

11 Denning Road, Hampstead

FORMATION
ARCHITECTS

Design and Access Statement

June 2022

Side return infill extension, re-build of existing closet wing and rear dormer extension

Rev 00



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1.0 Introduction

1.1 The Purpose of this Document

This design and access statement has been prepared by Formation Architects on behalf of our client at 11 Denning Road. This report describes our Client's wishes to rebuild the existing closet wing, create a lower ground floor infill extension as well as a rear dormer extensions and other associated amendments which are described in full later on in this report. It is the intention that this building will be our Client's primary family residence, and therefore design decisions have been made with this in mind.

The proposals have been developed in context of the neighbouring properties and surrounding area, taking into account national and local planning policy and are considered to ensure the long term conservation of this building.

This Design and Access Statement provides a thorough analysis of the site followed by a documentation of the design process. This statement supports our proposals and is to be read in conjunction with all other drawings and documents comprising this application.

2.0 Site Analysis

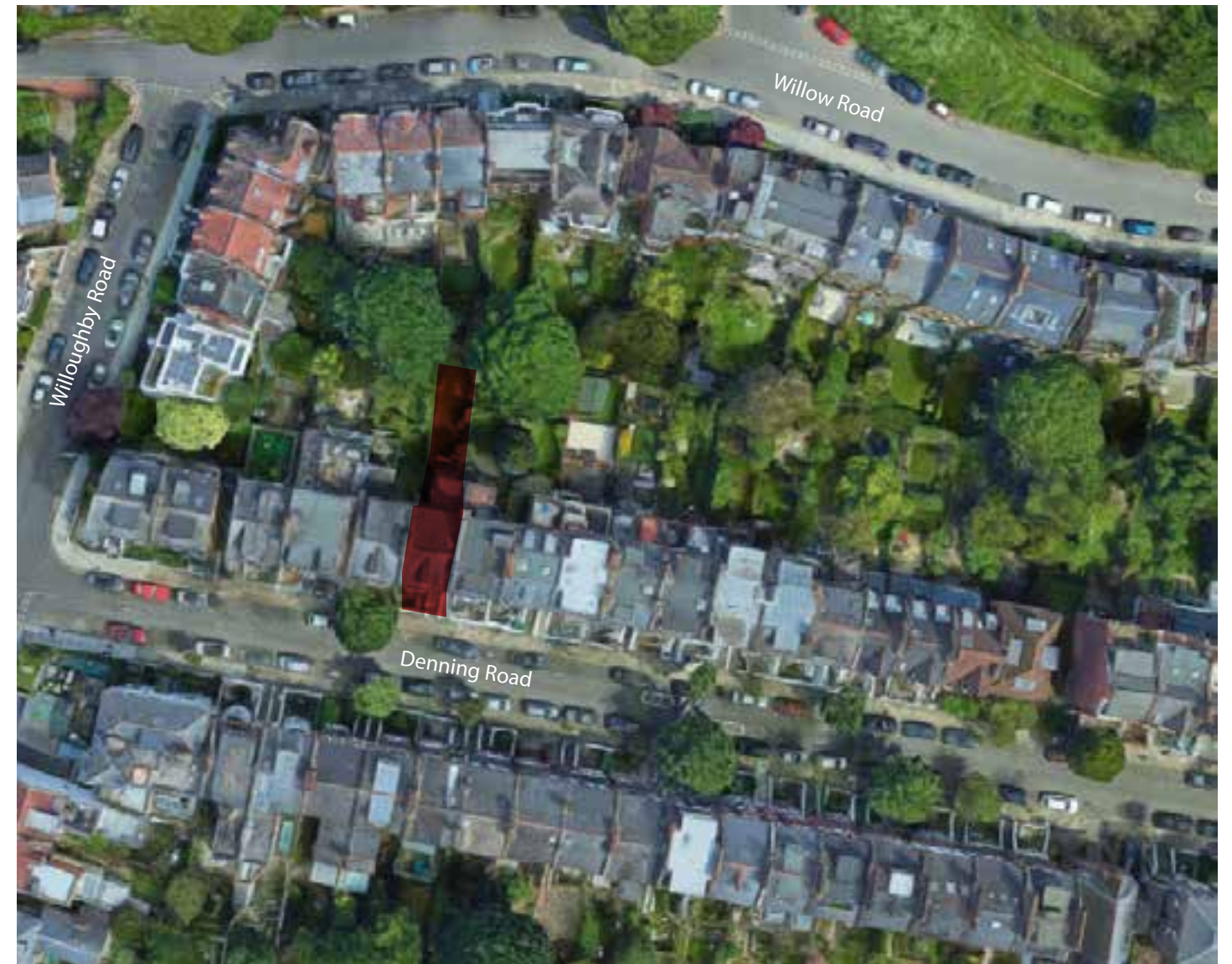
2.1 Location

The site is located in Hampstead, London.

Hampstead tube station is the closest station (0.4 miles away), however the site is surrounded by access to public transport links including a number of bus routes, linking the area to the rest of London.

2.2 Use

The surrounding area is predominantly residential. Local amenities include shops on Heath Street and Hampstead Heath itself.



Aerial view of the site and the immediate context

3.0 Heritage Statement

This design and access statement is to be read in conjunction with the Heritage Assessment that has been produced by The Heritage Practice. The heritage assessment reviews the heritage of the Hampstead Conservation area as well as the heritage of the existing building. It provides a thorough understanding of local and national planning policy in relation to the Hampstead Conservation Area before commenting on the proposals and their perceived impact on the area and existing building.

The heritage assessment is in support of the proposals and concludes that 'the alterations to the rear of no. 11 Denning Road will sit comfortably within their context, take account of local character and respect and reflect the form and design of the host building', and that the proposals can be achieved without harming the appearance of the existing building.



Photograph of existing front facade

4.0 Planning History

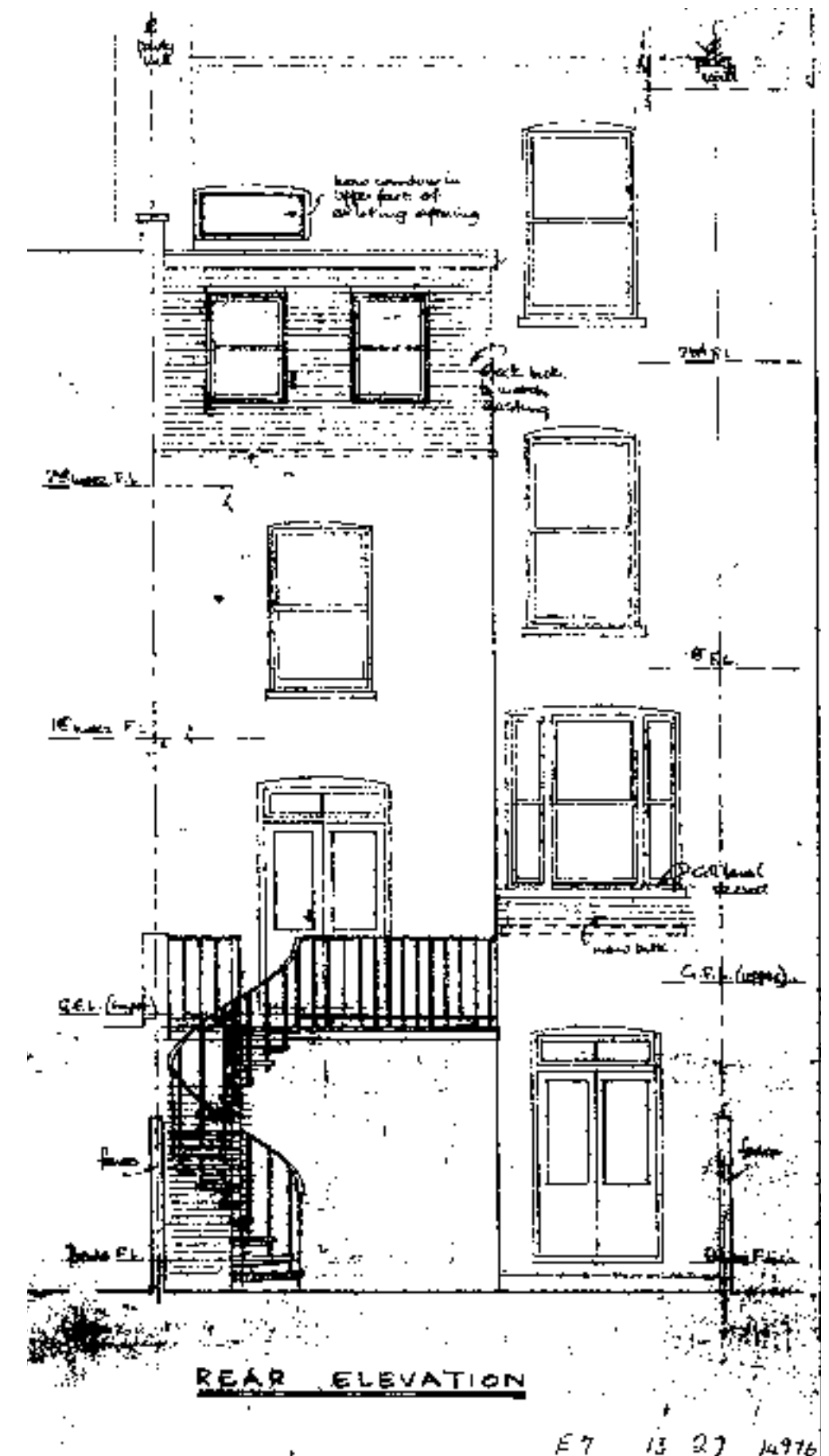
This section reviews the most recent planning applications submitted for this site that are relevant to our proposal.

We have only found records of one previous planning application for the property from 1972.

Ref: CTP/E7/13/27/14976
Granted

Proposal: The conversion of No.11 Denning Road, NW3 into two self-contained flats and the provision of a second floor rear extension

Please note that although there were permissions to sub-divide the property, it remains in a single ownership and has one Council Tax that serves the full property. We are therefore approaching this application as if the existing property is a single dwelling as it was originally intended.



Note that the drawing opposite was produced by Holmes and Gill Architects as part of the planning application listed above.

5.0 Proposal

This proposal seeks to undertake sympathetic alterations to this existing building in order to create a family home for our Client. The existing building has a dated and dilapidated interior, and on the ground floors an unusual hierarchy of spaces. It is our Client's intent to strip away unsightly modern interventions and restore the internal spaces as much as possible including preserving original decorative mouldings. Whilst this building is not listed and therefore the internal arrangements are not of concern to this application, it is important to note our Client's approach to the building as a whole, as this holistic method of conservation will be carried through to the exterior also.

In order to preserve this building by ensuring its use as a family home, this proposal seeks to create a side return infill extension at lower ground floor as well as re-building the existing closet wing at all floors. Additionally, it is proposed to introduce a rear dormer extension at roof level. These alterations to the existing building will provide this family with the accommodation and amenity that they require to go about their every day lives.

Note that the proposals that comprise this application are to the rear of the property. When designing the proposed alterations, precedent has been taken from the immediately adjacent buildings and surrounding context. It is clear that the rear façades of the majority of the buildings in Denning Road and Willow Road have been heavily altered in the past. This proposal seeks to make modest interventions, using context as precedent to suggest how far the building envelope should be sensibly pushed, all whilst cleaning up, rationalising and simplifying the existing rear facade.

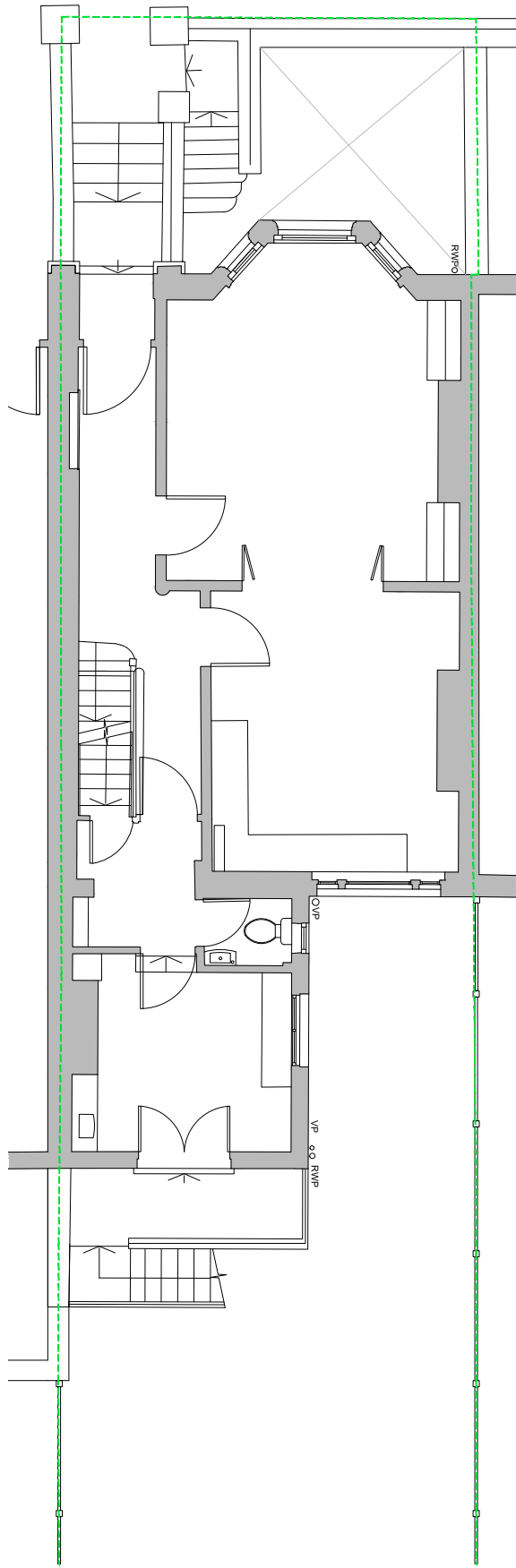
The following pages of this report go on to describe the proposed alterations to this building on a floor by floor basis, before providing detailed rationale for each proposal.



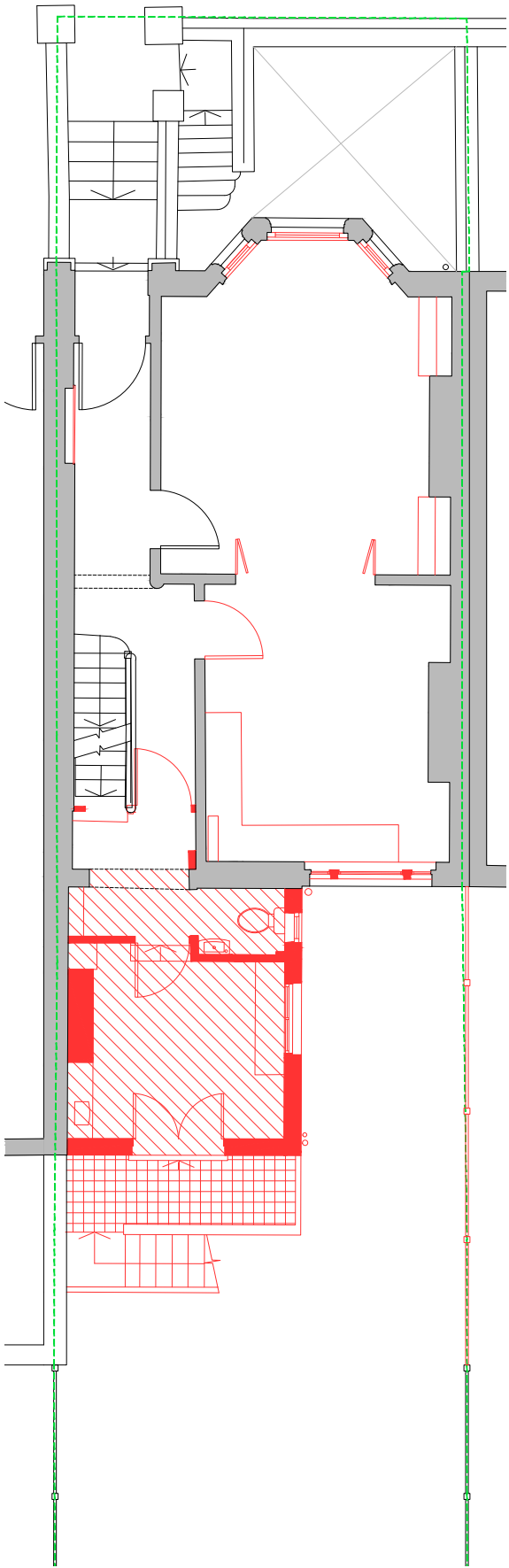
Ground Floor

On the ground floor the proposed external alterations are as follows:

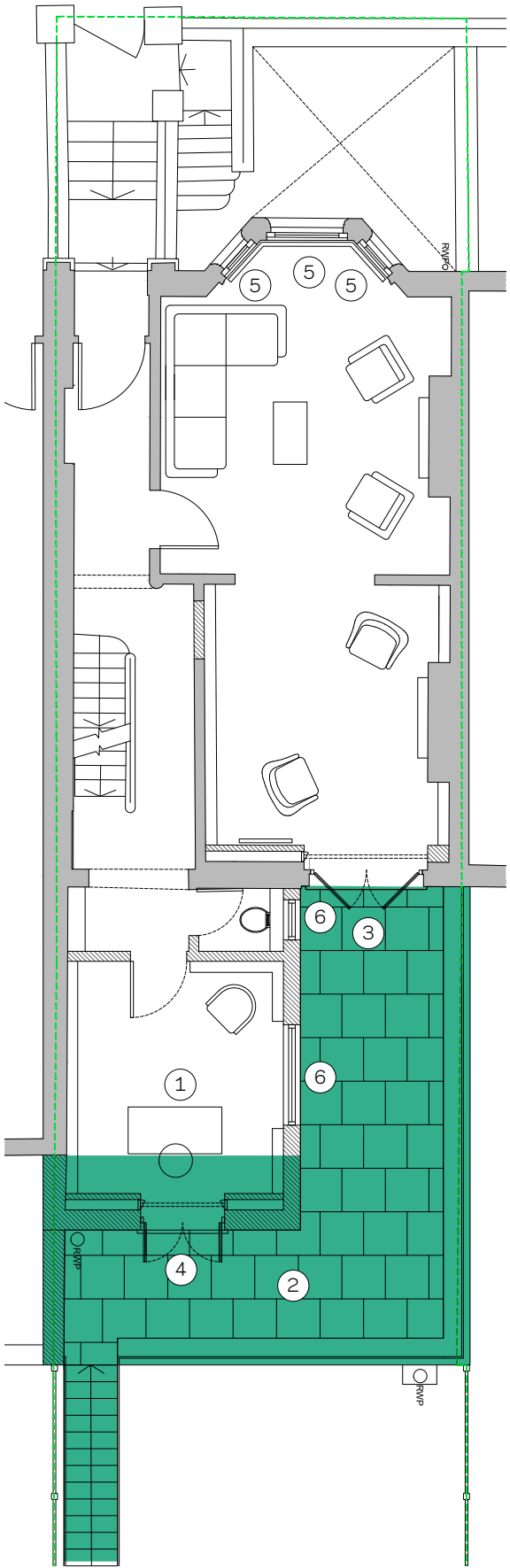
- 1. Re-build existing closet wing, extending to meet the building line of adjacent properties, matching the floor level to the rest of the ground floor
- 2. Form roof terrace above new lower ground floor extension, with steps down to garden
- 3. Install traditional timber French doors by lengthening existing opening
- 4. Install traditional timber French doors where originally there would have been a window
- 5. Replace existing windows with new to match existing detailing
- 6. New windows to match existing detailing



Existing Ground Floor Plan
NTS



Proposed Demolition Ground Floor
NTS



Proposed Ground Floor Plan
NTS

KEY:

Extent of proposed extension

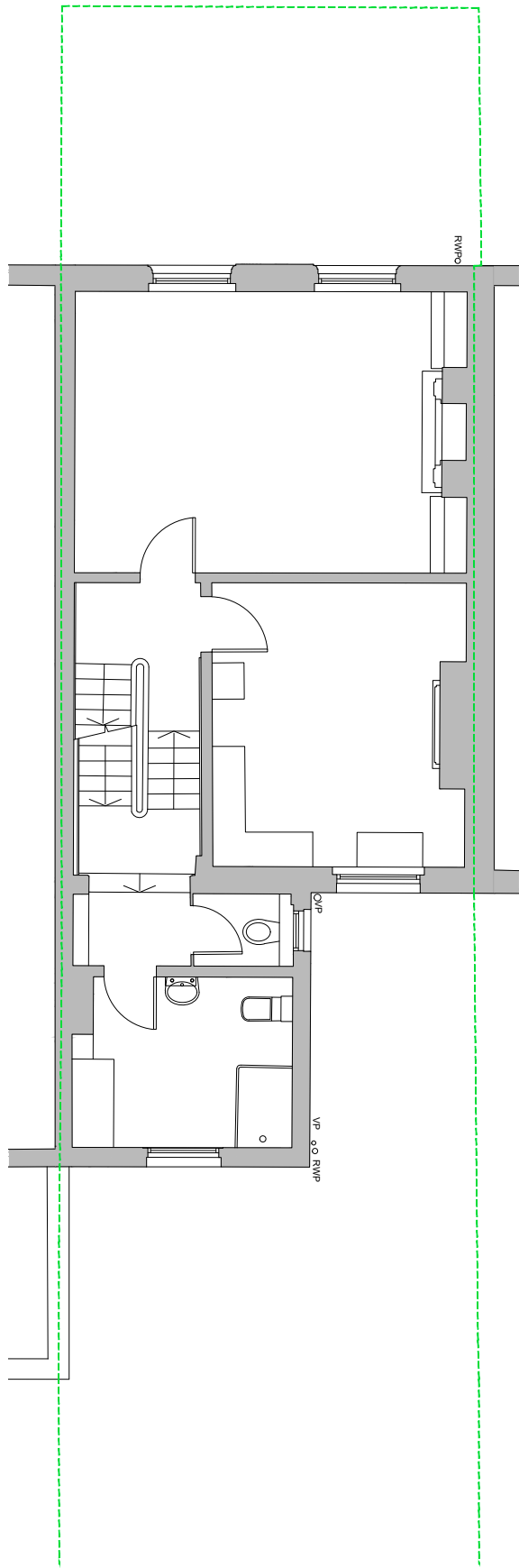
First Floor

On the first floor the proposed external alterations are as follows:

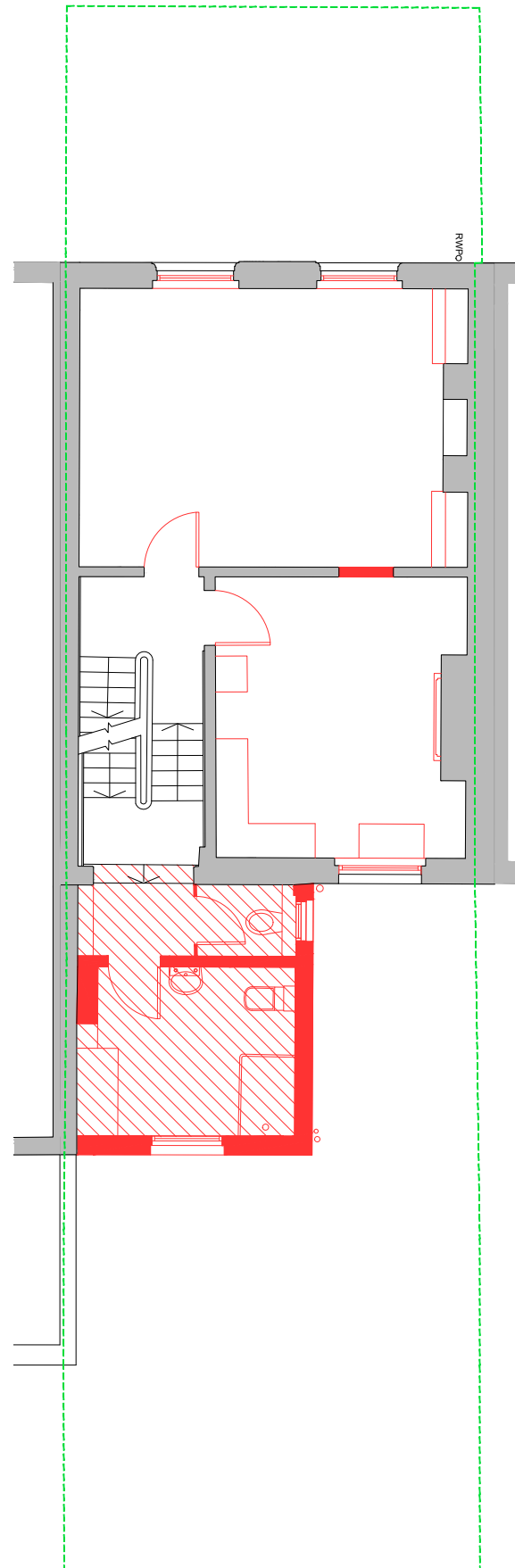
- 1. Re-build existing closet wing, matching the same form and massing as the existing.
- 2. Form roof terrace above new ground floor closet wing extension.
- 3. Install traditional timber French doors that open outwards onto a terrace
- 4. Replace existing windows with new to match existing detailing
- 5. New windows to match existing detailing

KEY:

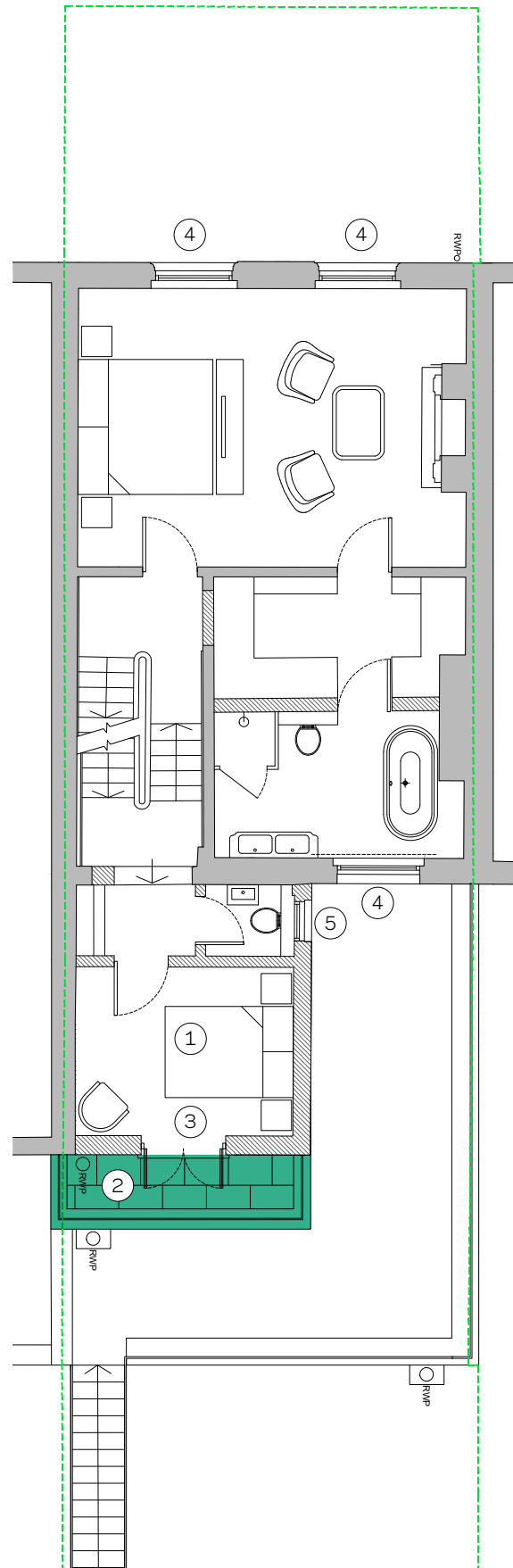
Extent of proposed extension



Existing First Floor Plan
NTS



Proposed Demolition First Floor
NTS



Proposed First Floor Plan
NTS

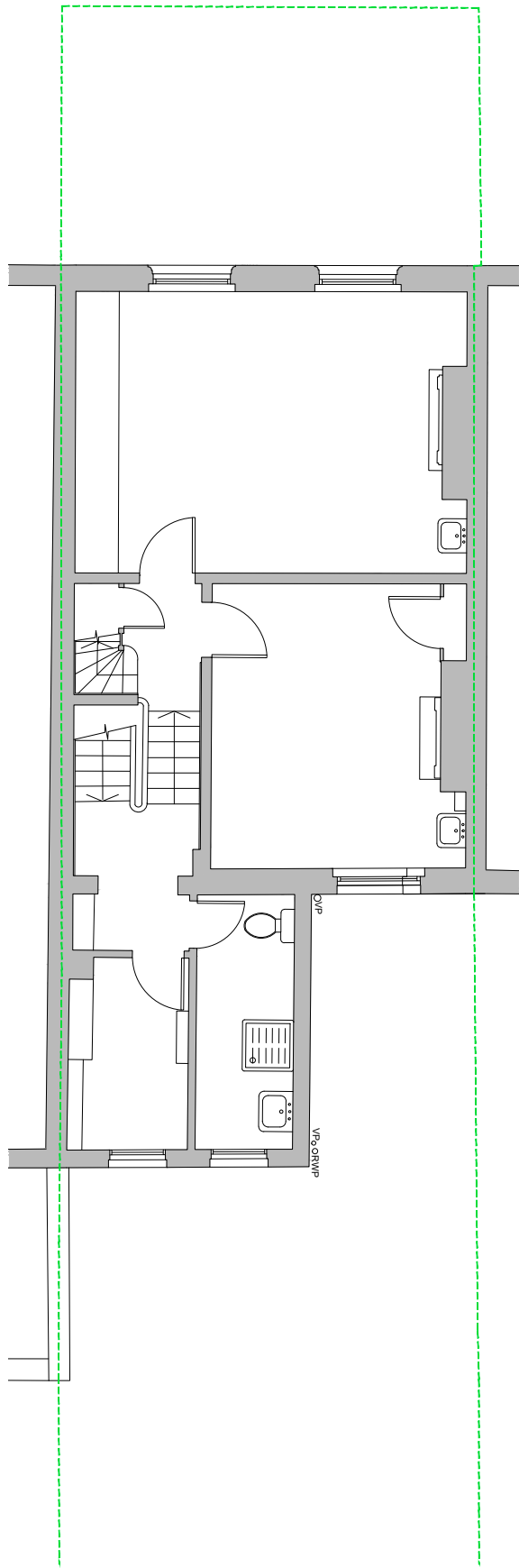
Second Floor

On the second floor the proposed external alterations are as follows:

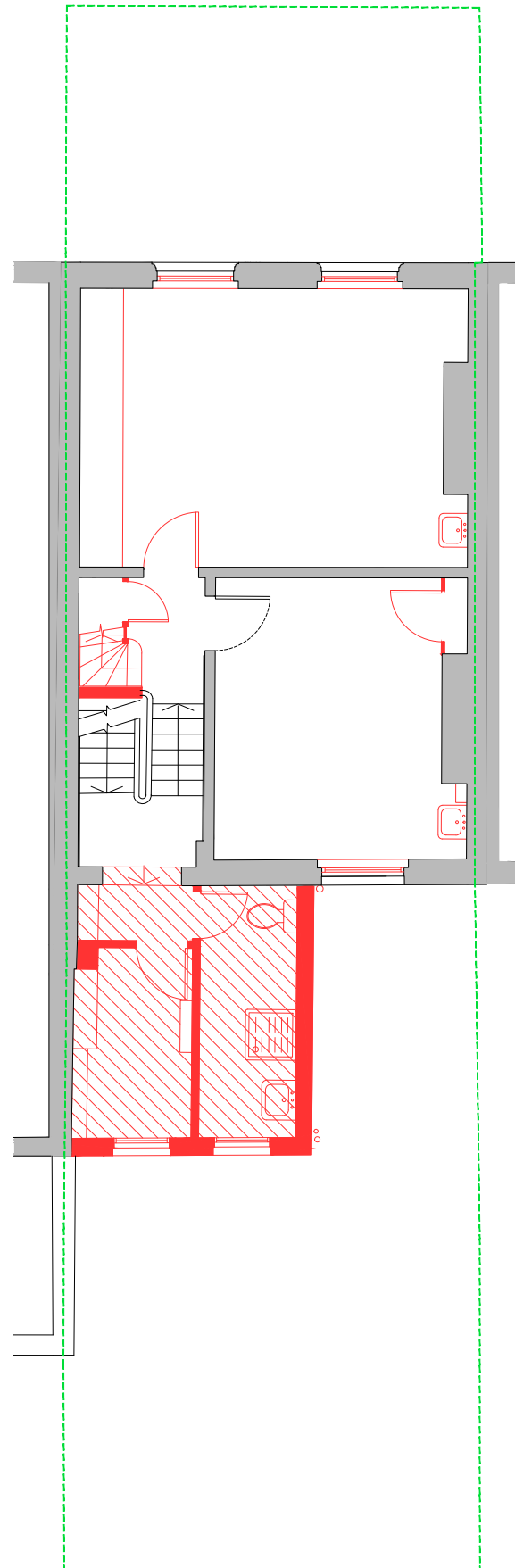
- 1. Re-build existing closet wing, matching the same form as the existing but extending up by 770mm to match the height of the adjacent closet wing at no.13 Denning Road.
- 2. Create 1 window opening to the rear facade of the closet wing, where originally there would have been 2
- 3. Replace existing windows with new to match existing detailing
- 4. New windows to match existing detailing

KEY:

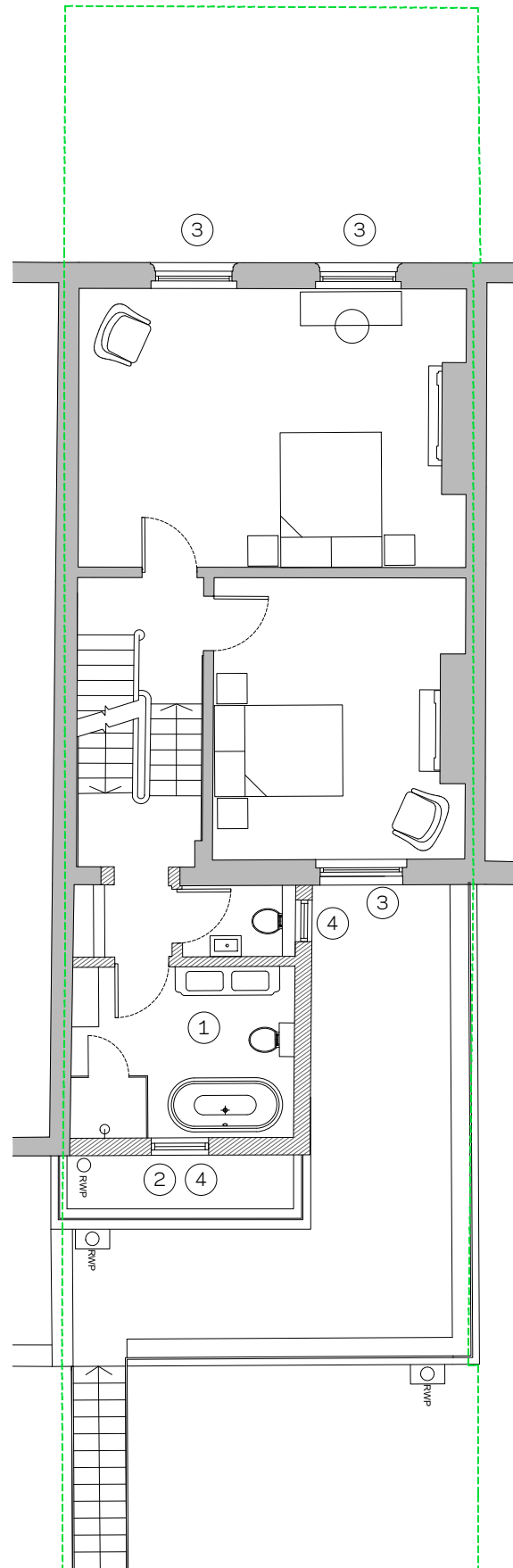
Extent of proposed extension



Existing Second Floor Plan
NTS



Proposed Demolition Second Floor
NTS

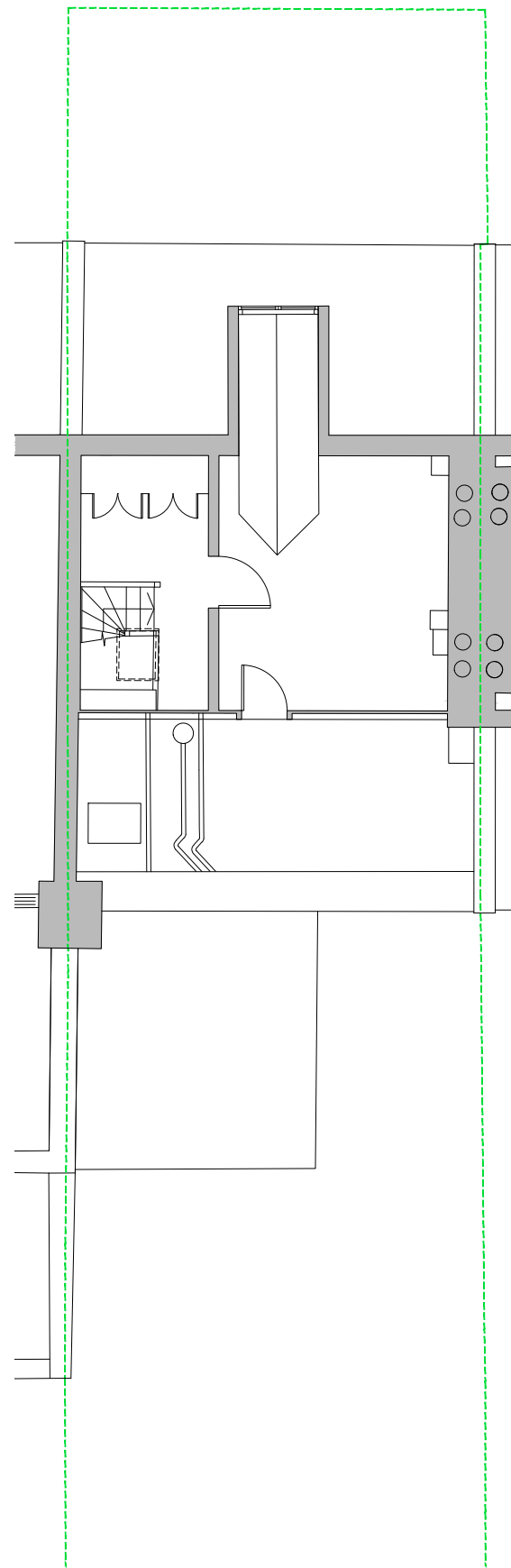


Proposed Second Floor Plan
NTS

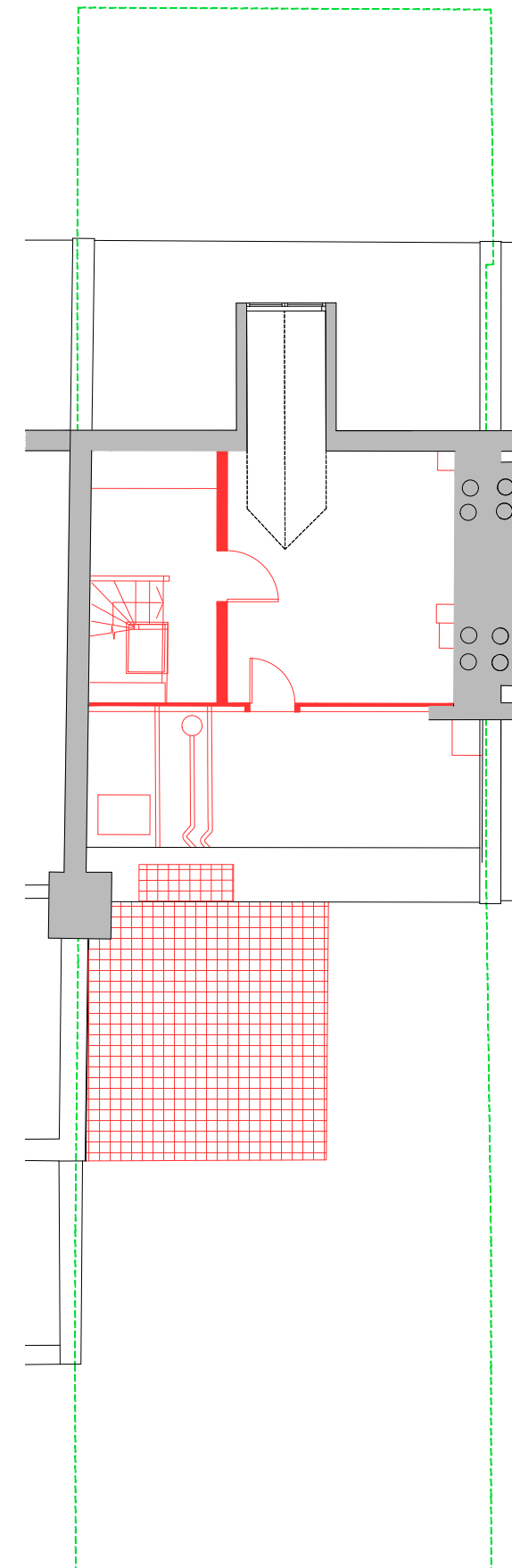
Third Floor

On the third floor the proposed external alterations are as follows:

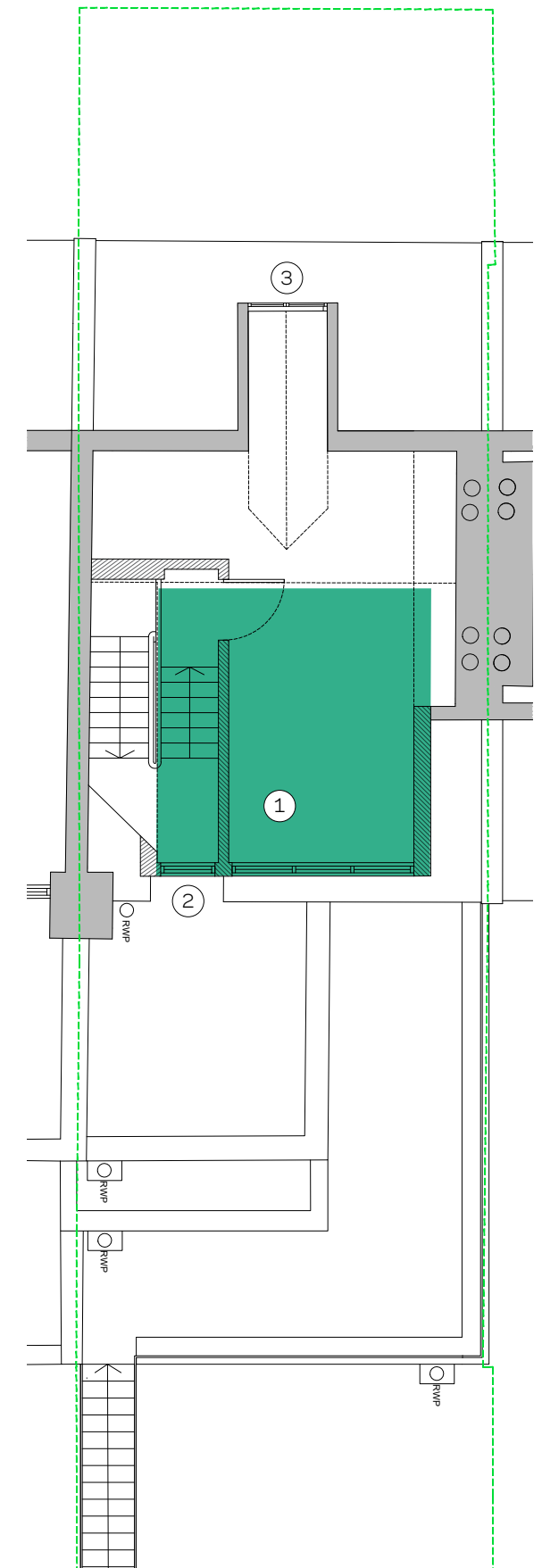
1. Construct new lead dormer to rear sloping roof, whilst retaining the existing sloping roof structure where possible
2. Install long window through dormer extending to the rear facade to take natural light down the stair
3. Replace existing windows with new to match existing detailing



Existing Third Floor Plan
NTS



Proposed Demolition Third Floor
NTS



Proposed Third Floor Plan
NTS

KEY:

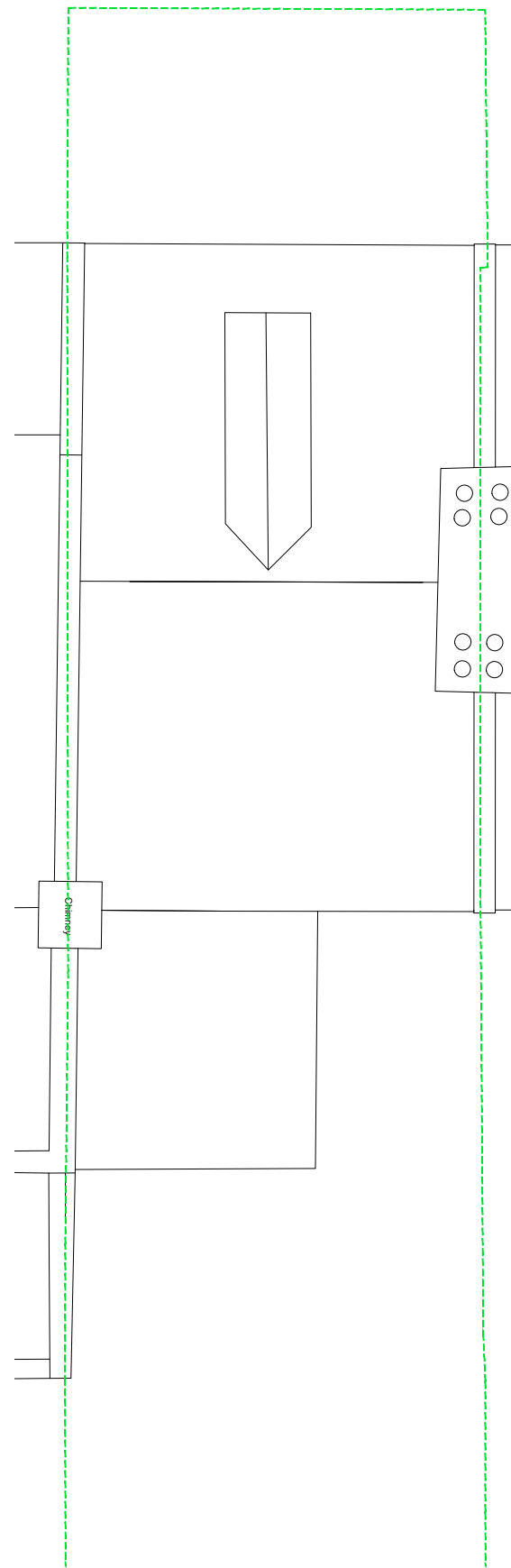


Extent of proposed extension

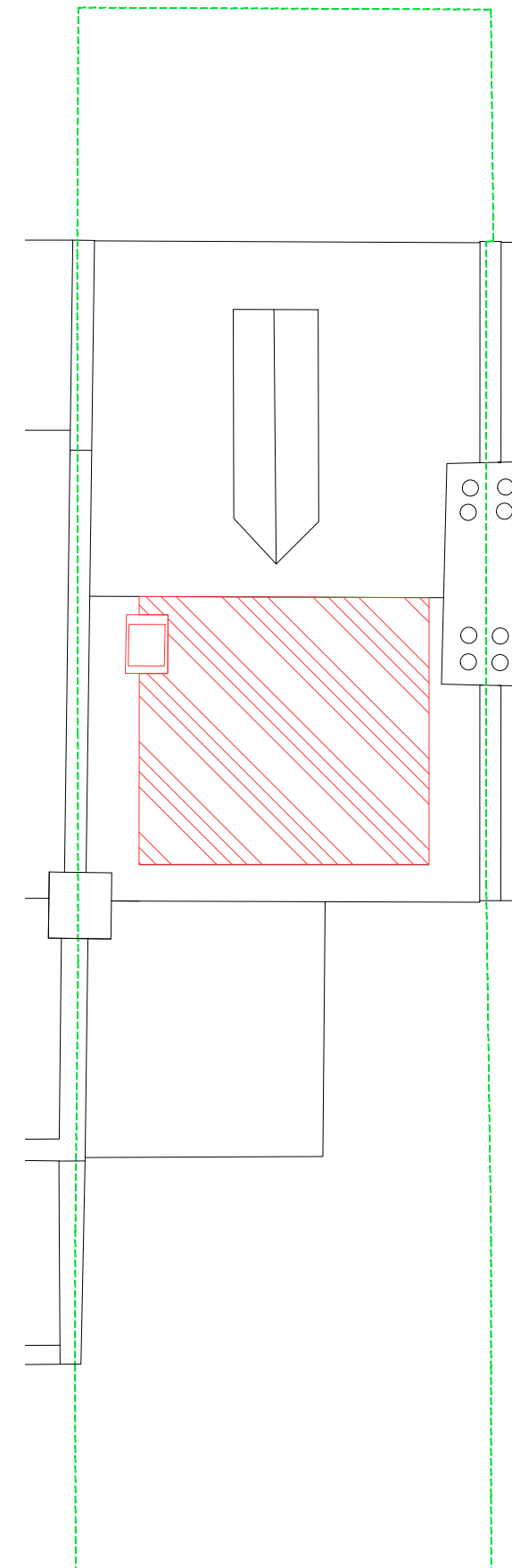
Roof

On the roof the proposed external alterations are as follows:

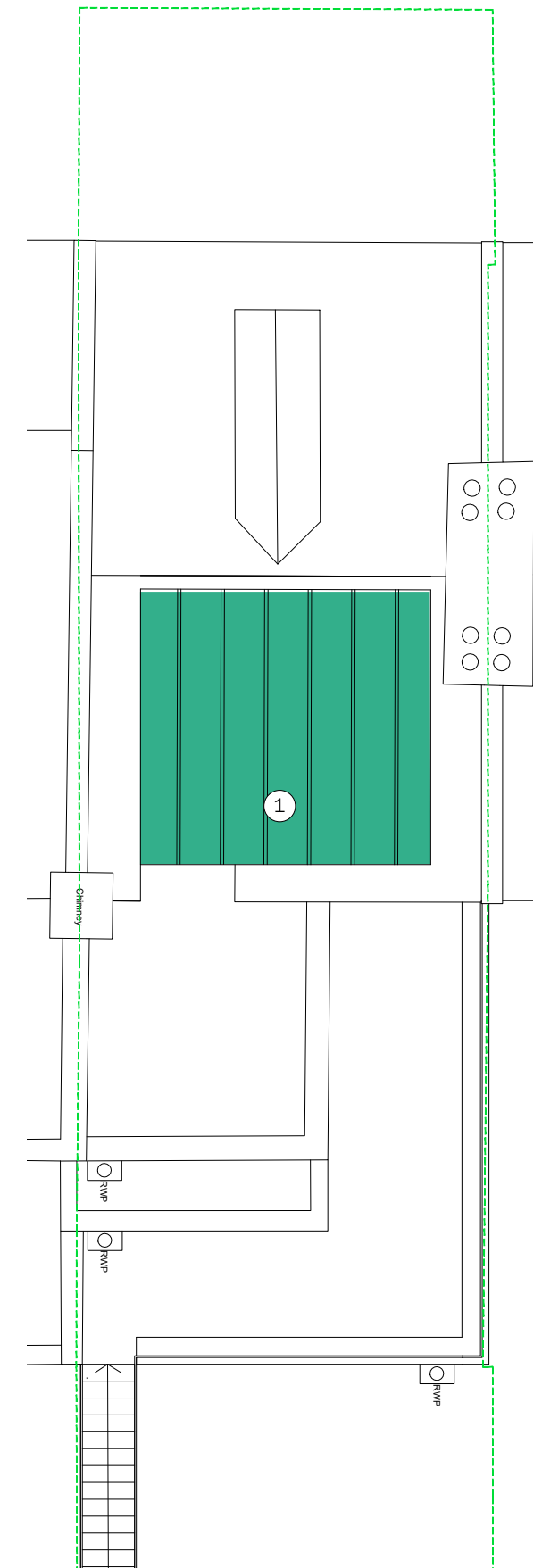
1. Construct new lead dormer to rear sloping roof, whilst retaining the existing sloping roof structure where possible



Existing Roof Plan
NTS



Proposed Demolition Roof
NTS



Proposed Roof Plan
NTS

KEY:



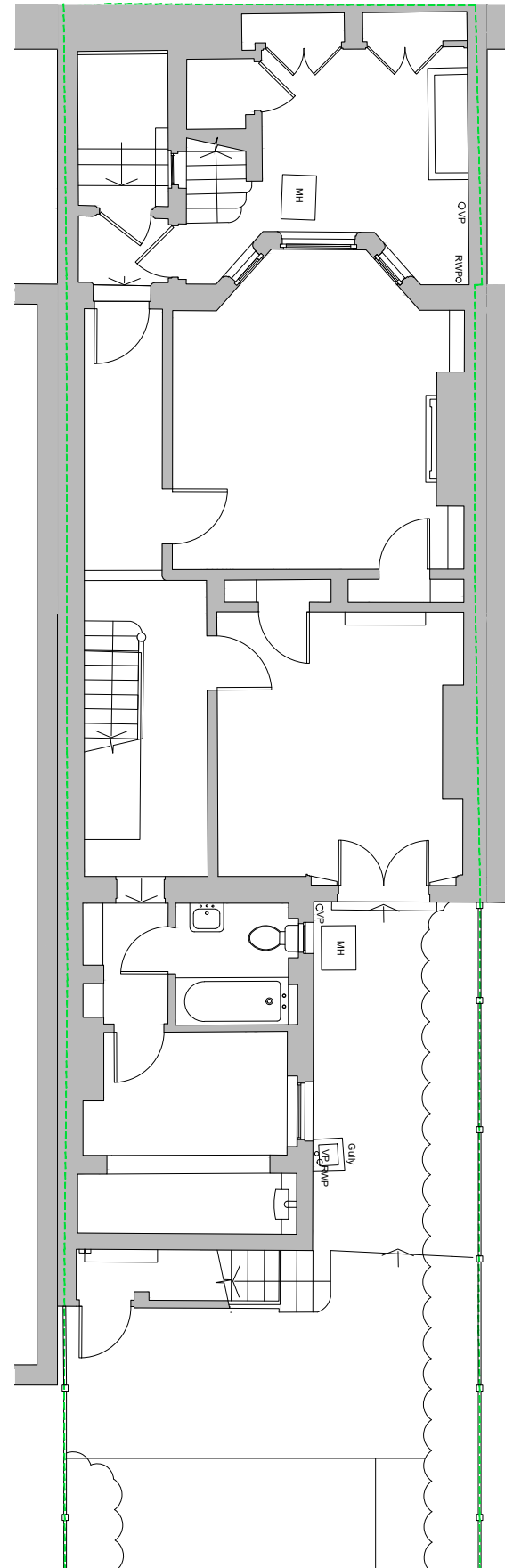
Extent of proposed extension

Lower Ground Floor

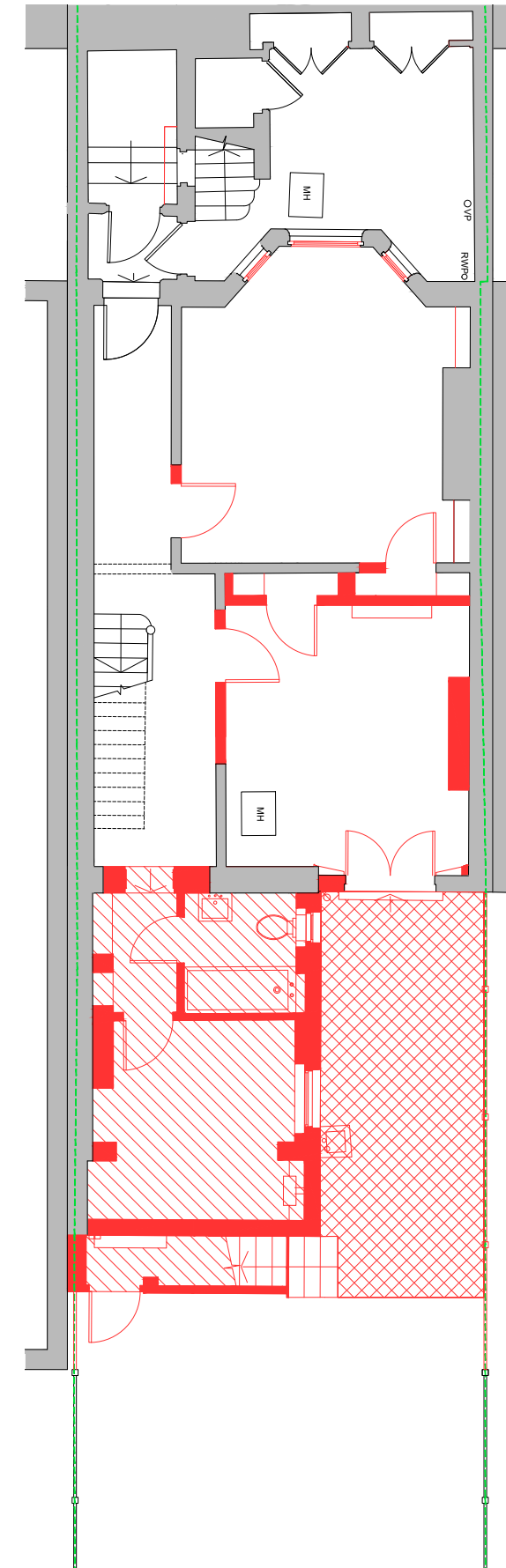
On the lower ground floor the proposed external alterations are as follows:

1. Demolish existing closet wing
2. Re-build the rear of the lower ground floor, infilling the side return of the existing closet wing
3. Rear building line is extended to match the rear building line at no.13 Denning Road
4. Replace existing windows with new to match existing detailing
5. New traditional timber French doors to match existing window glazing bar profiles
6. Externally fixed bespoke decorative security grilles

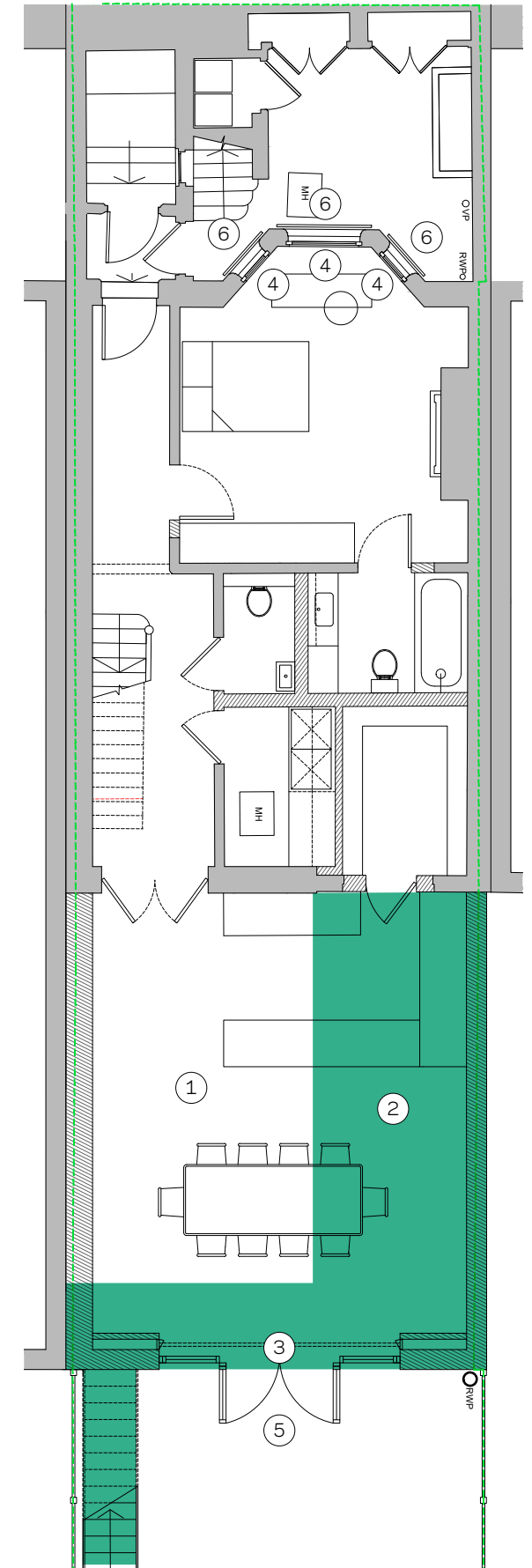
KEY:
Extent of proposed extension



Existing Lower Ground Floor Plan
NTS



Proposed Demolition Lower Ground Floor
NTS



Proposed Lower Ground Floor Plan
NTS

5.1 Lower Ground Floor Extension

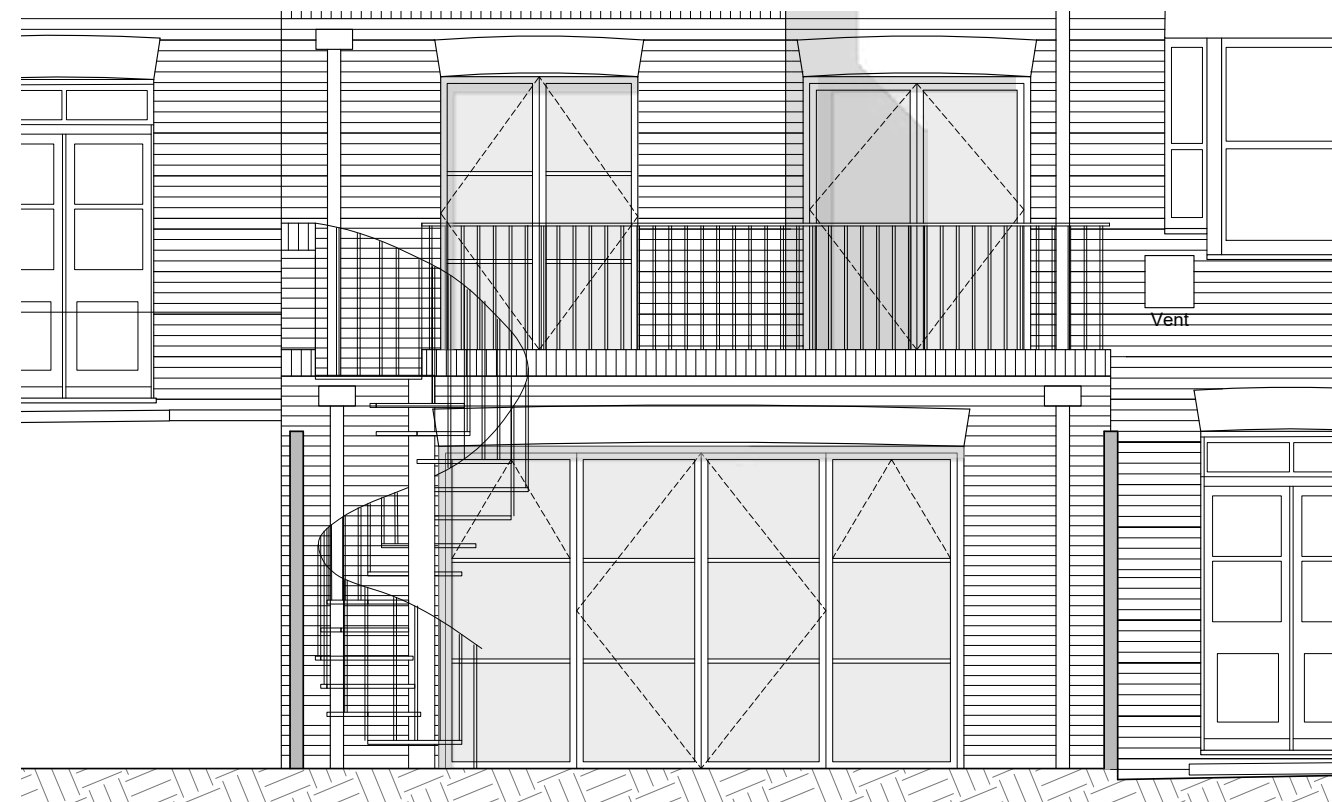
This proposal seeks to increase the accommodation at lower ground floor level to provide our Client with family rooms that have direct access and views out to the rear garden. By utilising the full width of the site, this proposal creates a kitchen and dining room that is befitting of modern family life. This proposal also seeks to extend the line of the existing rear facade at lower ground floor out to match the extent of the extension at no. 13 Denning Road. The extension will provide an additional 25 sqm of internal floor area to the lower ground floor.

Similar side return extensions can be seen at no 7 and 13 Denning Road and as noted above, the proposed massing of this extension corresponds to existing neighbouring building lines so can be described as a modest intervention.

The extension has the added benefit of providing a roof terrace at ground floor directly accessible from the proposed library and reception room, where the existing window opening is proposed to be lengthened into a doorway. This affords the opportunity to access the garden from ground floor level also via steps down from the terrace, which is an amenity you would expect in a house of this nature.



Extract from existing rear elevation showing ground and lower ground floors



Extract from proposed rear elevation showing ground and lower ground floors

5.2 Re-build of Closet Wing

As previously noted, it is our intention to re-build the closet wing. The current relationship between the existing closet wing and main house creates split floor levels throughout each floor and internal floor to ceiling heights differ between the 2 parts of the existing building. We propose to rationalise this where possible to create a simplified internal spaces that relate better to the rest of the house, therefore enhancing the Clients experience of the spaces. Moreover, the existing closet wing does not contain original internal decorative features and has been unsympathetically altered by previous owners. This proposal seeks to better this by installing traditional finishes throughout. Secondly, the existing closet wing has a low thermal performance, and re-building the structure will allow us to implement thermal insulation that meets modern day building regulations, and creates a more sustainable building fabric.

The closet wing will be re-built largely to match the original massing, with the exception of the ground floor which is proposed to be extended by 1.1m. This provides the ground floor study with 3.5sqm additional floor area but also affords the opportunity for a small roof terrace at first floor. This terraced approach to the closet wing is evident at no 17 denning road, as can be seen in the photograph below. At second floor we propose to extend the structure up to match the height of no 13 Denning Road, which provides better internal floor to ceiling height and rationalises the facade.

Proposed window openings to the closet wing will largely follow the rhythm of the existing window openings where practicable to help retain the character of the existing building. At ground floor, the opening has been increased to accommodate a door and at second floor we have proposed 1 window as opposed to the 2 existing windows. This follows the function of the internal space planning but also simplifies and cleans up the facade.



17 Denning Road



Existing side elevation of closet wing



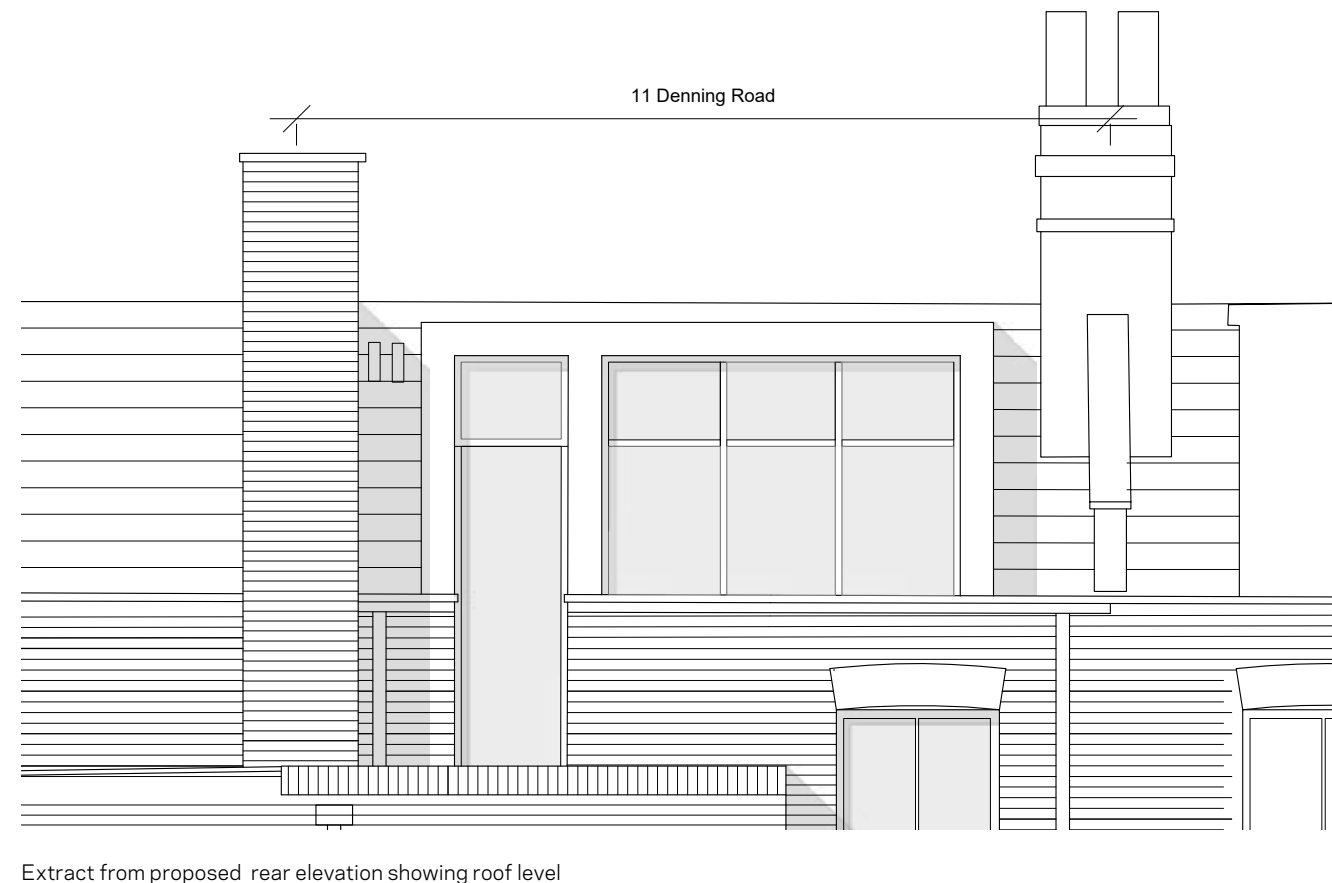
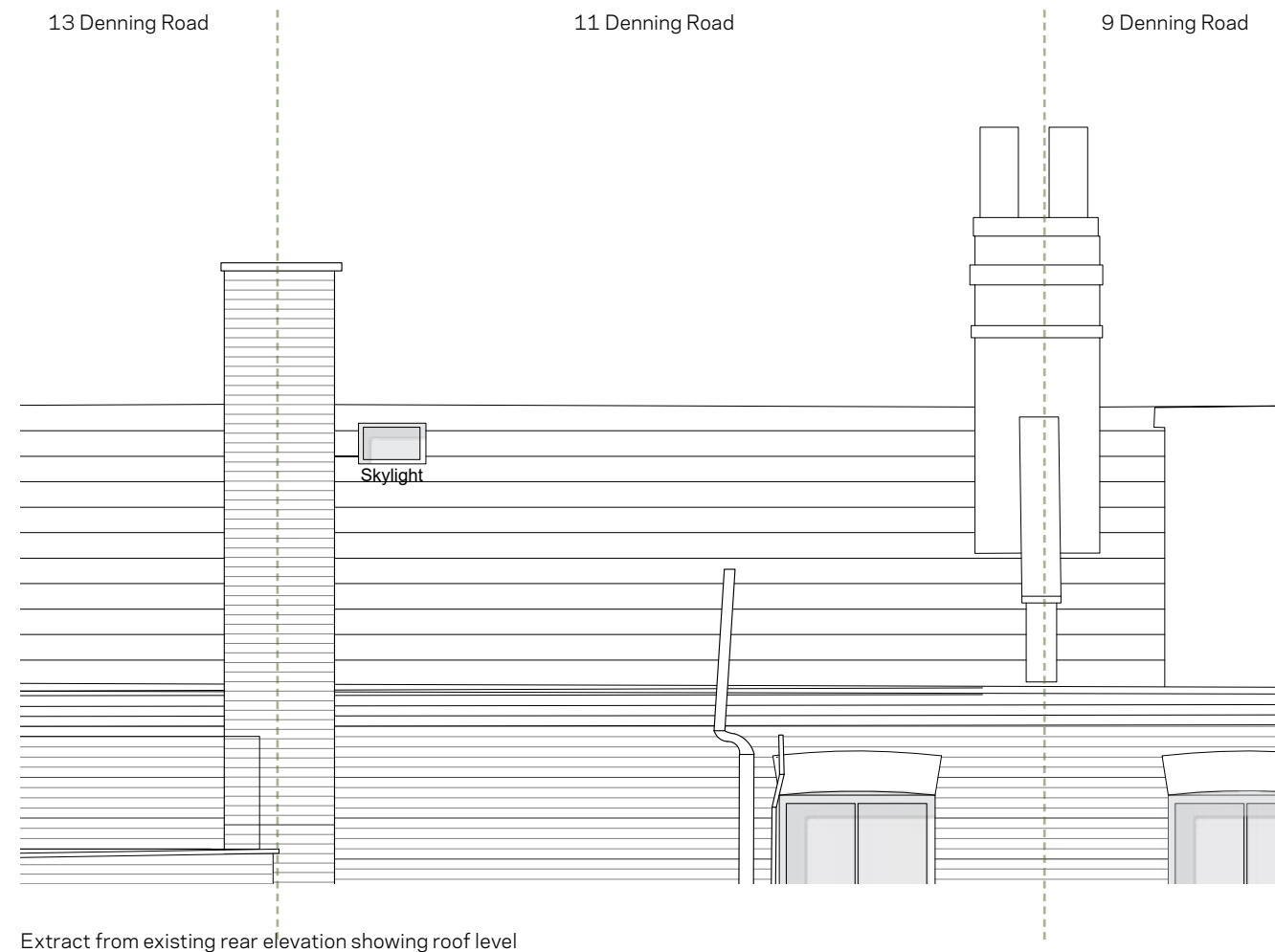
Proposed side elevation of closet wing

5.3 Rear Dormer Extension

This proposal seeks to construct a rear dormer that extends across a large proportion of the width of the existing building. Internally, this creates a usable room at roof level as opposed to a compromised attic space. It also allows us to re-route the stair up to third floor, returning back over the main stair, which creates a far safer and less steep access to third floor level with a stair that complies with existing building regulations.

Whilst designing the dormer, we felt that it was important to retain part of the existing sloping roof, either side of the dormer so that the existing building line and massing is still read within the proposal. We feel that this respects the existing building fabric and character of the wider conservation area.

We have proposed one longer window that extends to the floor level of the half landing of the new stair up to third floor. This allows us to bring natural light down the staircase and aligns with the closet wing aesthetically.



5.4 Windows

This proposal seeks to replace all existing windows with new windows that will match the existing and original detailing. Whilst it is not intended to alter the aesthetic appearance of the windows, we do wish to improve the thermal performance by using double glazing. The replacement of the windows will also allow us to close up any draught gaps, which will further improve the thermal performance of this existing building.

Traditional white painted timber sash windows are proposed. All existing decorative mouldings to the existing glazing bars and frames will be surveyed and replicated in the proposed new windows.

New windows and glazed doors to the new extensions will follow the detailing of the replacement windows so that there is a coherent approach throughout the building. This also means that the proposals are sympathetic to the existing building and do not detract from the character of the conservation area.



Photograph of existing ground floor bay window
External view



Photograph of existing ground floor bay window
Internal view



Photograph of existing ground floor bay window
Frame profile detail

5.5 Elevations

Decorative metal grilles have been proposed at lower ground floor to the front of the building in order to provide a level of security to the property. We propose to create a bespoke hinged grille that matches the form of the window frame and glazing bars, with panels filled in with decorative metal work. The design of these grilles will take reference from the existing metal work found in the entrance step railings.

Further additions to the rear facade include rainwater pipes, vents and an aerial at roof level. These interventions have been kept to a minimum and have been located in as discrete as possible locations, as can be seen on the elevations. This cleans up the facade in comparison to the existing arrangement.



Existing rear elevation



Proposed rear elevation

5.6 Scale and Massing

The proposals that comprise this application have been designed to respect the rhythm and massing of the existing building and immediate context.

At ground floor, the massing of the closet wing has been marginally increased, albeit the height and width of the proposal match the existing closet wing. The rear facade has been extended out by 1.1 m and matches the rear building line at no. 17 Denning road, which we feel keeps the massing appropriate in the context of the area.

At first floor, the massing of the building remains as per the existing arrangement.

At second floor we have proposed to extend the height of the closet wing to match the height of the closet wing at no. 13 Denning Road. This is really to create better access and improved internal floor to ceiling heights throughout all levels of the closet wing. It also creates a cleaner elevation where the two buildings meet so from an aesthetic viewpoint enhances both buildings.

At roof level the massing has been increased due to the proposed dormer, however the proposal does not extend past the existing ridge level which helps to keep the scale of the proposal subordinate to the existing building. Note that many of the adjacent buildings have dormers that extend the full width of the building. The proposed dormer in this application does not extend to the full width of the building which has been carefully considered in order to be able to read the existing sloping roof, again keeping the proposal subordinate to the existing.

At lower ground floor, the massing has been increased, however the proposals respect the massing of adjacent buildings as previously described which we feel makes them appropriate to the area.

Overall, we feel that the proposals allow the original building to be the defining feature, and the proposals work to enhance rather than detract from it.

Existing GIA

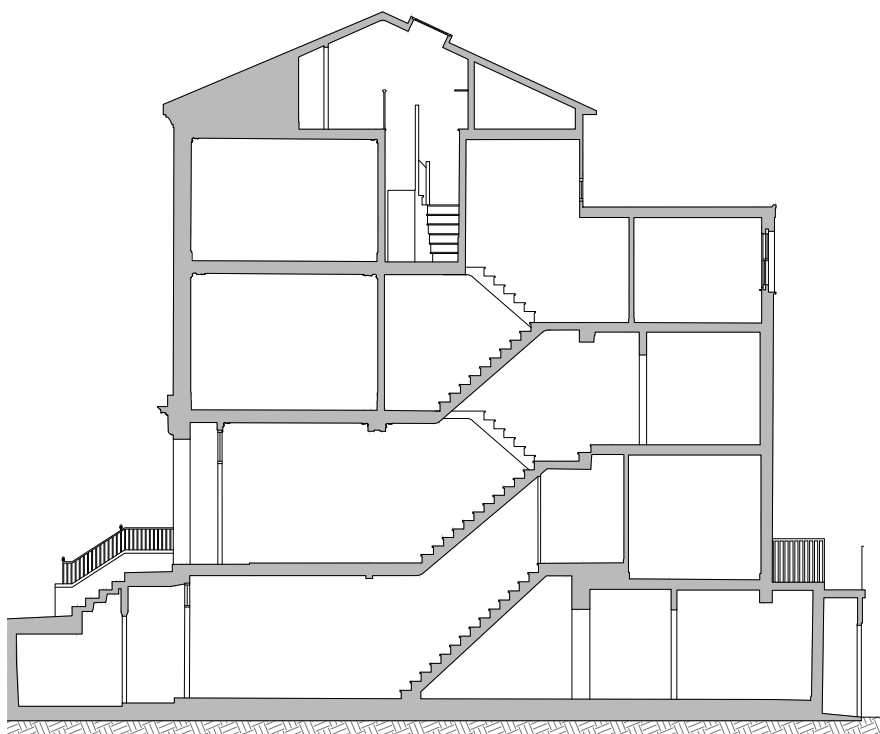
Floor	SQM	SQFT
Lower Ground	69.4	746.7
Ground	60.2	647.8
First	60.1	646.7
Second	60.8	654.2
Third	22.6	243.2
Total	273	2939

Proposed GIA

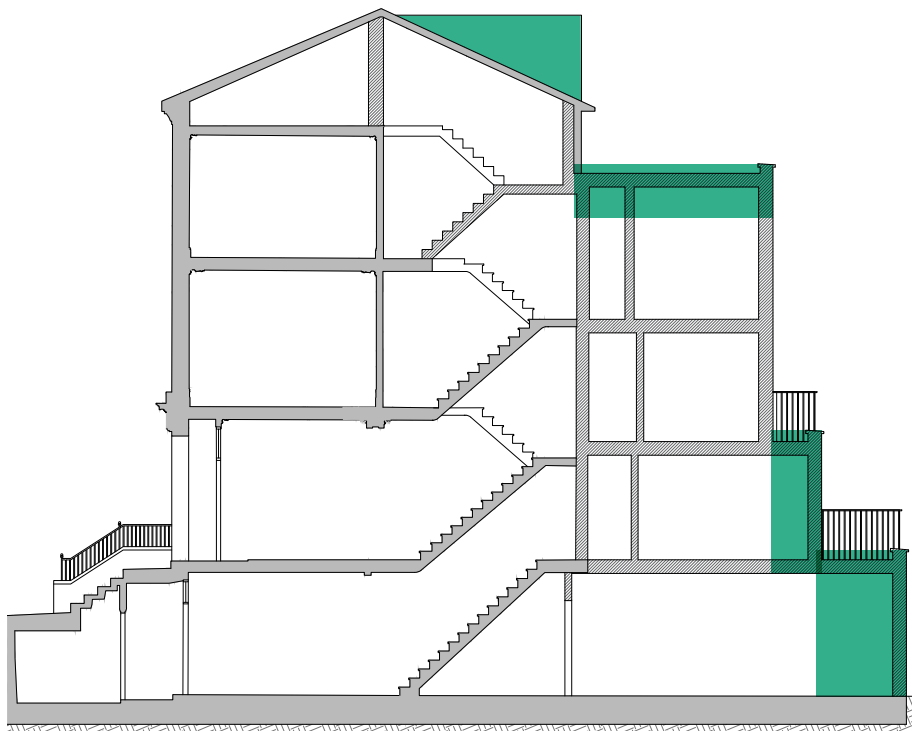
Floor	SQM	SQFT
Lower Ground	94.3	1014.7
Ground	64.2	690.8
First	60.1	646.7
Second	60.8	654.2
Third	33.9	364.8
Total	313	3371

Proposed Increase in GIA

Floor	SQM	SQFT
Lower Ground	25	268
Ground	4	43
First	0	0
Second	0	0
Third	11	122
Total	40	433



Existing Section
NTS



Proposed Section
NTS

KEY:

Extent of proposed extension

6.0 Neighbouring Buildings

Whilst designing these proposals, we undertook a desktop study of the buildings in the immediate context to get an understanding of the scale of alterations that have been previously approved to similar buildings.

We noted that most buildings have dormer roof extensions to the rear, and the majority of these extend the full width of the building.

Additionally, most of the similar style buildings on this side of Denning Road have had alterations at lower ground and ground floors, and some including terraces to the closet wing on first and second floors also.

Images of these buildings have been included here for reference.



Ground, first and second floor terraces and projections can be seen at no. 17 Denning road



No. 9 Denning Road has a large roof terrace at ground floor



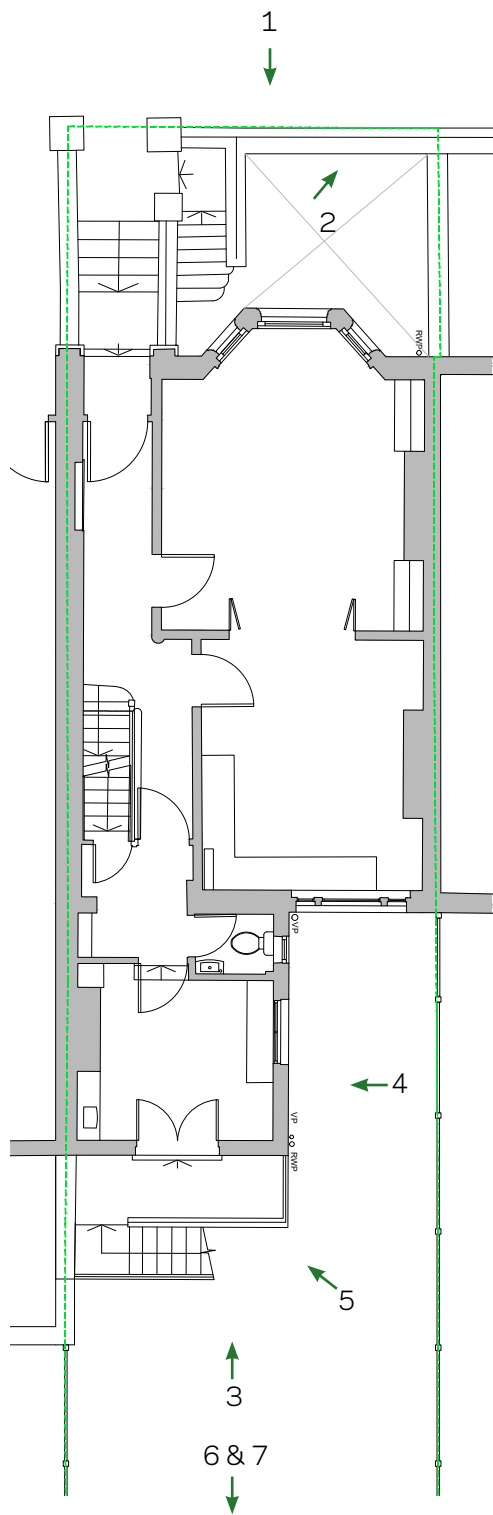
Large dormer extension and roof terrace at no. 9 Denning Road



Rear dormers to all neighbouring properties in Denning Road

7.0 Photographs of the existing building

Photographs of the existing building have been taken for reference. The key plan below has been annotated to show where the photograph was taken from, with the arrow showing the direction of the view. All photographs were taken in May 2022



1



2



3



4



5



6



7

8.0 3D Views



Existing front view



Proposed front view



Existing rear view



Proposed rear view

9.0 Historical Character and Context

This proposal has been designed to maintain the character of the Conservation Area.

Traditional materials, in context of the area, will be used in the proposed works to match those of the existing original house and for ease of maintenance and longevity. We propose to construct the closet wing and lower ground floor extensions in London Stock Brick which will be sourced to match the existing brickwork. The dormer will be finished in lead-work which is complimentary to the colour of the existing slate roof. All new windows will be white painted timber framed sash windows to match the existing.

This proposal seeks to enhance the building elevations and bring them up to a level you would expect of a residence of this nature. Whilst the proposed works mainly concern the rear facade, we do propose to refurbish the existing façades at the same time. A detailed visual condition survey will be undertaken and the necessary repairs made. Any repair required will be carried out with materials and techniques to match the existing in order to preserve the existing original building fabric. The reason for undertaking this repair work is to avoid deterioration and to preserve the building for as long as possible.

We believe the proposals listed within this report are appropriate in context of the development of the conservation area.

10.0 Access Statement

It is proposed that access to 11 Denning Road will remain as existing after the proposed works have taken place. Access within the building itself will remain largely as existing although improvements have been made to rationalise the floor levels of the closet wing so steps can be removed where possible. Additionally the existing stair to the third floor is too steep and narrow to comply with building regulations. A new compliant stair has been designed to allow safer access to third floor.