

Planning Report and Impact Assessment

37 Denning Road, NW3

Alterations, refurbishment and extension of a single family residence
Application for Planning Permission

Boyarsky Murphy Architects

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1.0 Introduction

This report is in support of an application for alterations and extensions to 37 Denning Road, NW3. 37 Denning Road is a single family house and the proposed works have been prepared on behalf of our clients Deividas Seferis and Abigail Kienbaum who are the residents of number 37 Denning Road. Our clients have asked us to extend and modernise the property so that they can live there with their family for the long term.

1.1 Supporting documents

This statement should be read in conjunction with the following Boyarsky Murphy Architects drawings:

PA_01	Site Location Plan, Block Plan 1:1250 & 1:250
PA_02	Site Photographs
PA_03	Existing Street Elevation 1:100
PA_04	Existing Front Elevation 1:100
PA_05	Existing East Elevation 1:100
PA_06	Existing West Elevation 1:100
PA_07	Existing Rear Elevation 1:100
PA_08	Roof/Plot Plan Existing & Proposed 1:250
PA_09	Proposed Street Elevation 1:100
PA_10	Proposed Front Elevation 1:100
PA_11	Proposed East Elevation 1:100
PA_12	Proposed West Elevation 1:100
PA_13	Proposed Rear Elevation 1:100
PA_14	Existing Long Section 1:100
PA_15	Proposed Long Section 1:100
PA_16	Existing Cross Section 1:100
PA_17	Proposed Cross Section 1:100
PA_18	Lower Ground Floor Plans, Existing & Proposed
PA_19	Ground Floor Plans, Existing & Proposed
PA_20	First Floor Plans, Existing & Proposed
PA_21	Second Floor Plans, Existing & Proposed
PA_22	Roof Floor Plans, Existing & Proposed
PA_23	West Facing Garden Walls, Existing & Proposed
PA_24	East Facing Garden Walls, Existing & Proposed

Planning Report and Impact Assessment

Design and Access Report

Structural Engineers drawings and reports by: T.A. Greig, Consulting Engineers:

- 914_01 Lower Ground Floor Plan – proposed
- 914_02 Ground Floor Plan - proposed
- 914_03 First Floor Plan - proposed
- 914_04 Second Floor Plan - proposed
- 914_05 Roof Ground Floor Plan - proposed
- 914_10 Section A A- proposed
- 914_11 Section B B - proposed
- 914_12 Section C C - proposed
- 914_13 Section D D - proposed
- 914_14 Section E E- proposed
- 914_15 Section F F - proposed
- 914_16 Front Elevation - proposed
- 914_16 Rear Elevation- proposed
- 914_SER Structural Engineering Report

Marcus Fox Arboricultural Design & Consultancy's
Arboricultural Survey. Impact Assessment & Method Statement Report
(BS5837:2012)

2.00 Site Description

No 37 Denning Road is a detached two storey house located within the Hampstead Conservation Area, to the east of the centre of Hampstead. The part of Hampstead where the application is located was developed in the 1880s and 1890s when streets of terraced houses filled in all the undeveloped land between South End Green and Hampstead as detailed in the Hampstead Conservation Area Statement. The property is listed as making a neutral contributor within the Conservation Area Statement.

Regarding Denning Road, there are terraces on both sides with considerable variety in the detail. Predominantly they are three storey, some with a semi-basement. Nos.1-7 have distinct porticoes and ground floor bays, Nos.12-36 are brick with red brick dressings and sash windows with multi-panes with white painted wood details framing the recessed front door. The roof lines vary in design, although most are pitched. And as with other streets in this sub-area there are unsympathetic roof alterations (Nos.5,7,13,22 & 23,39). A former Hall (now in residential use) on the west side interrupts the rhythm of the street and provides contrast in scale, but with materials and details that relate to the street. Nos.29-33 are a terrace of distinct red brick houses with canopied front door and a gable/dormer in the roof. Nos.47/49 are a 1960s pair of three storey houses with internal garages at ground floor level. The garages are typical of the period but detrimental to the streetscape

The subject site is located on the north side of Denning Road and is a 2 storey post-war detached house with a loft and lower ground floor. It is of a vernacular “Georgian” appearance typical of the late Arts and Crafts aesthetic. It is noted as being a neutral contributor to the character and appearance of the Conservation Area. No 37 Denning Road sits in the gap between two 19th century terraces. It is an undistinguished design with a cottage-like character and is significantly lower than its neighbours. The awkwardness in scale in relation to its neighbours is exacerbated by its low ridge height which is 3.845 metres lower than no 33 Denning Road and 3.440 metres lower than no 39 Denning Road.

3.00 Planning History

3.1

Application no: 9201051. The erection of a dormer window on each of the four elevations as part of the formation of two bedrooms and a bathroom in the roofspace.

Approved 29/10/1992.

3.2 Pre-application advice

3.2.1

Application ref: 2023/3172/PRE

Proposal: Excavate the lower ground floor to create larger basement and alterations to rear fenestration

4/10/2023

3.2.2

Application ref: 2023/5215/PRE

The current proposals seek an upwards extension by one storey, alterations to the front and rear dormers and installation of 3 rooflights on the side roof slopes.

25/04/2023

4.0 Proposals

Proposals comprise:

An upwards extension by 1.6 metres to convert the existing loft into a second story, alterations to the front and rear dormers and installation of 3 rooflights on the side roof slopes;

- a single storey side extension formed by the replacement of the existing garage;
- a single storey full width rear extension;
- alterations to existing windows to rear and side elevations & 2 no balconies at rear ground floor level;
- renewal of existing windows to front elevation with painted hardwood windows to match existing, double-glazed;
- excavations to lower existing lower ground floor;
- formation of new windows and door to West facing side elevation at lower levels;
- minor works to front area including relocation of rubbish and recycling , formation of an off street parking area and steps to rear garden passageway;
- new retaining walls to garden.

4.1 An upwards extension by 1.6 metres to convert the existing loft into a second story, alterations to the front and rear dormers and installation of 3 rooflights on the side roof slopes.

The current loft, formed in the early 1990s, has cramped accommodation with low headroom and is not properly integrated into the house. The proposal is to create a second floor with habitable accommodation for three bedrooms.

The proposal is for the removal of the existing roof and dormer windows in order to raise the roof by 1.60 metres. This will be achieved by removing the existing roof and roof tiles and raising the brickwork walls by 1.60 metres. Roof tiles will be set aside for re-use and the roof with its bonnet hip tiles will be reconstructed carefully to match the existing roof. New brickwork will match existing and will be constructed with reclaimed bricks. The existing front dormer will be replaced with two smaller lead-clad dormers which will sit further down the roof profile. The rear dormer will be replaced with a tile-clad half dormer. Dormer windows will be painted hardwood timber casement windows, double glazed.

To create more efficient floorspace and to provide for two children's bedrooms with a play area, our clients would like to remove the existing roof and dormer windows and to raise the roof by 1.60 metres. This will be achieved by removing the existing roof and roof tiles and raising the brickwork walls by 1.60 metres. Roof tiles will be set aside for re-use and the roof with its bonnet hip tiles will be reconstructed carefully to match the existing roof. New brickwork will match existing and will be constructed with reclaimed bricks. There will not be replacement dormers to the east and west elevations and this reduced roof profile will be in sympathy with the original design. Existing dormer windows from the 1990s are inelegant and they sit relatively high within the roof plane. Proposed replacement dormers to the front and rear elevations have been developed in response to pre-application advice.

No 37 Denning Road sits in the gap between two 19th century terraces. It is an undistinguished design with a cottage-like character and is significantly lower than its neighbours. The awkwardness in scale in relation to its neighbours is exacerbated by its low ridge height which is 3.845 metres lower than no 33 Denning Road and 3.440 metres lower than no 39 Denning Road.

Note please refer to a precis of pre-app advice in Section 4.

4.1.2 Impact Assessment

No 37 Denning Road is an anomaly in a street of predominantly three or four storey 19th century terraced houses. The proposed alterations and raising of the roof will not detract from the roof lines of street and the buildings neighbours. No. 37 will remain subservient to its neighbours with a ridge level approximately two meters lower than its neighbours.

4.2 A single story side extension formed by the replacement of the existing garage.

The existing single storey garage will be demolished and replaced by a single storey side extension. Existing roof tiles will be set aside carefully for re-use. The extension will be constructed from bricks to match existing and a tiled roof to match existing design of the bonnet hip tiled garage. The extension will extend a further 1.20 metres in width to the flank wall of No. 39 Denning Road. The proposed extension has been set back 1.35m from the line of the garage to allow for off street parking for a family car. The ridge of the proposed extension roof will be at the same height as the ridge of existing garage roof. The front elevation to the proposed extension will have timber framed painted double-glazed windows and a glazed timber framed access door which have been designed to match the existing fenestration to the front elevation. The rear of the proposed extension will have a glazed rooflight that will bring light down into the proposed new kitchen at lower ground floor level.

Access to the garden will now be along the side passage to the west facing side of no 37 Denning Road with new stone steps. This will also provide a wildlife corridor.

The design of the proposed side extension has been set back further from the street than the existing garage. The proposed extension is an ancillary structure that will not compete with the main house. It will house a W.C. , a boot room and a loft space for storage. A contemporary style two story side extension has been completed at 48-50 Pilgrims Lane. This is a two storey extension that infills an existing garage site and, in terms of massing, has a far greater equivalence with the main house than the proposed extension at no 37 Denning Road.

4.3 A single storey rear extension

A single storey extension is proposed at lower ground floor/ garden level to the rear of no 37 Denning Road. The proposed extension will project into the garden by 3.00m from the rear elevation. It will have a height of 2.65m. The design of the extension will be contemporary in style with double glazed with black painted steel framing and doors with a double-glazed roof. An area of the extension will be of

brickwork that will match existing brickwork. This will house the kitchen which will gain light from above by skylights and the glazed rooflight to the side extension. The extension will extend from the side passage to the west of no 37 to the garden wall with no 39 Denning Road. Full width glazed rear extensions are a familiar typology in neighbouring buildings. No 33 Denning Road (no 37's direct neighbour) and no.s 29 and 31 Denning Road have full width glazed extensions. Numbers 41 and 43 Denning Road also have full width rear extensions.

4.3.1 Impact Assessment

The proposed rear extension will not be visible from street and will not overlook neighbouring properties. There will be no overlooking or amenity issues. The extension will be designed and constructed with high quality materials.

4.4 Alterations to existing windows to rear and East facing elevations plus 2 no balconies at rear ground floor level:

It is proposed that the existing stairwell window to the East facing elevation is extended vertically from a height of 1.56m to 3.20m. This window will be a painted hardwood sash window, double glazed;

It is proposed that the two existing rear windows at ground floor level are extended downwards to floor level and replaced with painted hardwood French windows, double glazed;

Each window will have a steel balcony with black painted steel railing and balustrades.

4.4.1 Impact Assessment

The proposed extended side window will have a minimal visual impact from the street and will not have any overlooking or amenity issues. It is a common feature for rear elevations of houses along Denning Road to have French windows and balconies to their rear elevations, this is the case for neighbouring buildings nos 41,39,33,31 and 29 Denning Road. There will not be any overlooking or amenity issues.

4.5 Renewal of existing windows to front elevation with painted hardwood windows to match existing, double glazed. Existing timber framed windows to the front elevation are in poor condition and single glazed. It is proposed that these windows are replaced and glazed with Slimlite or similar double glazing.

4.5.1 Impact Assessment

There will be minimal visual impact. Existing windows will be renewed to match existing.

4.6 Excavations to lower existing lower ground floor.

Excavation works to extend the depth of the existing lower ground floor by approximately 1.2m in order to form a new living area with ancillary spaces and a guest bedroom. Pre-application advice has been sought to confirm that the existing lower ground floor is not technically a basement (see section 4)

Camden's Basement CPG of January 2021 states the following:

1.7 - 'When identifying a basement the Council will generally consider that a basement is a floor that is predominantly under the prevailing ground level of the site.'

1.8 - 'Where a building is located on sloping land and there is a change of level across the site, a story which is accessed at ground level at one side of the site (with no steps or ramps) will not generally be considered a basement, unless the site has been excavated to allow access to that floor'

The diagram on page 12 of the CPG (illustrated below) shows that to be considered a lower ground floor and not a basement it must 'have a significant proportion above the prevailing ground level'.

We can confirm that the current lower ground floor does have a significant proportion above the prevailing ground level (please refer to drawing PA_06). We can also confirm that the building is located on sloping land and the existing lower ground floor is accessed at ground level at one side of the site. The site has not been excavated to allow access to this floor.

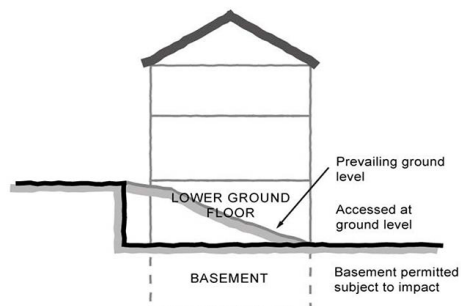
It is therefore our understanding that planning permission is not required for these excavation works but on the advice of the Design Officer who dealt with the pre-application advice we are including our Structural Engineer's drawings and reports concerning construction aspects.

Please refer to pre application advice and correspondence.

Sloping and excavated sites

Where a building is located on sloping land and there is a change in level across a site, a floor which is accessed at ground level at one side of the site (with no steps or ramp) will generally not be considered a basement, unless the site has been significantly excavated to allow access to that floor as shown in Figure 2, below.

FIGURE 2: Sloping sites



Excerpt from Camden's Basement CPG of January 2021, page 12.

4.6.1 Impact Assessment

The proposed excavation works are within the footprint of the existing building and they will not create any amenity issues. Please refer to TA Greig Consulting Engineers' drawings and Structural Engineering Report for structural and constructional information regarding the proposal. Please also refer to Marcus Fox Arboricultural Design and Consultancy's Arboricultural Survey.

4.7 Formation of new windows and door to West facing side elevation.

A double-glazed window is proposed at first floor level to bring light into the proposed dressing room. At lower ground floor level, to complement the excavations to the lower ground floor a series of windows and a glazed door are proposed facing the side passageway.

4.7.1 Impact Assessment

These proposed windows and doors will have minimal visual impact. The windows and door at lower ground level will not be visible from the street. The window at first floor level which is located at the centre of the property will have minimal impact on the streetscape. There are no amenity or overlooking issues.

4.8 Minor works to front area including relocation of rubbish and recycling , formation of an off street parking area and steps to rear garden passageway:

The existing rubbish and recycling enclosure will be relocated from the West side of the front area to the East side. This will free-up the side passage and enable access to the rear garden and to provide a wildlife route. This will be a timber construction, rodent free, it will house four number 240 litre bins; new steps will be formed to the side passage and there will be a new painted timber gate; a green permeable off street parking bay for a family car will be formed.

4.8.1 Impact Assessment

These works will have minimal impact on the streetscape

4.9 Garden retaining walls

As part of the refurbishment works to the property it is proposed to rebuild the Northern boundary wall which is in a poor state. It is also proposed to replace existing timber boundary walls to the South and East. New walls will be brick with concrete footings. The height of individual walls will be above 2 meters.

4.9.1 Impact Assessment

It is our understanding that these replacement walls do not fall under the requirement for planning permission but they are included in the application to demonstrate the scope of work

5.00 Pre- application advice

5.1 Application ref: 2023/5215/PRE

An application for pre-application advice was made for proposals seeking an upwards extension by one storey, alterations to the front and rear dormers and installation of 3 rooflights on the side roof slopes. The proposal included a half dormer to the front elevation. The advice given was that this would be detrimental to the form and character of the existing building, nor would it preserve or enhance the Hampstead Conservation Area. The advice went on to suggest that:

To overcome the issues outlined above, the proposed front dormer should be split into two smaller ones and sited equidistant on the front roof slope. In addition, the size of the windows should be reduced in order to read as more subservient to the rest of the building. Pending revisions to the front dormer, the proposal is considered to be acceptable in height, scale, and design.

It concluded that:

While the principle of raising the roofline is likely acceptable, the size and location of the amended front dormer is an incongruent design feature in this setting and would negatively impact the character of the host building and wider Hampstead Conservation Area. It would not be supported in its current design if submitted as a formal planning application.

If the applicant wishes to submit a formal planning application it is recommended that alterations are made to overcome this, as outlined above.

This current application has made the recommended alterations: the proposed dormer has been split into two smaller ones which are now sited equidistant on the front roof slope. The proposed windows have been reduced in size in order to read as more subservient to the rest of the building.

5.2 Application ref: 2023/3172/PRE

Pre-application advice was sought on the proposal to excavate the existing lower ground floor to create a larger area of living. The application sought to establish that the existing lower ground floor did not constitute a basement based on paragraphs 1.7 and 1.8 of Camden's Basement CPG of January 2021 and that therefore the proposed works would not constitute basement development.

The pre-app advice concludes: It is considered that the principle of an extension appears acceptable as well as the alteration to fenestrations on the rear. More information is required as set out above in any formal submission.

In further email correspondence with Planning Officer Ewan Campbell concerning the requirement for a full BIA he concluded that some sort of scoping report should support the application:

With reference to paragraph 1.8 this certainly infers that a full BIA may not be needed in this case due to the sloping nature of the site. However notwithstanding this, and in relation to the advice in the preapp report, some sort of scoping report should support the application to ensure the Council to fully understand the impacts on drainage, flooding, groundwater conditions and structural stability.

Please refer to: Structural Engineer

6.0 Environmental Strategy

All building works will be built according to Building Regulations. The existing fabric of the building will be upgraded. Insulated plasterboard will be applied internally to all external brick walls. All new glazing will be double glazed and existing single glazed windows will be replaced with double glazing and draught seals. The existing gas boiler will not be replaced and heating and hot water for the house will be supplied by a heat pump. The westfacing side passage will be opened up and made accessible to wildlife to ensure biodiversity.

7.0 Conclusion

The proposals for 37 Denning Road seek to extend it and modernise it so that it can be refurbished into a contemporary family house. The proposals to do this have been carefully worked out, paying careful attention to the existing structure and also to the sensitive nature of the Hampstead Conservation Area with its predominant terrace house typology with considerable variations in details. Pre-application advice has been sought for aspects of the designs that we considered might be controversial and the recommendations made have been incorporated into the current application scheme. Sitting in a gap between two 19th century terraces, no 37 is listed as making a neutral contributor within the Conservation Area Statement. Nevertheless our proposals are sympathetic to the original design intent of this smaller scale property and the alterations, particularly from the street, are respectful of the character and proportions of the property and its neighbouring buildings.