

DESIGN AND ACCESS STATEMENT

43 Denning Road, London, NW3 1ST

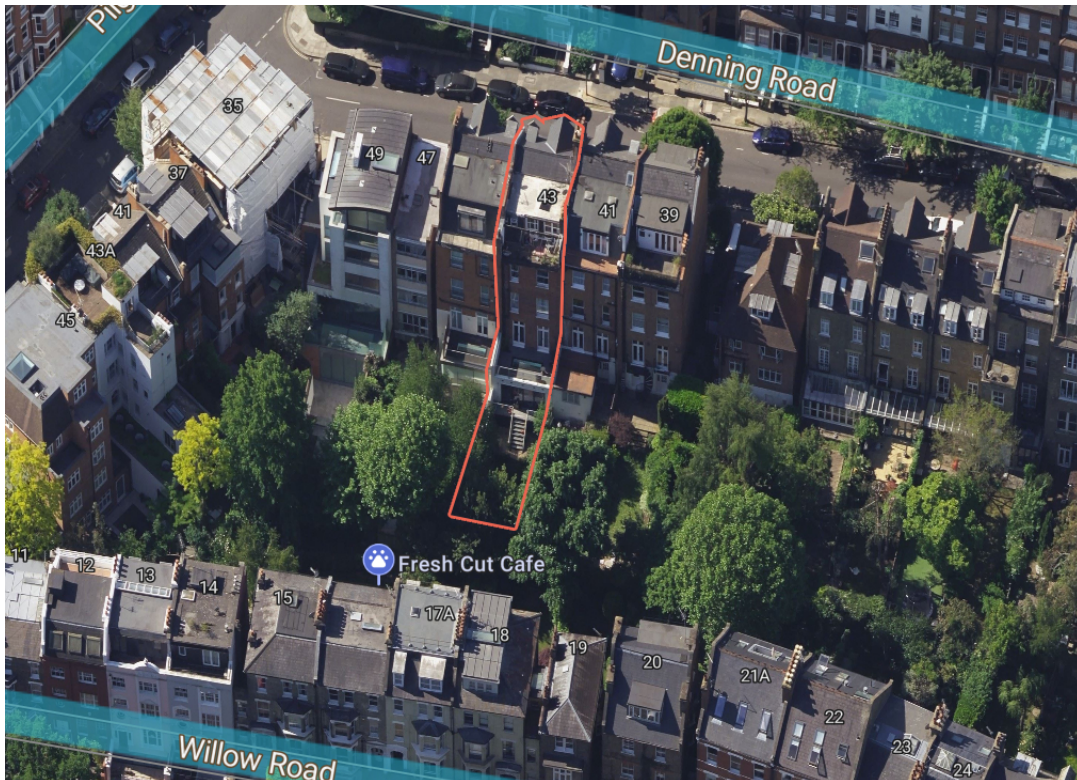
To Accompany Planning Application for Planning Permission

This design and access statement is intended to explain the addition of a garden room to the Ground/Basement Flat at 43 Denning Road, London, NW3 1ST. It demonstrates how the design of the scheme has evolved and emerged from detailed knowledge and understanding gained from analysis of the site and local and national planning policies.

The Site, Listing and Conservation

43 Denning Road is a terraced house built in the 1870's. It is in the Hampstead Conservation Area.

The Hampstead Conservation Area has been sub-divided within Camden Council's Conservation Area Statement into eight sub-areas and the application site at 43 Denning Road is located within the Willoughby Road/Downshire Hill sub-area. the building is not a listed building.



43 Denning Road birds' view.

The Use

The Ground/Basement Flat at 43 Denning Road is a family home occupied by a single family and falls under class C3.

The new outbuilding will have a domestic use and will have no impact in the neighbourhood amenity through overlooking, overshadowing, lights spill nor noise nuisance. It will provide residents of the Ground/Basement Flat with an office area that will significantly improve their quality of life.

This outbuilding will be used as a home office. This regular usage will encourage the occupants to maintain the garden all year as the use of the home office will not be limited to summer and spring.

Scale and Access

The scale and access of the Ground/Basement Flat at 43 Denning Road will not be altered.

The new outbuilding will be located at the end of the garden with a scale that will be visually subordinate within the host garden.

The massing and design of the proposed outbuilding is in line with other similar outbuildings in the area. It will be small, with an area under 13 sqm.

The proposed outbuilding could have been built following the parameters of permitted development if the property was a house outside of a conservation area.

There are several garden rooms in the area camouflaged among greenery. See birds' view with existing garden rooms/garden sheds plotted around. (See diagram 1)

Landscaping, Materials

The property is in a residential street with similar properties. The properties are set back from the road and have a front and rear garden.

An existing shed in the garden has recently been removed and permission is sought to replace it with a new outbuilding, which will be just slightly larger than the shed it replaces.

The proposed garden room will have materials that are sympathetic to its surroundings.

The outbuilding will have a green roof. This will have a positive impact on the visuals from the rear windows of the main buildings as the green roof will merge with the garden and keep the visuals of the garden "green".

The building will be built of traditional materials with a timber cladding on the facades. Natural light will flow into the garden room through new glass doors. All glazing will be double glazed with powder coated aluminium frames.

The roof will drain through a French drain with a gutter on the front elevation. The garden room will not have any water requirements (taps or WCs) so it will not need to be connected to the sewage.

Space has been retained around the proposed outbuilding to allow for soft landscaping.

Existing timber fences will be retained as boundaries. An arboriculturist report will accompany this application, studying existing trees and providing advice on any specific works required to preserve them.

Policy

The planning policies and planning guidance of the Local Authority, as well as National Policies and the London Plan have been considered when preparing this application.

Particular reference has been made to the following documents: London Plan 2021: Policy D3 Optimising site capacity through the design-led approach and policy D4 Delivering good design.

More specific guidance based on the location of the property:

Camden Local Plan 2017.

Conservation Area Appraisals and Management Strategies - Hampstead Conservation Area statement.

Camden Planning Guidance (CPG) - CPG1: Design, CPG3: Sustainability, CPG8: Planning obligations.

HOME IMPROVEMENTS - Camden Planning Guidance - January 2021.

We believe the proposed works are in compliance with the policies listed above. Their size, design and location make the proposal very discrete, and it would cause no harm to the appearance of the property or local area, nor would they harm the amenities of nearby residents.

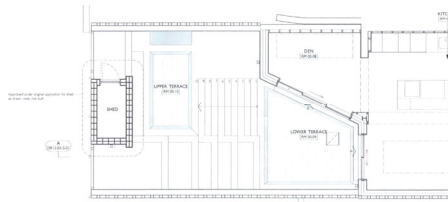
Similar applications

Some properties located within the Hampstead Conservation Area have garden rooms, some of those properties are in Dennig road and some in the close vicinity. (see diagram 1 below)

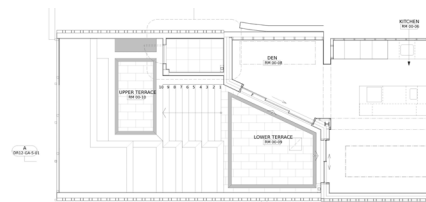


Garden Rooms/sheds are shown with red dots. The arrow shows 43 Denning Road **Diagram 1**

6 Denning Road - 2012/3093/P – Planning permission granted: amendment to a planning application to relocate the approved garden shed.



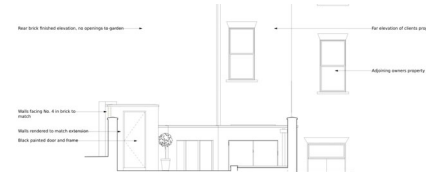
Existing plan



Proposed plan



Existing elevation



Proposed elevation

17 Denning Road - 2013/6577/P – Planning permission granted: Conversion from 5 flats (1x2 bed, 4x1 bed) to single dwelling (Class C3) with erection of rear infill extension at lower ground floor level and single storey addition to closet wing extension at second floor level and associated elevational alterations. The garden room is not mentioned in the application, but it was built as shown in the birds' view image.

25 Denning Road – Planning application cannot be found but, in the birds' view a garden room can be seen.

22 Downshire Hill - 2017/4578/P - **Erection of single storey rear outbuilding**, increase in depth of existing rear garden platform and new access stairs. Erection of new rear retaining wall'.



Proposed plan.

18, 19, 20, 21, 23 & 24 Downshire Hill – Planning applications cannot be found but in the birds' view outbuildings can clearly be seen.



Planning History at 43 Denning Road

2009/4712/P
2008/4354/P
CTP/E7/37/29977
CTP/E7/13/37/28639

Site photos



Rear garden - photo taken 22.01.2024 - Existing garden room has been removed temporarily until planning permission is granted for the new one.



Existing garden shed

Heritage Statement

Based on the local authority's website, the fundamental consideration that should not be altered within conservation areas without specific permission covers:

DESIGN

Not all development has been successful in contributing to the character of the conservation area; some is neutral or bland in its performance. Where development has not positively contributed to the character and appearance of the conservation area, it usually involves:

- Use of inappropriate materials
- Inappropriate bulk, massing and/or height
- Inappropriate signage
- Impact upon views
- Possible impact upon soil stability
- Lack of 'good manners' or respect to historic context
- Traffic generation
- Impact upon the Heath and views

QUALITY EROSION

There continues to be a steady erosion of many of the attributes of the character and appearance of the area, especially, but not necessarily confined to, residential dwellings. These mainly concerns are:

- Alteration and addition to roofs
- Alteration to or replacement of windows, porches, doors, and other features
- Alteration to or addition of basements
- Loss of traditional railings or gateposts
- Loss of garden walls
- New additions which show little respect to their historic context
- Loss of original features
- Inappropriate extensions
- Inappropriate painting of brickwork, walls or fences.

Other considerations, which cover the request for planning now before the Local Authority, should be allowable if sufficiently well designed or of a stature so as not to affect the amenity enjoyed by the neighbourhood.

The proposal for this garden room itself is considered not to cause harm to the amenity of surrounding land, natural habitat or buildings and it is considered to have little impact on the character of the heritage asset within the Hampstead Conservation Area. Careful consideration has been given in the design of this garden room to use quality materials suitable for their setting and a green roof to blend in with its surroundings. The proposal also describes how we will protect existing trees. These trees will create a nice setting for the garden room surrounding it with greenery as many other garden rooms and sheds in close vicinity.