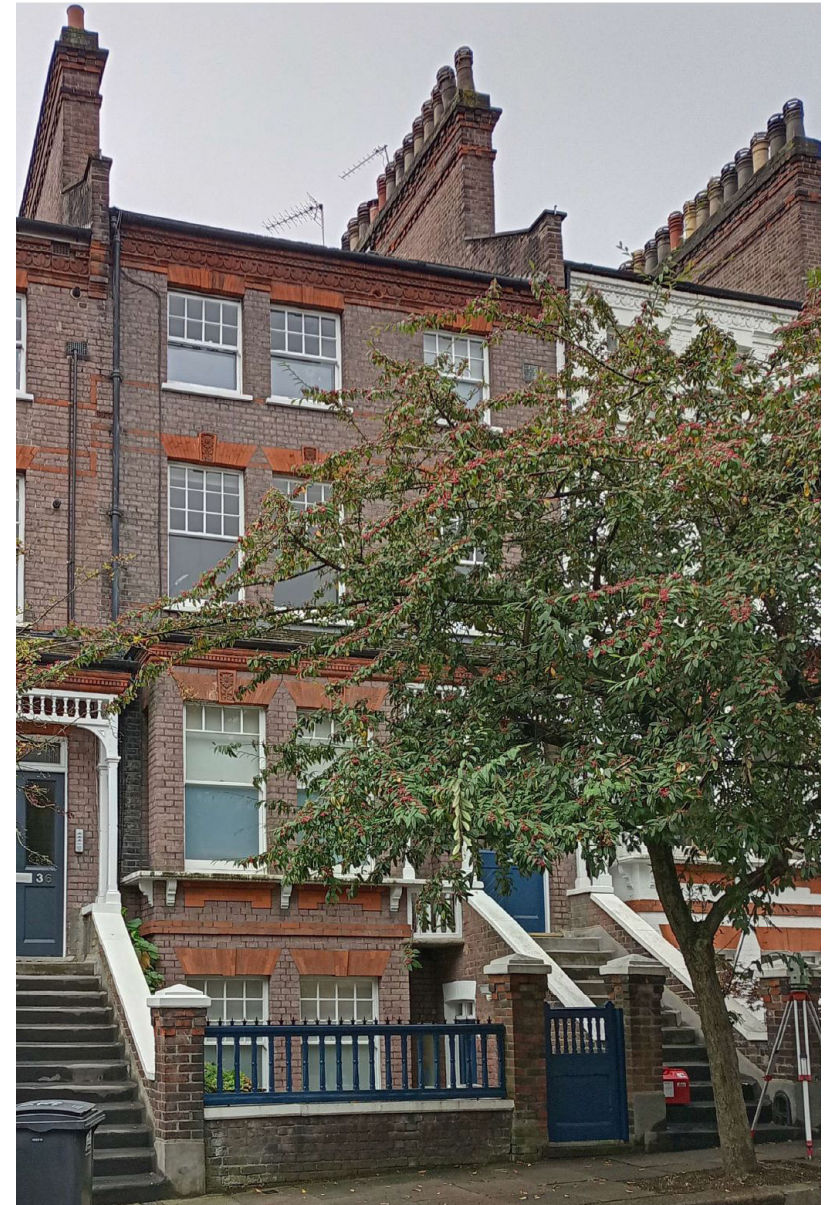




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34 Denning Road, NW3 1SU, London

Design and Access Statement

March 2025

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1.0 Introduction

We have prepared the following Design and Access Statement on behalf of the applicants, the owners of the property at 34 Denning Road, in support of a planning application relating to window and door replacements at the front of the property.

2.0 Location and Existing Situation

The property falls within the Hampstead Conservation Area, sub area three and the Willoughby Road character zone. The building makes a positive contribution to the character and appearance of the conservation area.

The Hampstead Conservation Area Article 4 Direction (2010) applies to the property.

The property at 34 Denning Road is a Victorian mid-terrace house, built in the late 19th century. The 4-storey property with raised ground floor and 2-storey front bay is mostly built from red/ brown London stock brickwork with red brick dressings. White painted wooden sash windows with multi-pane splits are neatly set into the brickwork, with white painted wood details framing the recessed front door. The roofs are finished with slate.

All existing front windows and the two front doors of the property are in bad condition with most frames and panels showing severe timber decay. All timber windows (mainly box sash windows) and doors to be replaced and relating to this application are single glazed, which are thermally badly performing.

3.0 Design and Development Drivers

The existing timber windows and doors in the front elevation have deteriorated too badly over time that they are beyond economic repair. In addition, the existing single glazing needs urgent upgrading to thermally much more efficient double glazing units to minimise heat loss. The proposed alterations to the front of the house comprising replacement of all single glazed 'wooden windows and doors' with new double glazed timber windows and doors - to improve the thermal performance and weather resistance of the property.

4.0 Use / Layout / Amount & Appearance

4.1 Use

The proposed use of the property remains domestic/ residential as a single family dwelling.



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4.2 Layout

The property itself will remain unchanged except for the window and door replacements to described openings. Refer to enclosed drawings and photographs.

4.3 Amount & Appearance

Proposed windows and doors are made from wood with double glazed/ sealed units. Profiles, structural glazing bars, multi-pane splits, frame and panel dimensions are to match existing. All finishes are also to match existing in keeping with the local area. The stained fanlight of the main front door is to be refurbished (with float glass) and to sit on the external facing side of a treble glazed unit, with outward facing leadwork. Please refer to technical drawings from manufacturer North London Box Sash Ltd., and 'breakdown of works stained glass v2' document by glazing specialist Tenby & Penny.

5.0 Scale

Proportions, panels/ framing and fenestration of the new wooden windows and doors are to match the existing.

6.0 Access

Access to the property will remain unchanged from street level.

7.0 Conclusion

The proposed window and door replacements with new robust engineered wooden elements and double glazing matching the style and finishes of the existing windows and doors will be in keeping with the local character of the conservation area considering relevant planning policy, the imposed Article 4 direction and conservation area guidance. The modernised windows will afford much needed thermal and security improvements to the owners of the property.

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8.0 Contact

In the first instance any queries should be directed to:

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