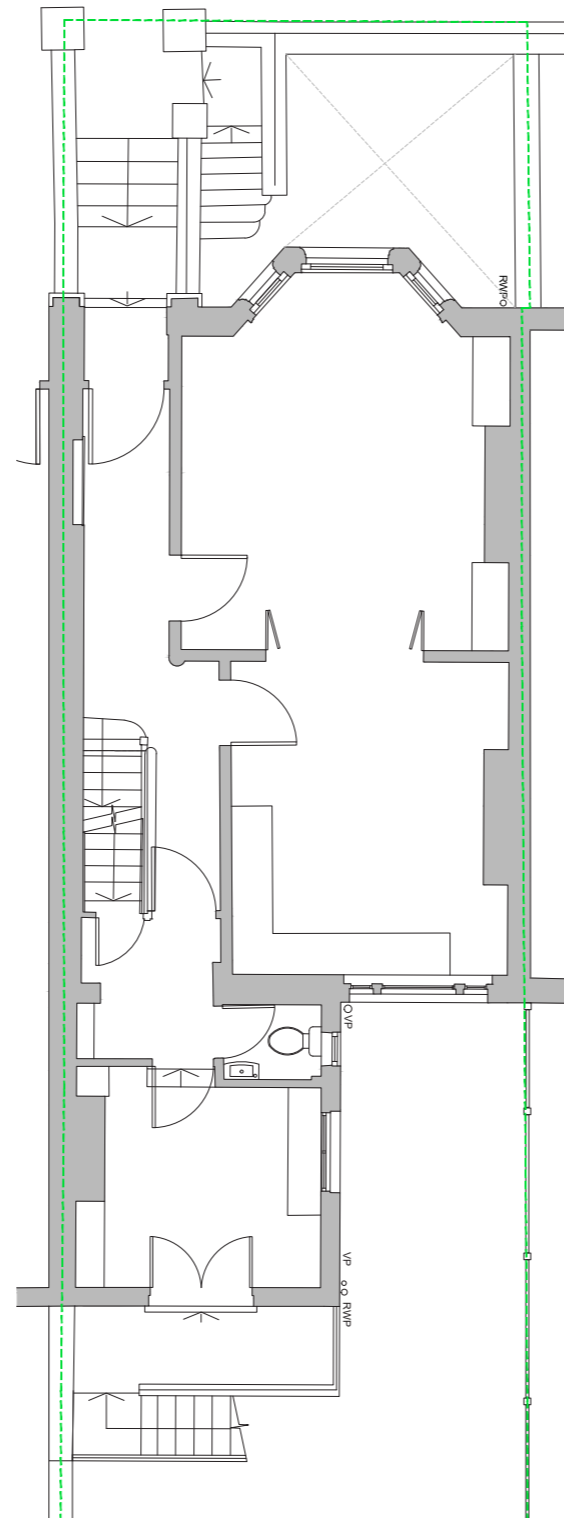
Building Fabric Approved Under Application: Ref: 2022/4958/P

Proposed Building Fabric as Part of this Planning Application

## 4.2 Ground Floor

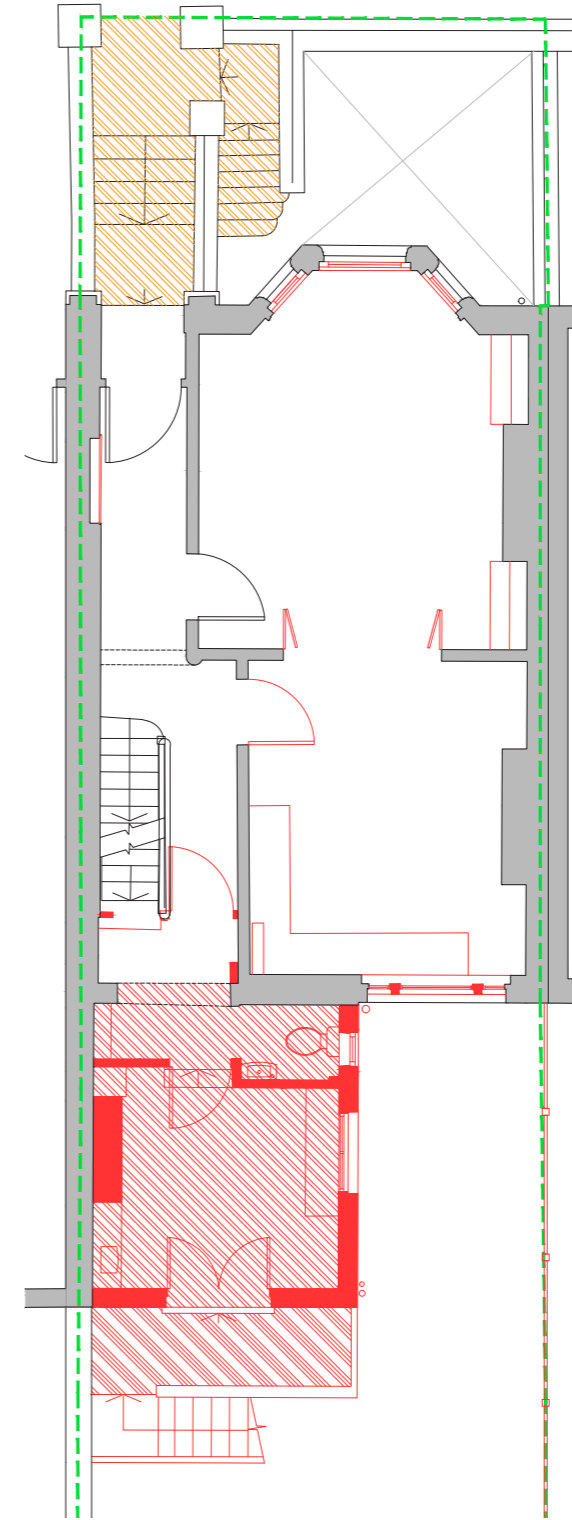
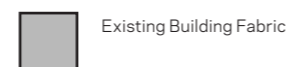
On the Ground Floor the proposed external alterations are as follows:

1. New lead finish to flat roof of Lower Ground Floor plant and bin store extension.
2. The existing staircase leading to street access and LGF is damaged. To be repaired, waterproofed and re-finished in York-stone.
3. New bespoke cast-iron, painted black garden gates.
4. Window sill height increased to 800mm from internal FFL. Lower sill height in the same position previously approved in application: 2022/2442/P.



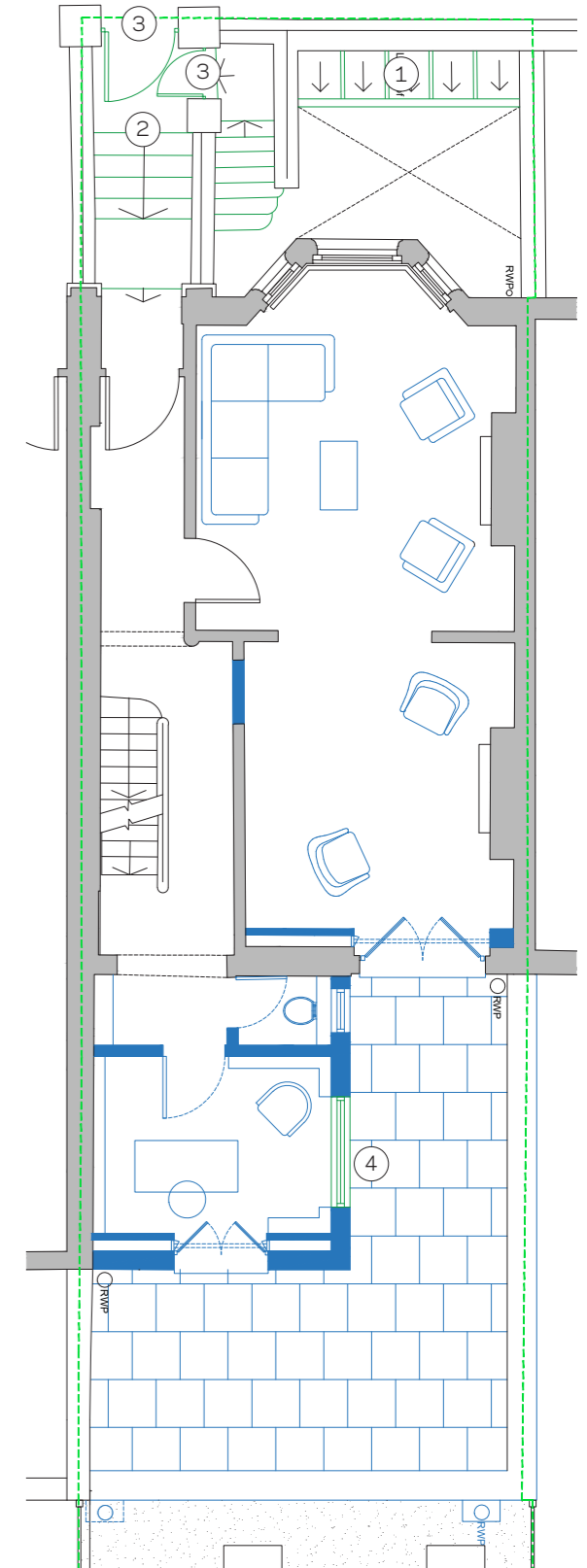
Existing Plan - NTS

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Demolition Plan - NTS

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Proposed Plan - NTS

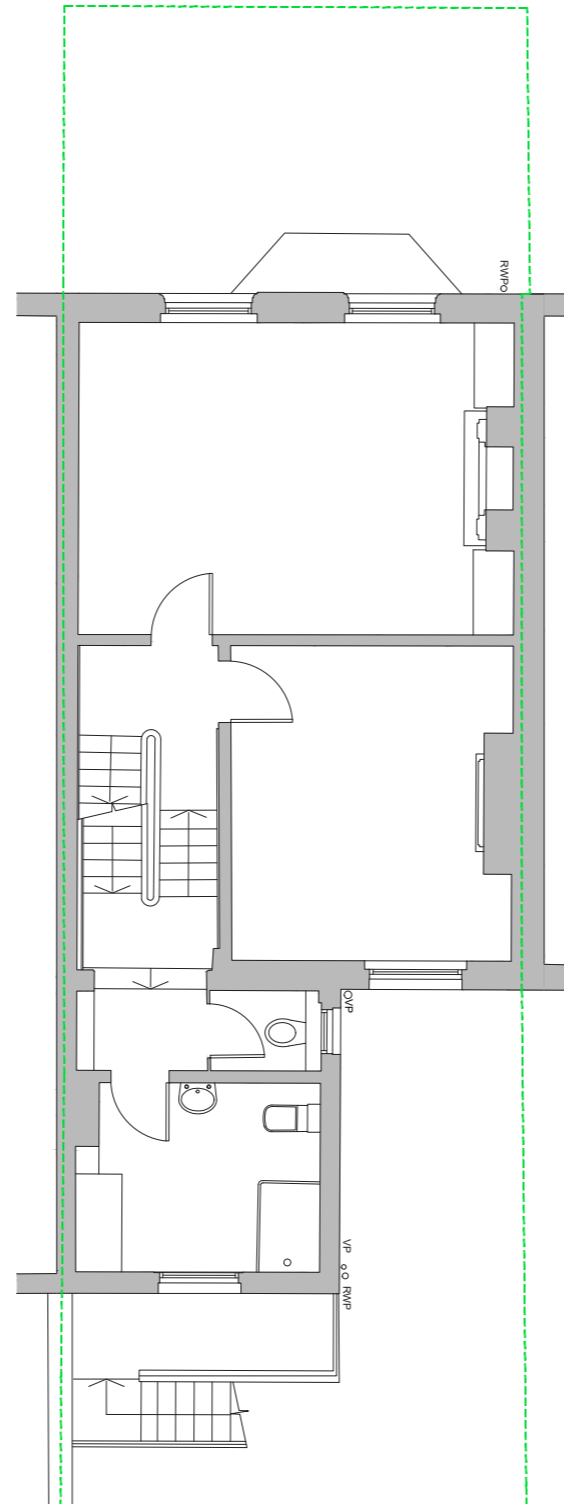
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### 4.3 First Floor (Ground Floor Bay Window Roof)

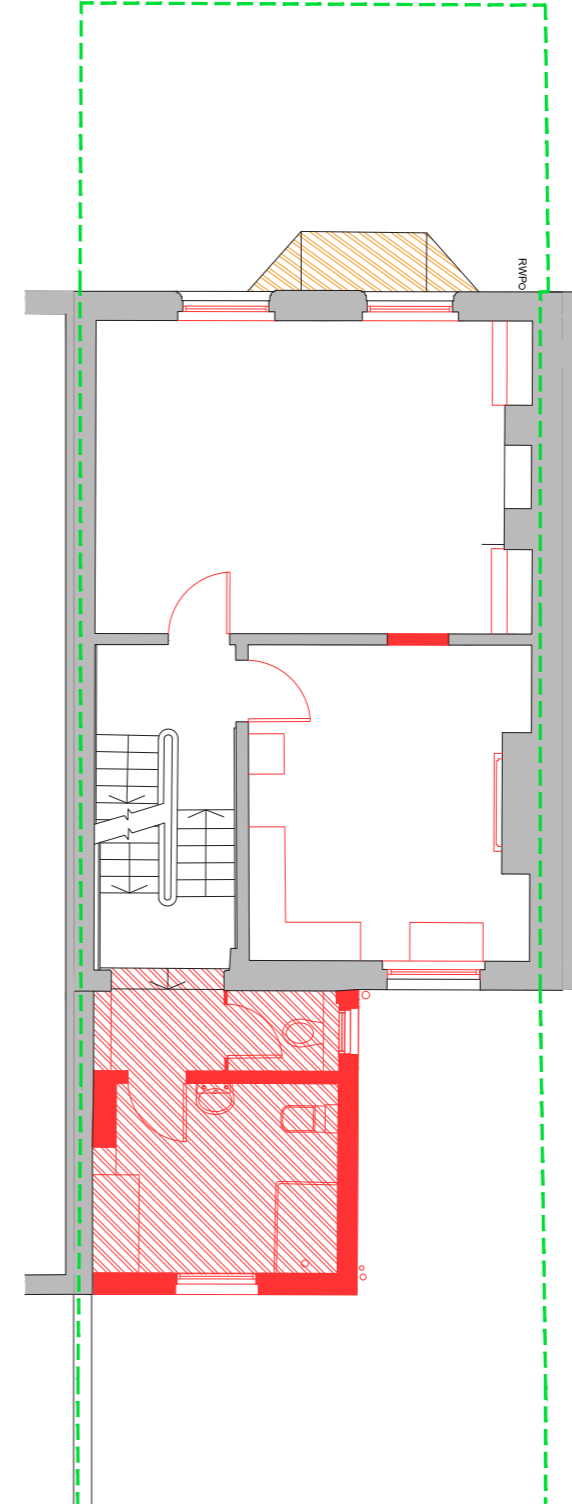
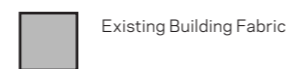
On the Ground Floor the proposed external alterations are as follows:

1. Repair works are needed to the roof of the existing bay window. To be re-finished to match the existing.



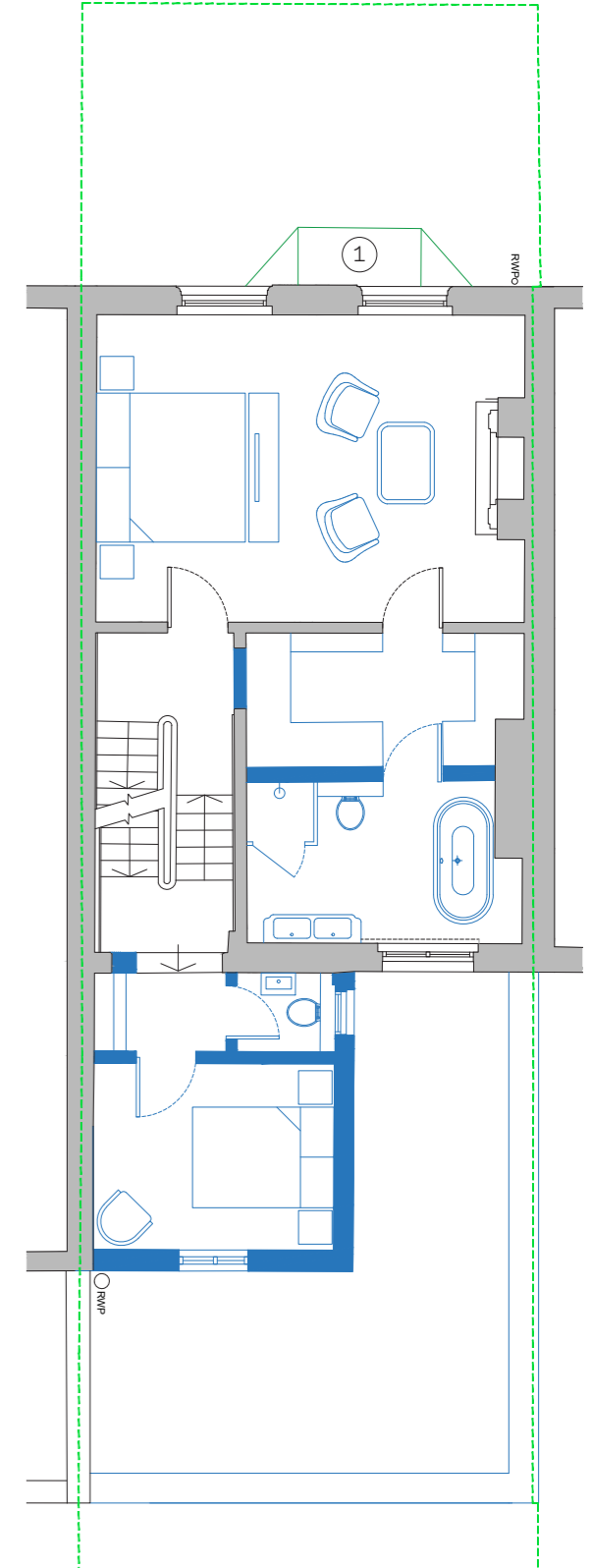
Existing Plan - NTS

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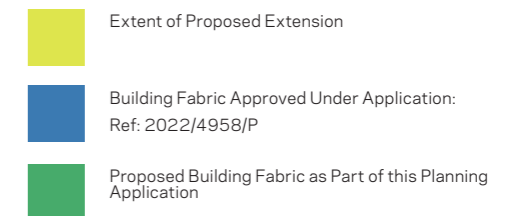
Demolition Plan - NTS

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Proposed Plan - NTS

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## 4.3 Scale and Massing

The only change to the scale and massing of this proposal is to extend the existing vaults towards the main building, allowing for an increase of 1.4m<sup>2</sup> GIA.

GIA Scheme Under Planning Review:  
Ref: 2022/4958/P

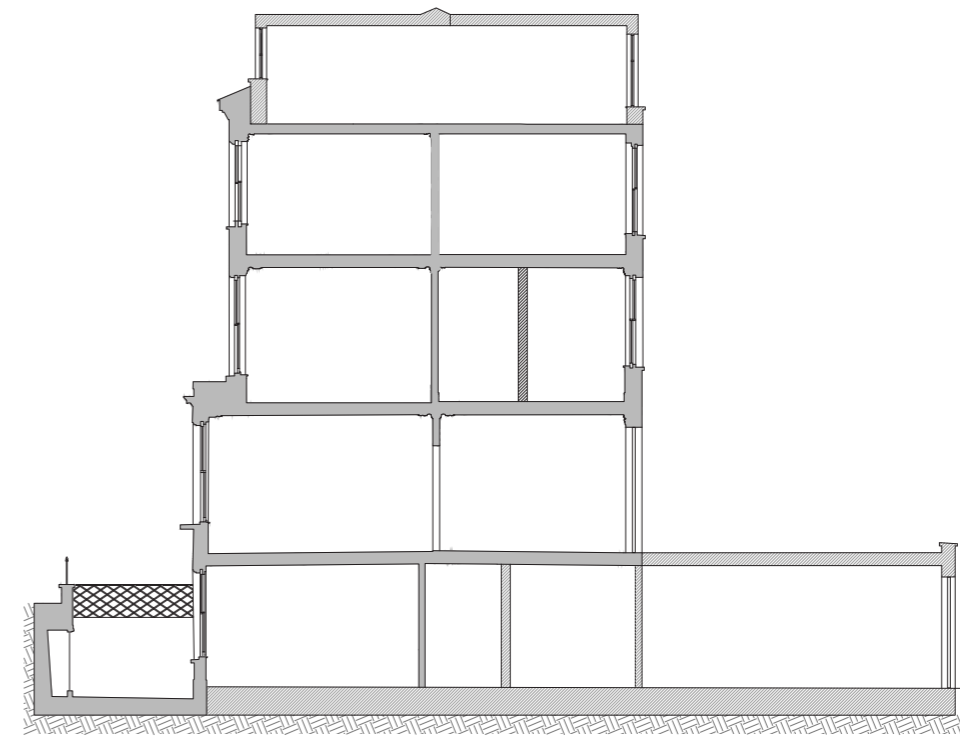
Floor	SQM	SQFT
Lower Ground	94.3	1014.7
Ground	60.2	647.8
First	60.1	646.7
Second	60.8	654.2
Third	38.1	410.1
Total	313	3371

GIA Scheme Under This Application:

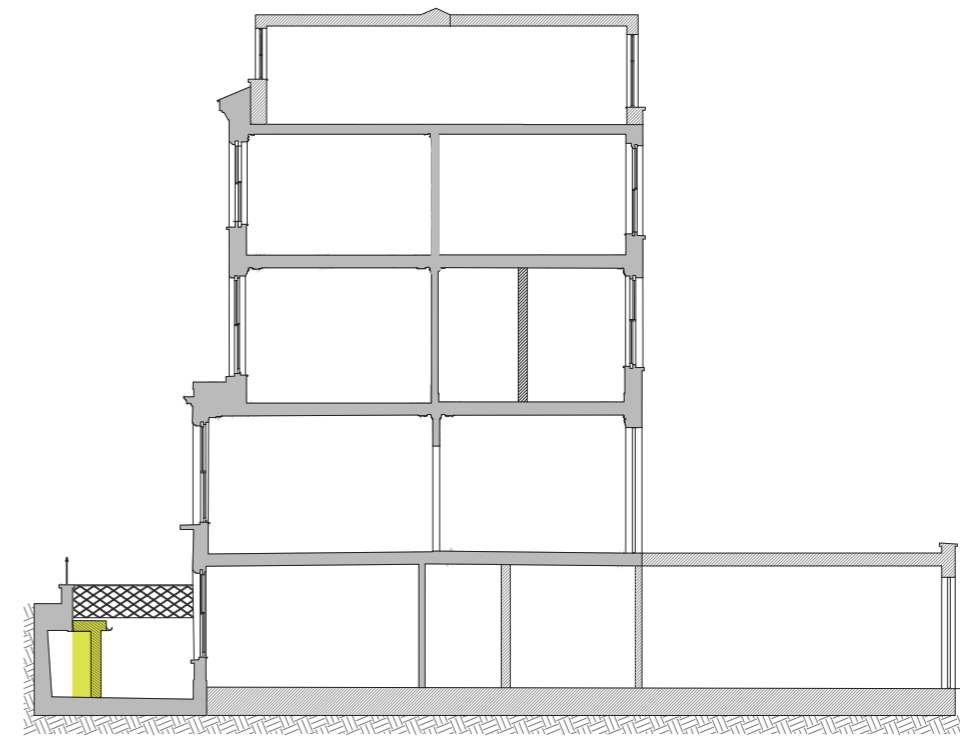
Floor	SQM	SQFT
Lower Ground	95.7	1019.3
Ground	64.2	690.8
First	60.1	646.7
Second	60.8	654.2
Third	38.1	410.1
Total	317	3416

Proposed Increase in GIA

Floor	SQM	SQFT
Lower Ground	1.4	4.6
Ground	0	0
First	0	0
Second	0	0
Third	0	0
Total	0	0

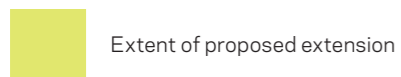


Proposed Section Under Planning Application. Ref: 2022/4958/P  
NTS



Proposed Section  
NTS

KEY:



# 7.0 3D Views



Proposed Front View From Denning Road



Dormer proposed under application: Ref# 2022/4958/P

Proposed Front View From Denning Road

## 8.0 Historical Character and Context

This proposal has been designed to maintain the character of the Conservation Area.

Traditional materials will be used in the proposed works to match those of the existing original house and the neighbouring properties along Denning Road.

The extension to the Lower Ground Floor vaults, forming plant room space will be finished in reclaimed London stock brick, and a lead roof which will sit lower than the existing parapet wall, hiding the massing from street view. Ironmongery used for the gates and window grilles will be manufactured using cast-iron and painted black, adhering to the Conservation Area.

The proposed York-stone finish, replacing the existing damaged screed of the stairway and light-well external flooring will match that of 13 Denning Road and the repair work to the bay window roof on the primary elevation will replicate the existing.

We believe the proposals listed within this report are appropriate in context of the development of the conservation area.

## 10.0 Access Statement

No alterations to the access of the building are made in this planning application.

Access within the building itself will remain as the existing.