

Architecture for London

Design and Access Statement  
47 Nassington Road  
NW3 2TY

June 2022

1.0 Introduction

This Design and Access statement has been prepared by Architecture for London and accompanies the planning application for the alteration of the front boundary wall and associated landscaping of 47 Nassington Road.

2.0 Existing

47 Nassington Road is located in the South Hill Park Conservation Area, which is divided into two discrete sub-areas. These relate to the historical patterns of land ownership, the subsequent sequence of development and resulting prevailing architectural styles. Sub-area 1 encompasses South Hill Park and South Hill Park Gardens to the West, whilst the latter sub-area two covers the Parliament Hill, Tanza Road and Nassington Road to the East.

Within the South Hill Conservation Area Appraisal Audit, 47 Nassington Road is listed as a building which makes a positive contribution to the homogenous architectural character of the area. This is alongside the following properties in sub-area 2:

1-57 Nassington Road (odd) and 4-26 (even).  
1-14 Parliament Hill (consec), 15-77 (odd) and 8-70 (even).  
1-39 Tanza Road (odd) and 2-22 (even).

Sub-area 2:

This part of the South Hill Park Conservation area is characterised by substantial semi-detached villa's, overwhelmingly in the Victoria Gothic Revival style. This style is typified by elaborately carved foliage capitols in artificial stone, as well as various combinations of steeply pitched roofs, Tudor chimneys, and canted bays. Sashes are more elaborately detailing with glazing bars sub-dividing the upper panes with traditional stain glass decoration.

The South Hill Park Heritage Appraisal notes '*generally, all houses have front gardens with boundaries of low brick walls and piers. These walls are often backed by vegetation. Nassington Road would have had railings surmounting the wall between brick piers, however most of these have been lost.*'

47 Nassington Road:

47 Nassington Road is a 4-storey over basement semi-detached property that matches the description outlined within the Conservation Area Appraisal. The property is constructed from red stock brick laid in Flemish bond with white canted bays and ornate carved foliage capitols. The sashes are elaborately detailed with sub-dividing upper glazing bars and stain glass panes, whilst a traditional stained glass timber panel door is set amongst a decorative doorway pediment.

To the front of the property, there are a number of unsympathetic alterations that compromise the integrity of the building. The original low brick wall with surmounting iron railings are no longer present, replaced by a contemporary metal balustrade with a sliding access gate, whilst the traditional York stone paving has also been replaced by a low quality generic masonry paving.



47 Nassington Road, Hampstead.





47 Nassington Road, Hampstead



47 Nassington Road, Hampstead



3.0 Proposal

The proposal seeks to restore the traditional streetscape of Nassington Road, removing the unsympathetic additions and reinstating the original low boundary walls backed by evergreen vegetation and traditional surmounting cast iron balustrade. A traditional low boundary wall with a surmounting iron balustrade will line the light-well whilst reclaimed York stone paving will be reintroduced as per the Conservation Area Appraisal - 'if the opportunity arises, all paving should be in York stone'. The addition of porous planters to the drive will improve drainage.

All proposed elements will restore traditional detailing, respect the character of the Conservation Area and match the existing traditional examples along Nassington Road.

The application is also in response to the following recommendations outlined in the Conservation Area Appraisal

**SHP7:** In all cases, original architectural features and detailing characteristics of the Conservation Area should be retained and kept in good repair, and only replaced when there is no alternative, or to enhance the appearance of the building through the restoration of it's missing features. Original detailing such a gates, gateposts and iron balustrades, where retained, add to the visual interest of the properties and where removed in the past, replacement with suitable copies will be encouraged.

**SHP8:** The choice of materials in new work will be most important and will be the subject of control by the council. Original, traditional materials should be retained wherever possible. Where replacement is the only possible option, materials should be chose to closely match the original.

**SPH24:** All new development should have a high standard of landscape design, which should respect the character and appearance of the Conservation Area.

**SPH25:** Boundaries in the Conservation Area are formed by hedges, walls and gates. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges, whilst the low walls alongside the road add to the attractive appearance of the front gardens.

There are notable examples of alike landscaping along Nassington Road:

- No.8 Nassington Road - Low brick boundary wall and piers with backed by evergreen vegetation. Traditional Iron gate with York paving.
- No.14 Nassington Road - Low brick boundary wall and piers with coping. Traditional Iron gate with York paving.
- No.16 Nassington Road - Low brick boundary wall and piers with coping backed by evergreen vegetation. Traditional Iron gate.
- No.18 Nassington Road - Low brick boundary wall and piers with coping, backed by evergreen vegetation. Traditional Iron gate.
- No.20 Nassington Road - Low brick boundary wall and piers with coping, backed by evergreen vegetation. Traditional Iron gate.
- No.22 Nassington Road - Low brick boundary wall and piers with coping and with surmounting iron balustrades. Traditional Iron gate.



Above: 14 Nassington Road, Hampstead  
Below: 8 Nassington Road, Hampstead



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