

Design and Access Statement

37 Denning Road, NW3

Alterations, refurbishment and extension of a single family residence
Application for Planning Permission

Contents

1.0 Introduction

2.0 Design and Access Component

3.0 Impact on Conservation Area

1.0 Introduction

This statement is written in support of an application for Planning Permission for proposed refurbishment, alteration and extension works to number 37 Denning Road, NW3. The proposed works have been prepared on behalf of our clients Deividas Seferis and Abigail Kienbaum who are the residents of number 37 Denning Road. Our clients have asked us to extend and modernise the property so that they can live there with their family for the long term. The proposed designs are described in detail in the accompanying Planning & Impact Assessment Report.

1.1 The works comprise:

An upwards extension by 1.6 metres to convert the existing loft into a second story, alterations to the front and rear dormers and installation of 3 rooflights on the side roof slopes;

a single story side extension formed by the replacement of the existing garage;

a single story full width rear extension;

alterations to existing windows to rear and side elevations & 2 no balconies at rear ground floor level;

renewal of existing windows to front elevation with painted hardwood windows to match existing, double glazed;

excavations to lower existing lower ground floor;

refurbishment of the house including new services, bathrooms, a kitchen etc;

formation of new windows and door to West facing side elevation at lower levels;

minor works to front area including relocation of rubbish and recycling, formation of an off street parking area and steps to rear garden passageway;

new retaining walls to garden.

1.1 Supporting documents

This statement should be read in conjunction with the following Boyarsky Murphy Architects drawings:

- PA_01 Site Location Plan, Block Plan 1:1250 & 1:250
- PA_02 Site Photographs
- PA_03 Existing Street Elevation 1:100
- PA_04 Existing Front Elevation 1:100
- PA_05 Existing East Elevation 1:100
- PA_06 Existing West Elevation 1:100
- PA_07 Existing Rear Elevation 1:100
- PA_08 Roof/Plot Plan Existing & Proposed 1:250
- PA_09 Proposed Street Elevation 1:100
- PA_10 Proposed Front Elevation 1:100
- PA_11 Proposed East Elevation 1:100
- PA_12 Proposed West Elevation 1:100
- PA_13 Proposed Rear Elevation 1:100
- PA_14 Existing Long Section 1:100
- PA_15 Proposed Long Section 1:100
- PA_16 Existing Cross Section 1:100
- PA_17 Proposed Cross Section 1:100
- PA_18 Lower Ground Floor Plans, Existing & Proposed
- PA_19 Ground Floor Plans, Existing & Proposed
- PA_20 First Floor Plans, Existing & Proposed
- PA_21 Second Floor Plans, Existing & Proposed
- PA_22 Roof Floor Plans, Existing & Proposed
- PA_23 West Facing Garden Walls, Existing & Proposed
- PA_24 East Facing Garden Walls, Existing & Proposed

Planning Report and Impact Assessment

Structural Engineers drawings and reports by: T.A. Greig, Consulting Engineers:

- 914_01 Lower Ground Floor Plan – proposed
- 914_02 Ground Floor Plan - proposed
- 914_03 First Floor Plan - proposed
- 914_04 Second Floor Plan - proposed
- 914_05 Roof Ground Floor Plan - proposed
- 914_10 Section A A- proposed
- 914_11 Section B B - proposed

- 914_12 Section C C - proposed
- 914_13 Section D D - proposed
- 914_14 Section E E- proposed
- 914_15 Section F F - proposed
- 914_16 Front Elevation - proposed
- 914_16 Rear Elevation- proposed
- 914_SER Structural Engineering Report

Marcus Fox Arboricultural Design & Consultancy's
Arboricultural Survey. Impact Assessment & Method Statement Report (BS5837:2012)

1.2 The application property is situated on the South East side of Denning Road.

1.3 53 Denning Road is a detached two storey house located within the Hampstead Conservation Area, to the east of the centre of Hampstead. It is of a vernacular post-war "Georgian" appearance typical of the late Arts and Crafts aesthetic. It is noted as being a neutral contributor to the character and appearance of the Conservation Area.

2.0 **Design and Access Component**

2.1 Planning permission is sought for refurbishment and alteration works to 53 Denning Road including a single storey rear extension and a single storey side extension alongside an upwards extension of 1.6 metres. It is proposed to upgrade the house to provide a high-quality modern living environment. At the same time it is intended to restore and repair aspects of the original building such as the front elevation and its period windows. The works include the installation of new services, bathrooms and a kitchen..

2.2 Access

No change is proposed to the main access into the existing building.

3.0 Impact on the Existing Building and on the Character and Appearance of the Conservation Area

Pre-application advice has been sought regarding the proposed upwards extension and this advice regarding dormers has been incorporated into the proposed designs. There will be minimal visual impact on the surrounds and minimal impact on the character and appearance of the conservation area as a whole, the significance of which is thereby preserved.

3.1 Impact of the Development upon Existing Residential Amenity

There is minimal effect on existing residential amenity created by this scheme.

