

DESIGN & ACCESS STATEMENT

42a Denning Road,
NW3 1SU



1.0 The Existing Property & Site Context

1.1 42a Denning Road, NW3 1SU is a terraced house. Located in in Hampstead Conservation Area

1.2 The property at Denning Road is constructed from solid brickwork, set under a pitched tiles roof with a mix of painted sash windows. The existing property is a duplex raised ground floor and basement apartment within a four storey terraced house. The flat is accessed from the front of Denning Road .

1.3 The planning history of the site has been taken into account when designing the proposed works.

1.4 This Design & Access Statement is to accompany the application for planning consent for the proposed works to 42a Denning Road

2.0 The Proposal

- Single story ground floor rear extension to rear of property.
- The proposal does not make any impact on any highway or public route, nor does it affect any existing amenities.

Access

There will be no alteration to access to the property.

Flood Risk

The property isn't within a flood risk zone.

Should you require any further information, please don't hesitate to get in contact.

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