

FENTON HOUSE, HAMPSTEAD, LONDON, NW3 6SP - COMPOST BINS REPLACEMENT

DESIGN AND ACCESS STATEMENT

NOVEMBER 2017



1. Introduction

1.1 This document accompanies an application for Planning Permission to replace the compost bins in the rear garden of Fenton House, a Grade I listed building in Hampstead, London. The current compost bins are constructed with timber posts and panels, and are in a state of disrepair due to rot and inadequate functional strength. There are 8 bays in total (2 sets of 4 bays). The intention of the National Trust is to replace the timber posts with galvanised steel posts inserted into concrete footings, with timber panels slotted between the steel posts to form the new bins. The dimensions of the new bins will match those of the existing bins, maintaining 2 sets of 4 bays, providing 8 bays in total.

2. Background

2.1 Fenton House is Grade I listed and is believed to have been built c1686. The garden walls are Grade II listed.

2.2 The compost bins are located within the lower section of the rear garden, to the North West of the house, against a garden wall which separates the lower garden from the upper garden.

2.3 The compost bins are of timber construction; 8 bins in total are made up of 20 timber posts with wooden panelling in between to form each bay. The timber posts have decayed and are no longer providing adequate strength for the functional requirements of the structure. The panels are bulging outwards and are in poor condition.

2.4 It is assumed the compost bins were first installed in the 1990s, although there are no records. Temporary repairs have been carried out since their installation.

3. Consultation

3.1 Brief consultation with a Planning Officer from Camden Council was conducted via email to establish the appropriate level of Planning Permission required. The Camden Council Planning Officer advised that a Planning Permission Application is required, whilst Listed Building Consent is not.

4. Options Appraisal

4.1 The Trust has considered two main options for the replacement of the compost bins:

- a) To replace the current structure with a 'like-for-like' timber structure; this was dismissed due to the lack of the longevity and stability of the existing design.
- b) To replace the current structure with galvanised steel posts, set into concrete footings, with timber panels to form each 'bay'; this is the chosen design as it provides greater functionality and longevity of the structure, whilst still providing an appearance that is similar to the current design.

5. Proposed Design

5.1 The Trust is proposing that the current compost bins are replaced with the following:

1. Remove / dig out damaged existing timber posts.
2. Excavate in the same position 20 no. Pockets 600mm deep x 300mm square
3. Install 2 sets of 4 bays each (8 bins in total), comprised of:
 - 20 no. Galvanised powder coat finish 75mm x 75mm x 3mm steel posts @ 2000mm long. 600mm concreted into ground. All in keeping with existing dimensions.
4. Insert timber panels between the steel posts to form the required bays.

5.2 The Trust's design objectives for the proposal of the replacement of the compost bins are based on the following assessments:

- That the existing structure is in a condition beyond feasible repair with much of the existing timber frame unsuitable for reuse due to damage and decay.
- That the existing structure in its present state is detrimental in its aesthetic relationship to the house and garden.
- That the existing structure is not practical or safe to use in its current condition and in particular it cannot be used effectively for its intended function as a compost bin.

5.3 The proposed design drawings have been attached with this planning application (please see 'Proposed Design' document).

6. Heritage Asset Assessment

6.1 Please see the attached Heritage Asset Assessment/Short Research Paper.

6.2 In assessing the heritage of the structure the Trust Building Surveyor has engaged Trust sources for advice and guidance including the regional Curator.

6.3 The Heritage Assessment of the garden reveals that the garden has undergone a number of changes throughout the houses ownership, including a complete re-design in the 1980s under National Trust ownership.

6.4 It is therefore believed that the new compost bins will not be detrimental to the historical significance of the garden.

7. National Planning Policy

- 7.1** The National Planning Policy Framework sets out the government's policies for planning. Paragraph 6 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 sets out the three dimensions of sustainable development: economic, social and environmental.
- 7.2** Chapter 12 of the NPPF sets out the government's objectives and planning policies for the historic environment.
- 7.3** Paragraph 128 requires applicants to provide a description of the significance of heritage assets affected by the proposals and the contribution of their setting to that significance. This should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.
- 7.4** Paragraph 131 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 7.5** Paragraph 132 states that great weight should be given to the conservation of heritage assets. The more important the asset, the greater the weight should be. Significance can be harmed through alteration of an asset or development within its setting. As assets are irreplaceable, any harm should require clear and convincing justification.
- 7.6** Paragraph 134 states that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of the proposal, including securing its optimum viable use.

8. Access arrangements

- 8.1** Access to the site to undertaking the required works would be easily accommodated by way of existing routes to the garden and would not require the alteration of access routes either temporarily or permanently.

9. Conclusions

- 9.1** The Trust believes that there is good cause for replacing the existing compost bins in a way that is sympathetic to the current design, as well as the house and surrounding garden. In its present state the compost bins have become detrimental to their surroundings, unsafe and impractical to use. It is considered that a replacement with the proposed design will improve the structures aesthetic impact within the garden and ensure its functional use for the house staff.



10. List entries

Name: FENTON HOUSE

List entry Number: 1378648

Location

FENTON HOUSE, 3, HAMPSTEAD GROVE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 11-Aug-1950

Date of most recent amendment: Not applicable to this List entry.

Attachments:

1. Heritage Asset Assessment
2. Location Plan
3. Site Access Plan
4. Photographs of current compost bins
5. Proposed Design

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National Trust
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