



HAMPSTEAD GARDEN SUBURB TRUST

**SUPPLEMENTARY GUIDANCE FOR
HARDSTANDINGS & PAVING IN
FRONT GARDENS**





Introduction

Much of Hampstead Garden Suburb was designed before car ownership became widespread. Today we have to accept and manage cars as part of the environment, while ensuring that they detract as little as possible from the special character of the Suburb.

The prior written consent of the Trust is normally required for changes to the appearance of gardens or forecourts of Suburb properties*. This guidance is designed to aid residents who would like to make an application to alter their front garden to introduce or alter hardstandings and paving. The range of properties is varied and what is appropriate in one case may not be appropriate in another. The Trust offers free pre-application advice to those considering alterations. This guidance is supplemental to the wider Design Guidance which can be found on our website.

The guidance will explain the following main points:

- Hardstandings should not usually be proposed directly in front of the house. A new hardstanding may be possible if there is space to the side of the house.
- For existing hardstandings a visual separation between a driveway and front path, such as a planting strip, should be retained for most front gardens with a hardstanding. This is to ensure the hardstanding is not excessively wide and to enhance the setting of the house.
- For new hardstandings there should be a minimal break in the boundary hedge line.
- The paving used in a hardstanding or pathway should enhance the setting of the house.
- Careful thought should be given to planting to soften the appearance of front gardens, including the retention of existing planting and trees.

The guidance is organised to offer advice for different sized properties to allow residents to identify what guidance may be applicable to their property. It includes a separate section to address paving materials specifically. Conditions of any Trust consent require that materials are approved in writing by the Trust Architectural Adviser, before work begins on site.

It should be noted that not all of the bad examples shown in the photos are the fault of the present owners, who may have inherited the layout from their predecessors. Some of the negative examples may have been created with Trust consent before the Design Guidance was amended.

Where hardstanding or paving has been installed without Trust consent, or the terms of any consent have been breached, the Trust will take steps to have the layout restored, either by legal proceedings against the current owner, or against any future owner, and may make restoration a condition of any further consents granted.

*Either under the terms of the lease or the Scheme of Management for freehold properties

Cottage Properties

Most cottage and terraced properties on the Suburb were not designed with hardstandings or garages and so The Trust is unlikely to approve the creation of a new hardstanding. However we do encourage improvements to existing ones.

In cottage and artisan properties it is important that the parked car is not obstructing the view of the house.



This cottage has a hardstanding in front of a garage. The garden has been maintained in front of the house. The hardstanding has a grass strip in the centre that reduces the visual impact of the paving.

This cottage has a hardstanding that is situated directly in front of the house. The planting has been replaced with paving and the parked car obscures the view of the house.





Cottage and artisan properties were designed to have planted front gardens and above/right are two examples of well-maintained gardens with appropriate paving.



Larger Properties

Many semi-detached and detached properties on the Suburb have garages either as part of the original design, as is the case in much of the north side of the Suburb, or have subsequently had garages added. These will have hardstandings in front of them, often with a planting strip to demarcate the drive and path and a minimal break in the hedge line to help screen the view of the paving.



This is a semi-detached property that has a hardstanding in front of its integral garage. The path is separated with a belt of hedging.





This example is of a semi-detached property which has a hardstanding directly in front of the house. The parked car obscures the view of the house.



This is a semi-detached property that has an extended hardstanding across the front of the house. The entire front garden has been paved over, and the parked car obscures the view of the house.



This property has a two-strip hardstanding leading up to its linked garage, with an opening no bigger than necessary.





This is an example of a semi-detached house with a well maintained planting strip between the drive and path. This planting strip significantly reduces the visual impact of paving.



This is an example of a semi-detached house that has completely paved over the front garden. The substantial paving detracts from the appearance of the house.



Above is a property that previously had a driveway and path separated by a wide and well maintained planting strip. The hedge also continued to the left. When these are removed much of the front garden appears barren of greenery.



There should be minimum break in hedge, fence or wall.



This property has a hedge both to demarcate the drive and footpath, and to allow for minimal disruption to the hedge line.



This property has a hardstanding without a planted demarcation between the path and drive. The wide opening extends beyond the crossover and grass verge.



These hardstandings are divided by a hedge between the two garages, reducing the visual impact of two adjacent hardstandings.



These hardstandings do not have a dividing hedge between the adjacent garages. The visual impact of a double hardstanding is greater.



This property, above, had a hedge removed between the drive and path, which has since been reinstated, below. The reinstated planting reduces the visual impact of the paving and maintains a minimal break in hedge line.





This hardstanding has a minimal break in the hedge and a demarcation between drive and path.



This hardstanding is too wide and creates a large break in the hedge.



A carriage drive has been created in front of this house, involving the loss of the front garden. The setting of the house has been harmed by the removal of hedging and its replacement with a low brick wall and insufficient planting. Too much paving is visible from the street and a car is parked in front of the bay window.

Carriage Drives

The original design of some of the largest properties on the Suburb included carriage drives, a style of hardstanding that is uncharacteristic of most of the Suburb. Where carriage drives exist, any paving should be neutral in appearance and a substantial hedge is recommended to screen the view of large paved areas and multiple cars.



This property is wide enough to accommodate a carriage driveway, which is well screened by a tall and dense hedge and maintains consistency with the rest of the road.

Carriage Drives - Materials

As carriage drives take up considerable space in front gardens it is critical that the materials used and design is appropriate to the design and setting of the house and wider area.



This carriage drive is paved with York Stone; it has weathered well and has been laid in random sizes.



This carriage drive has been paved with hard red brick in a herringbone pattern. Its appearance is too eye-catching and assertive.

Carriage Drives - Screening

As a carriage drive takes up most of the front garden with paving, it is important they are well screened by hedging.



This property is well screened by a hedge that spans the width between the two entrances and is of sufficient density to screen the view of a fully paved hardstanding. It also allows for continuous hedging along the street.



This property has had a hedge removed and replaced with a low brick wall and planting. This does not provide adequate screening for a large carriage drive.



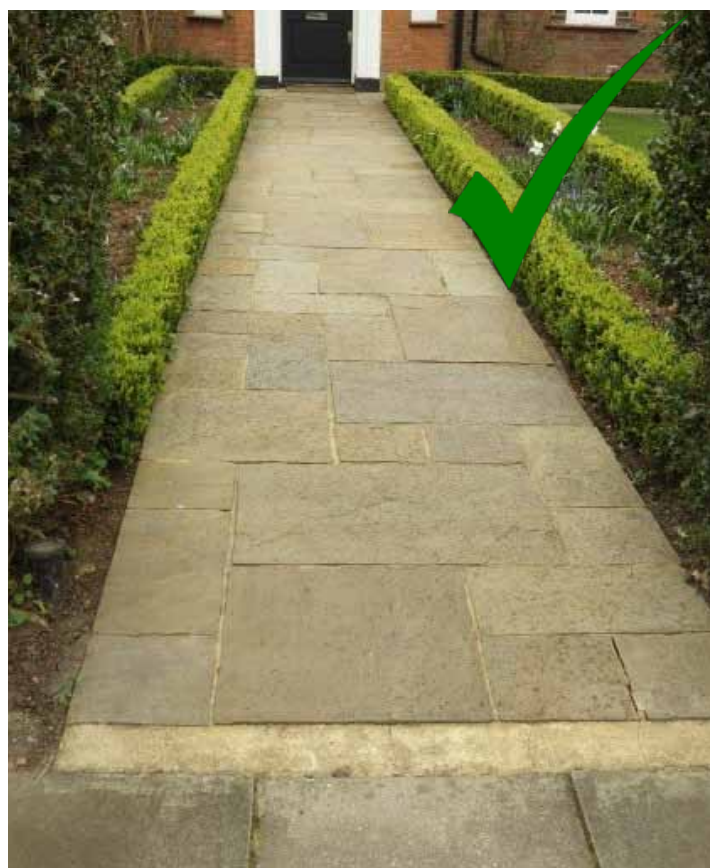
This property has a broad hedge that covers the carriage driveway. No parked cars are visible from the front of the property.

Paths and paving materials

One of the most important aspects of any proposal for a paved area or hardstanding is the materials used. A successful approach is to contrast the materials used in the driveway with the path.



The property above has maintained a clear demarcation between the path and drive with a long hedged boundary. The different paving materials used are shown below.



The path is laid in natural stone in an informal layout, creating a contrast with the drive.



The drive is laid in concrete cobbles which can be appropriate if laid in an informal pattern and in a neutral colour.

Paths are important in properties with and without hardstandings, and below are a selection of front garden paths from properties without hardstandings.



Above is a cottage that has a York Stone path, which suits the traditional appearance of the property.



Above is a detached property with a full and well-maintained garden and a brick path through the centre.



This winding brick path is a lovely example of an interesting journey to the front door. The weathered red brick lined with mature planting and lawn complement the house.



This original path is in a garden owned by the Trust. The houses were designed by Raymond Unwin and the paths laid in a mixture of random York Stone, with a gravel edging.



This shorter path is laid with random sizes of York Stone and lined with well-maintained flower beds.



This path is laid in a mix of purple and red brick. It is too attention-seeking to sit comfortably with the house.

The right paving materials can make all the difference to both the visual qualities and longevity of a hardstanding



This recently repaved hardstanding is laid with natural stone and will age well both structurally and visually.



This hardstanding was laid with concrete and has not lasted well.



This tarmac drive creates a neutral feel that is important when the hardstanding covers so much of the front garden. Planted edges would help soften its appearance.



This property outside the Suburb has a paved driveway with pastel coloured wavy bricks. The colour and extent of the paving are unsightly.



This front garden illustrates the benefits of not having a hardstanding and retaining planting. There is an attractive central pathway through to the front door.



At this property outside the Suburb the garden has been paved in coloured concrete blocks. This is inappropriate in both scale and style.

Another option for hardstandings that can significantly reduce the visual impact of the paving is for two rows of paving slabs with grass or gravel through the centre



This hardstanding has a grass strip through the centre which helps to reduce the visual impact of the paving.



Above is an example of two properties with connected garages. The left hardstanding is laid in randomly sized York stone paving up to a narrow garage. The right hand hardstanding has a fussy paving pattern which detracts from the house.



This sloped drive has been paved with patchwork tarmac that accentuates the negative visual impact of a wide hardstanding.



This sloped hardstanding has been paved with randomly sized York stone in a drive that has been limited to the width of the garage.



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