

FENTON HOUSE, HAMPSTEAD, LONDON, NW3 6SP – GARDEN SHED REPLACEMENT

DESIGN AND ACCESS STATEMENT

JUNE 2018



1. Introduction

- 1.1** This document accompanies an application for Planning Permission and Listed Building Consent to replace the existing garden shed at Fenton House, a Grade I listed building in Hampstead, London.
- 1.2** The proposal is to replace the existing shed with a smaller 'mower shed' in order to better hide the shed from the view of visitors and neighbouring properties and therefore improve the aesthetic within the surrounding garden at Fenton House.

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 garden shed is located within the front section of the garden, to the South West of the house, adjacent to the garden walls which separate the neighbouring property from Fenton House.
- 2.3** The existing shed is of timber construction with a duo pitch roof covered with roofing felt. It is assumed to be c. 20 years old, although there are no records of its installation.
- 2.4** The shed is used by the Head Gardener to store a lawnmower and garden tools.

3. Consultation

- 3.1** Brief consultation with Raymond Yeung, Planning Officer at Camden Council, was conducted via email (23/10/2017) to establish the appropriate level of Planning Permission required. The Camden Council Planning Officer advised that a Planning Permission and Listed Building Consent Application would be required for replacement of the shed.

4. Photographs of existing shed

- 4.1** Photographs of the existing shed have been provided below:



Photo 1: Front Elevation



Photo 2: Existing shed, with neighbouring gardens behind (photograph taken facing away from Fenton House towards South West)

5. Proposed Design

5.1 The Trust is proposing that the current garden shed is removed and replaced with a high quality bespoke mower shed as per the Specification below:

1. Deconstruct existing shed and dispose of off- site.
2. Excavate an area measuring 1400mm x 1800mm x 250mm deep and lay a 100mm thick concrete slab on 150mm of compact clean hardcore and leave flush with surrounding ground level (all edges to be shuttered to provide clean finished edges).
3. Allow to supply all materials to construct a new 3no. brick high plinth to both side and rear perimeters of the concrete slab. Brick to match surround walls and samples are to be approved by the CA prior to purchase. The plinth is to be constructed with lime mortar.
4. Allow to supply and install 50mm x 100mm pre-treated softwood plate to sit on outside edge of new plinth with underlying dpc. Plate to be mechanically fixed into plinth and all corner joints to be half housed.
5. Allow to supply and install 50mm x 100mm pre-treated softwood studs at 400mm centres (inc. noggins) to form both sides and rear walls (front internal clear height of 1000mm and rear internal clear height of 700mm). End posts either side of opening to be double studded to support the door.
6. Allow to supply and install 50mm x 100mm pre-treated softwood roof joists at 400mm centres (inc. noggins) to form the roof structure. Joists to be fixed with galvanised joist hangers and mechanically fixed.
7. Allow to supply and install 22mm wbp ply board to the roof structure with a min 30mm finished vertical lip & overhang on all sides. Ply to be mechanically fixed and overlaid with a dark grey course roofing felt (CA to approve prior to purchase).
8. Allow to supply and construct with 50mm x 100mm pre-treated softwood timbers a side hung door frame to the shed ready for weatherboard finish. Frame to be cross braced for additional support.
9. Allow to supply and install planed pre-treated softwood weatherboarding to all elevations (inc. doors) with pre-treated planed softwood corner timbers. Leave ready for finishes.
10. Allow to supply ironmongery as below;
 - 2no. pair of heavy duty galvanised gate hinges suitably sized to accommodate the new door.
 - 1no. heavy duty galvanised hasp & staple.

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

- That the existing structure in its present state is detrimental in its aesthetic relationship to the house and garden.
- The Head Gardener does not require the size of shed that is currently in the garden.
- That proposed mower shed will adequately facilitate the gardener's lawnmower, whilst also improving the aesthetics within the garden.

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

5.4 A photograph of the proposed mower shed is provided below:



Photo 3: Proposed mower shed design

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 garden shed 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 for 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 garden shed with the proposed mower shed, employing a high quality design that is more sympathetic to the house and surrounding garden. 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 garden 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. Design Drawings

Simon Bayley
Assistant Building Surveyor
National Trust
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