



CONSERVATION AREA STATEMENT
PLANNING APPLICATION

Denning Hall, 38 Denning Road London NW3 1SU.

**Proposed front garden landscaping with cycle storage and a new refuse store.
And refurbishment to part front elevation
in a conservation area.**

The following Conservation Area Statement is to support a planning application for the new landscaping and part refurbishment to the front of 38 Denning Road.

This should also be read in conjunction with the Design and Access Statement and drawings.

Existing Building:

The property is situated in Willoughby Road Conservation Area:

These streets form one of the most dense and homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period. Denning Road is downhill from Willoughby Road comprising largely four storey terraced Victorian houses with their rooflines stepping downhill to the east. Many of the houses have semi-basements and steps up to the front door with boundary walls to the pavement. Architectural details vary from street to street adding character to the area as a whole.

Denning Hall 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.

Denning Hall was built as a mission hall in 1883, and is associated with St. Stephens Church, Rosslyn Hill which was designed by Samuel Sanders Teulon (19c gothic revival Architect).

The Hall was later converted to an artist's studio and then in to a residential property.



Existing Front Garden:

It is unknown how the original front garden area was designed or looked.

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 front court area has granite setts in concrete bedding.

The right-hand side terrace has two-tiered 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 black painted vertical timber cladding and pitched slate tile roofs with lead flashing that adjoin the neighbouring properties.

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.

Address of Relevant Planning Policies:

The following provides our explanation for our design in relation to each of the relevant planning policies.

Camden Planning Guidance 2015.

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.

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.

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 street scene. 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;

Address:

We believe that the new design helps preserve and enhance the character and appearance of the building and area with the 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. Additional matching gates will be installed across the pedestrian access and car driveway.

The commercial granite setts will be replaced with a softer porcelain tile that are more sympathetic to the building than the granite setts.

The existing black timber cladding will be replaced with Iroko timber cladding that will be complementary and blend with the masonry of the main building.

The new refuse and cycle stores will have a matching Iroko cladding so that it integrates with the host building and its new cladding.

Additional soft landscaping will be introduced along the front wall, either side of the entrance steps and to the planters on the refuse and cycle stores.

The overall refurbishment to the front garden will help integrate the building more in to the overall residential street scene.

Camden Local Plan 2017

Policy D1 Design

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

b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;

Address:

As mentioned above the removal of `commercial` granite setts and the installation of softer porcelain tiles, iron railings, timber cladding and more softer landscaping help enhance the surroundings.

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.

- 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;
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

Conservation areas are designated heritage assets.

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;

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.

Address:

As mentioned above the removal of `commercial` granite setts and the installation of softer porcelain tiles, iron railings, timber cladding and more softer landscaping help enhance the surroundings.

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:

b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas.

Address:

As mentioned above the removal of `commercial` granite setts and the installation of softer porcelain tiles, iron railings, timber cladding and more softer landscaping help enhance the surroundings and improve the overall aspect of the main building itself.

Hampstead Neighbourhood Plan 2018-2033

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.
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.

Address:

As mentioned above the removal of `commercial` granite setts and the installation of softer porcelain tiles, iron railings to improve security and privacy, timber cladding and more softer landscaping help enhance the surroundings and improve the overall aspect of the main building itself.

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

03 June 2021

Regards,
Andrew Taylor

