



DESIGN & ACCESS STATEMENT
PLANNING APPLICATION

Denning Hall, 38 Denning Road London NW3 1SU.

**Proposed upgrade of front garden landscaping including cycle storage and a new refuse store.
And refurbishment to part front facade
in a conservation area.**

The following Design and Access Statement is to support a planning application for the upgrade of the front garden landscaping and part refurbishment to the front façade of 38 Denning Road.

Existing Building & Site:

The residential property is situated in Willoughby Road Conservation Area.

Denning Hall on the west side of the street and provides contrast in scale, but with materials and details that relate to the street.

The existing front garden consists of a low brick wall, that appears more contemporary to the main building, along the boundary of the public highway, with openings (no gates) to the pedestrian and vehicle accesses.

The pedestrian opening leads to the main entrance stone steps with simple black metal railing. There are two small planted areas either side of the entrance steps.

The right-hand side terrace has two level block paving area with a central small decorative tree planted.

There is one off street parking space accessed via an existing dropped curb.

A small low bin store brick structure is located to the side of the car port.

The main hall brick building has two matching single storey wings with vertical timber cladding and pitched slate tile roofs with lead flashing that adjoin the neighbouring properties.



Existing Front Elevation

The Proposal:

The proposal is to upgrade the front garden of the existing residential building.

The current front garden is very austere in relation to the host dwelling and the street scene.

In order to make the front garden appear more as a residential garden and define this point we propose to retain the low brick wall, raise the brick piers and install decorative black metal railings and gates that are similar to others in the street and at the same time provide privacy and security.

The addition of planting along the front wall and either side of the existing entrance steps will enhance the aesthetics of the site.

The commercial type granite setts will be replaced with a softer porcelain tile.

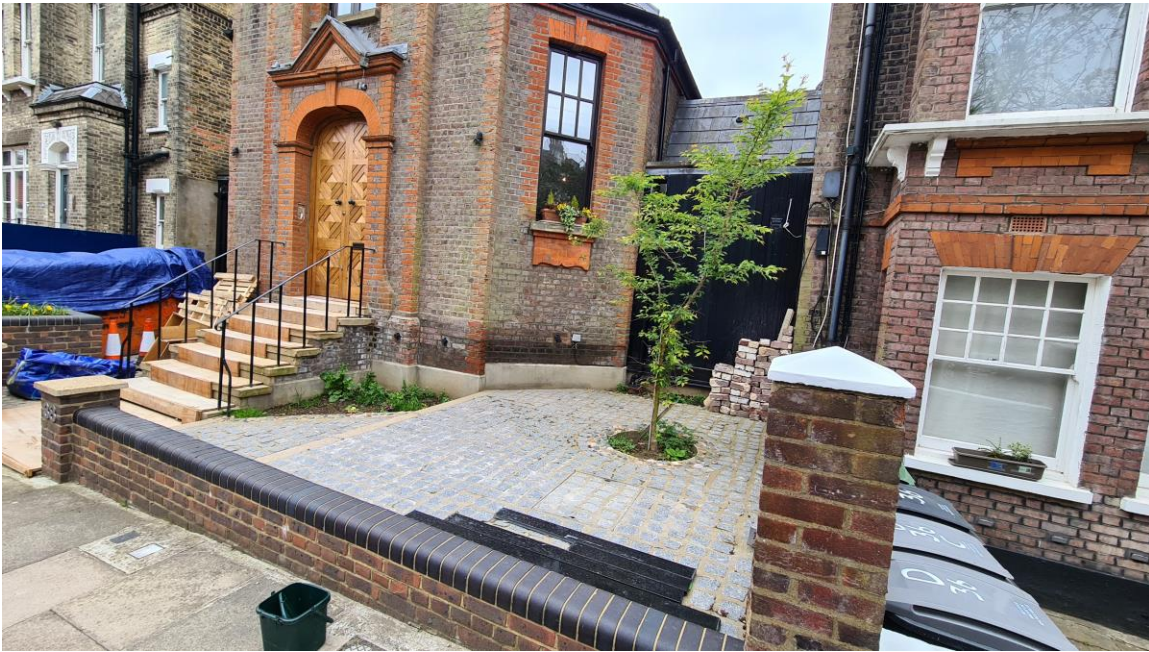
The existing off street car parking bay will be retained.

The two façade wings have black painted timber cladding which is of poor quality.

We intend to replace this with a lighter coloured timber cladding to match the brickwork.

A new refuse store will be provided to cater for new bin sizes, along with a bicycle store. These will have timber cladding that is the same as the new cladding to the two wings of the front façade. And these shall have planters on top to soften their visual appearance.

Two archaic and unsensitive lighting points on each wing will be replaced with new fittings.



Existing Right Hand Side Tiered Granite Terrace



Existing Black Timber Cladding to Left Hand Wing

The Design:

To comply with Policies CPG 2.12, 4.6, 4.7 & 6.20, Policies CLP D1, D2, Policy CCS LDF CS14, Policy HNP DH1 we propose to use materials that are sympathetic and complimentary to the building and surroundings. By way of retaining the existing brick wall, alterations and new walls will be built in matching brick with same mortar joints. Black metal railings will be introduced to match those as seen elsewhere on the street. The granite setts will be replaced with a softer porcelain tile. The existing black timber cladding will be replaced with Iroko timber cladding that will blend with the masonry of the main building.

We believe that the new design helps preserve and enhance the character and appearance of the building and area and so comply with Policies CPG 3.7, 3.8, 6.21, 6.43, Policies CLP D1, Policy HNP DH1

The new design does not affect any mature trees, and existing planting is purely decorative and an increased area of new planting will be installed along the front wall, either side of the entrance steps and on top of the refuse/bike stores complying with Policies CPG 3.7, 3.8, 6.21.

The design addresses current run off from the granite driveway that is not permeable in to the highway by providing gulley`s along the threshold of the driveway and pedestrian access. Albeit the porcelain tiles are not permeable they will be set to fall in to the gulley`s or planted areas. The refuse and bike stores will be built over open ground. The design provides the addition of greater area of soft landscaping to the front wall line, side of the steps and planters on the stores and thus improve the SUDs on the site to comply with Policies CPG 6.22, 6.24, 6.25, 6.26, 6.43.

The area of existing hard landscaping will be reduced slightly and altered to a more complimentary porcelain surface to comply with Policies CPG 6.20, 6.43 & 6.49.

We will retain the existing low brick wall and introduce metal railings and gates to the pedestrian access and driveway that match similar in the street to comply with Policies CPG 4.7, 6.21, 6.25, 6.35, 6.36, 6.37 & 6.38.

This will provide better security and privacy to comply with Policies CLP D1 & Policy HNP DH1



Proposed Black Metal Railing

The existing bin store is too small for current refuse requirements and bin sizes.

This will be removed to allow better circulation space around the driveway and pedestrian access.

The new refuse store will incorporate:

1 No. 240 ltr wheelie 1070h x 580w x 740d

1 No. 23 ltr waste caddy 405h x 320w x 400d

1 No. 90 ltr white sack for garden waste 450 x 450 x 450 (or disposed of by landscape gardener).

There will also be storage for 4 no. bicycles (2 bedroom property) in a secure lockable metal lockers located in the front garden. These units along with the bins store will be clad in vertical iroko timber slats to match and co-ordinate with the new cladding of the two building wings to comply with Policy CPG 6.33, Policy CLP T1 & Policies HNP DH1 & TT4



Similar Design for Iroko Timber Cladded Refuse & Cycle Store.

They will be built directly over earth to allow surface water dispersal and have black metal planters over the units to address SUDs and provide soft landscaping to comply with Policies CPG 6.25, 6.26, 6.43.

Two new light fittings will replace the two on the two wings.

These will be PIR fittings to improve security and are up/down lighters to illuminate the building, but not the street to comply with Policies CPG 6.35 & Policies CLP D1.



Proposed Up-Down Wall Light



Proposed Parcel Box

We feel that the proposed design seeks to improve and enhance the front garden and street scene and comply with Policy HNP DH2.

Listed Building & Conservation Area:

The building is not listed.

The building is situated in Camden Willoughby Road Conservation Area.

Flood Risk Zone:

The site is not within a flood risk area.

Tree Preservation Order (TPO):

There are no TPOs on the site.

Related Guidance and Policies:

The following are relevant Guidance and Policies which are to be addressed with this application:

- Camden Planning Guidance 2015.
- Camden Local Plan 2017
- Camden Core Strategy 2010-2025
- Hampstead Neighbourhood Plan 2018-2033

Camden Planning Guidance 2015.**Design – Materials.**

2.12 - Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well-designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials. We will encourage re-used and recycled materials.

Heritage – Effects of Conservation Area Status.

3.7 - We will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area.

3.8 - The Council has greater control over building work in conservation areas, including demolition, materials and detailed design.

Extensions and Alterations.

4.6 - The good practice principles set out the general design considerations for residential façades.

4.7 - Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases, closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

Wherever possible you should use materials that complement the colour and texture of the materials in the existing building. In historic areas traditional materials such as brick, stone, timber and render will usually be the most appropriate complement to the existing historic fabric.

- Materials for alterations should weather well, so their ageing process contributes positively to the character of the building, and the site's wider context.
- Original surface finishes should be retained or replicated wherever possible, as they are usually central to the architectural design / character treatment of a building. These may cover the entire building or façade, the roof elements, highlight specific features such as windows or doors or act as decorative elements such as ironwork.
- When repairing existing wall finishes, the composition of the original material should be determined, the defective area cut out and a replacement material of identical chemical composition applied and properly bonded.
- Alterations or repairs to brickwork or stonework should match the original in all respects while satisfying the needs of durability and maintenance. This should include matching the original bond, mortar colour and texture.

Landscape Design.

6.20 - The principle components of landscape design are soft landscape details and hard landscape details.

6.21 - Urban spaces have particular character which results from a combination of factors including geology, ecology, topography and the history of their development and use. We will expect new landscape design to respond to, preserve and enhance local character, including through the:

- preservation of existing trees and hedges;
- planting of new trees and hedges; and
- detailed design of boundary treatments and spaces within the site particularly where they are visible to the public domain.

6.22 - Planning applications will be assessed against:

- the successful resolution of the above elements into the design of the site;
- whether the site design has optimised opportunities to increase a site's sustainability and function in adapting to climate change.
- the need to reduce opportunities for criminal behaviour.

6.24 – Front gardens make an important contribution to the townscape of the Borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. Gardens are particularly prone to development pressure in the Borough with their loss resulting in the erosion of local character and amenity, biodiversity and their function in reducing local storm water run-off.

6.25 - The design of front gardens and forecourt parking areas make a large impact on the character and attractiveness of an area and in particular the streetscene. The design of front gardens and other similar forecourt spaces should:

- consider a balance between hard and soft landscaping. Where changes take place no more than 50% of the frontage area should become hard landscape. Where parking areas form part of the forecourt enough of the front boundary enclosure should be retained to retain the spatial definition of the forecourt to the street and provide screening;
- retain trees and vegetation which contribute to the character of the site and surrounding area;
- retain or re-introduce original surface materials and boundary features, especially in Conservation Areas such as walls, railings and hedges where they have been removed. If new materials are to be introduced, they should be complementary to the setting; and
- prevent the excavation of lightwells as a means of providing access to basements where this does not form part of the historical means of access to these areas.

6.26 - Planning Permission will not be granted for hard standings greater than five square metres that do not incorporate sustainable urban drainage systems (SUDS) into the design. SUDS incorporate permeable surfaces to allow water to soak into the subsoil, rather than being diverted into the stormwater system.

Methods for choosing the appropriate design of a SUDS are provided in "Responsible rainwater management around the home" available from www.paving.org.uk Planning applications which incorporate car parking areas into developments will be required to demonstrate that the chosen solution is appropriate to the underlying soil type.

6.33 - Entrances and adjoining areas of buildings are often spaces which require the integration of a number of competing needs such as the provision of bins, cycle storage, meters and inspection boxes and external lighting. These elements should be constructed with materials sympathetic to the site and surroundings. You can minimise the visual impact of storage areas by careful siting and incorporating planters to screen developments and incorporating green roofs as part of their structure.

6.35 - Boundary walls, fences and railings form the built elements of boundary treatments. They should be considered together with the potential for elements of soft landscaping. We encourage the combination of low brick boundary walls and hedges as a boundary treatment. Boundary treatments should:

- delineate public and private areas;
- contribute to qualities of continuity and enclosure within the street scene; and
- provide site security and privacy.

6.36 - Due to the prominence of the boundary treatments in the street scene we will expect the design, detailing and materials used to provide a strong positive contribution to the character and distinctiveness of the area and integrate the site into the street scene.

6.37 - With regards to boundary walls, fences and railings, we will expect that:

- you consider repairing boundary walls, fences and railings before they are replaced;
- they make a positive contribution to the appearance and character of the development site and to the street scene;
- you consider designs to be effective for their function.
- the design and construction does not damage any on site or off site trees that are identified for retention.

6.38 - For boundary treatments around listed buildings or in a conservation area we will expect:

- the elements are repaired or replaced to replicate the original design and detailing and comprise the same materials as the original features
- the works preserve and enhance the existing qualities and context of the site and surrounding area.

6.42 - Soft Landscape - There are three main objectives in planting design (1) Functional (2) Ecological and (3) Aesthetic. Each of these objectives is likely to be inter related however one may be prioritised over another for the purpose of a particular project.

6.43 - Functional objectives include:

- integrating a site with its surroundings;
- providing spatial definition and enclosure;
- directing pedestrian and vehicular movement;
- providing shelter,
- providing micro climatic amelioration and
- providing SUDS.

Ecological Objectives include:

- maintaining and enhancing natural processes; and
- increasing the biodiversity value of a site.

Aesthetic Objectives include:

- creating or contributing to the character of a place; and
- adding to people's sensory enjoyment in the use of a space.

6.49 Hard landscape makes a significant contribution to the character of the Borough. The scale, type, pattern and mix of materials help define different uses and effects the perception of the surrounding buildings and soft landscape and overall quality of an area. To help integrate the development with its surroundings and contribute to the sustainability of the project we will expect:

- the selection of materials, patterning and methods of workmanship to consider those already at use in the area;
- traditional and natural materials to be used;
- the use of salvaged and re used materials, where appropriate; and
- all paving to be level and accessible, where used by pedestrians, this needs careful consideration where the use of historic materials is proposed.

Camden Local Plan 2017

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, and contributes positively to the street frontage;
- i. is secure and designed to minimise crime;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of

Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Policy T1 Prioritising walking, cycling and public transport.

The Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.

In order to promote cycling in the borough and ensure a safe and accessible environment for cyclists, the Council will seek to ensure that development:

- h. provides for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan (Table 6.3).

Camden Core Strategy 2010-2025

Local Development Framework

Policy CS14 – Promoting high quality places and conserving our heritage.

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;

Hampstead Neighbourhood Plan 2018-2033

Policy DH1: Design.

1. Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 through their design and landscaping.
2. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by:
 - a. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges.
 - b. Incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access.
 - c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.
 - d. Protecting the amenity and privacy of neighbouring properties.
3. All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.
4. Development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.

Policy DH2: Conservation areas and listed buildings.

1. Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies.
2. In reference to NPPF paragraphs 131 to 136, the Plan provides further guidance on the application of these policies below.
3. New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.
4. Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area, as identified in the relevant Conservation Area Appraisals and Management Strategies (see Appendix 3).

Policy TT4: Cycle and car ownership

1. In addition to the cycle parking requirements set out in the London Plan, all residential developments with three or more bedrooms should include in their design (and within the curtilage of the building) at least three cycle parking spaces for long-stay use.
2. Each cycle parking space must be secure, under cover and accessible via step-free access from pavement or street level.
3. The requirements of this Policy should apply to the extent that they can be achieved in a manner both viable and sympathetic to the character of the surrounding area.

Planning History:

No planning history was found on Camden web site.

Land Registry:

HM Land Registry Reference No. 1615QTR

Title No. 102649

CIL:

CIL does not apply to external landscaping.

Do not hesitate to contact me if you require further information to support this application.

03 June 2021

Regards,
Andrew Taylor

