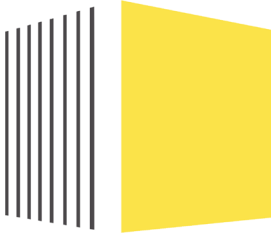


Design and Access Statement
42A Denning Rd London NW3 1SU

07 March 2025



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07 March 2025 | 251_42DR

SCHNEIDER DESIGNERS
architects and interior designers



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1.00 Objective of document

In support of a planning request for Rear lower ground extension along with roof lights and a change to the fenestration, this Design & Access Statement was put together using the London Plan, Camden's Supplementary Planning, Camden's councils core strategy and council's developments policies. The proposal has adopted policies and so the development plan is relevant to the application.

1.01 The application comprises

The new rear extension will house a new kitchen and dining area, along with roof lights to improve natural light and ventilation.

The lower and upper ground floors will undergo internal reconfigurations to enhance functionality.

The upper floor will remove a door opening and infill with reclaimed bricks where the bathroom is located.

The existing timber sash windows at the front and rear will be replaced with new double-glazed windows to match the existing style.

A new black balustrade and gate access will be proposed to the front of the property to match property number 40, adding symmetry and unity.

The front of the property will be reconfigured to accommodate a disabled ramp for the tenant, as well as steps and a platform for bins.

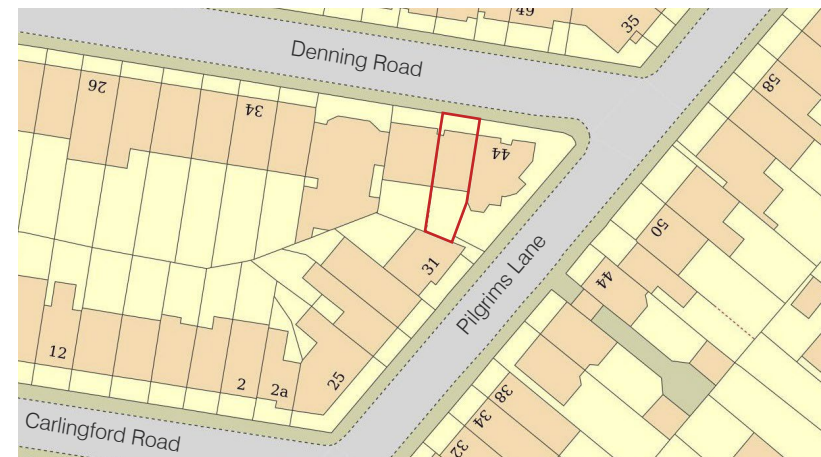
The project will enhance biodiversity by implementing hedges and shrubs, a bio pond, a permeable surface, a sedum roof tray, and a cherry blossom tree.

1.02 Site Description

42A Denning Road is located within a predominantly residential area in Hampstead, London. The property is part of a mid-terraced building, which is not a listed building, but contributes to the character of this part of the street. The property is situated on the south side of Denning Road, a quiet residential street lined with a mixture of period homes and more modern developments.

The area is known for its well-preserved architectural charm, with many buildings reflecting the traditional style of the early 20th century, although there is a mix of property types and ages throughout the street. The property itself is one of several residential units in the terrace, and the surrounding area features a variety of housing forms, from flats to family homes.

Nearby streets, such as Finchley Road and Hampstead Heath, feature a blend of period and contemporary architecture, which enhances the overall aesthetic of the area. The majority of properties in the vicinity have undergone tasteful alterations that complement the historic character of the neighbourhood, contributing to the overall charm of the area while respecting its heritage.



Location Plan

The existing flat is set over two floors, comprising:

- Lower Ground floor: Guest toilet, Bedroom, Dining & Kitchen area.
- Upper Ground floor : One bedroom, Living room, Bathroom and walking closet.

2.00 Aerial Photos



Plan View



South East Viewing (Reference google Maps)



South West Viewing (Reference google maps)



North East Viewing (Reference google Maps)

2.01 Site Photos



North West Facing front view with adjoining property N0.40 & N0. 44 from Denning Road



South facing rear garden view



South facing rear garden view

2.02 Features on the existing site

The property is a Victorian-era terrace built with London stock brickwork, typical for the area. Its front façade retains the original brick appearance, with decorative window mouldings and painted detailing adding character. The traditional timber sash windows are painted white, some with internal shutter blinds.

The entrance features a raised porch with a short flight of stairs and traditional metal railings. The ground-floor windows are larger with bay projections, and the property includes corniced parapets and chimney stacks, common in buildings from this period.



Front Elevation

Denning Road, located within Camden, is home to a variety of terrace styles. Most buildings are three-storey, some with semi-basements. Nos.1-7 have distinct porticoes and ground-floor bays, while Nos.12-36 are brick with red brick dressings, sash windows, and recessed front doors framed with white-painted wood. Roof lines are mostly pitched, although there are unsympathetic roof alterations at Nos.5, 7, 13, 22, 23, and 39.

A former hall (now residential) on the west side contrasts with the street's rhythm but uses materials and details in keeping with the area. Nos.29-33 are distinct red brick houses with canopied front doors and gable/dormers in the roof. Nos.47/49 are a pair of 1960s houses with internal garages, which, while typical of their time, detract from the streetscape.



Property No.1 & 3 Showing Front elevation



Property No.7 & 9 Showing Front elevation

2.02.1 Front and Rear garden.

The front garden of the property is paved, featuring a flower bed and a retaining wall with step access. To the rear, there is a small outdoor storage area with steps leading to the highest point, which reaches 1300mm from the level of the existing finished floor. A small table and chair are located here, with an additional set of steps leading above the storage area. Access to this elevated space is through the bathroom.

2.03 Planning History

Many of the properties along Denning Road have undergone significant changes over the years, including alterations to windows, openings, and roof structures. These modifications have introduced various styles, such as mansard roofs and dormers, contributing to the diversity of the area's architectural character. Over time, the area has seen numerous developments, particularly in the 20th century.



Google Maps Aerial View

Aerial view of how alterations have been made over the years.

Here are applications in Denning Road as seen within the planning portal of London Camden Borough. Many have had approvals in design schemes ranging from changes to the fenestration, Dormer and Mansards roof extension and along with rear alterations.

Ref. No: 2023/0417/P | Granted (Aug 9 2023)
Ref. No: 2020/1897/P | Granted (Oct 21 2020)
Ref. No: 2012/3093/P | Granted (Aug 13 2012)

In the post-World War II era, extensive repairs were required in the area due to the impact of the war. As the 20th century progressed, bomb sites in the surrounding area were redeveloped. Notable examples include the conversion of Nos. 1-7 Denning Road, which underwent renovation in the 1950s, and the redevelopment of Nos. 47/49 in the 1960s, where the internal garages were introduced to suit modern living needs. These changes reflect the broader trend of adapting properties to accommodate contemporary demands.

Today, Denning Road features a mix of Victorian and Edwardian terraces, many altered with bay windows, dormers, and mansard roofs. Despite these changes, the proposed design for the current development aims to preserve the area's historic character, harmonizing with existing architecture while reinstating key features that reflect the street's heritage.



3.00 The Proposal includes:

- Proposed rear extension with a Kitchen and Dining area
- Reconfigured Lower and Upper ground floor.
- Proposal to introduce railings and gate access at Front
- Proposal for a disabled ramp to the front
- To Introduce single roof lights, located at the rear of the extension
- External Wall lights to the front and rear of the property



Existing rear elevation



Proposed rear elevation

3D Visuals of rear extension



3.01 Materials & Appearance

3.01.1 Architectural Continuity

The proposed rear extension is designed to accommodate the needs of a growing family while introducing a contemporary architectural addition that complements the existing property. The design carefully balances old and new, ensuring that the original architecture remains legible and distinct while the new extension integrates harmoniously. The extension will feature slim-frame sliding doors and casement windows, with a material finish consisting of partly coloured render and zinc cladding, chosen for their versatility, durability, and refined aesthetic.

The garden layout will be reconfigured in response to the extension, incorporating a raised decking area to provide a permeable surface that supports sustainable drainage. A key aspect of the design is the enhancement of biodiversity through the introduction of a bio pond, a flower bed planted with hedges and shrubs, and a cherry blossom tree. This approach not only improves ecological value but also creates a more inviting and natural outdoor environment. Additionally, a bench will be integrated into the space to provide a practical and welcoming feature for the users.

The front garden of the property will undergo a transformation to introduce a ramp and staircase paved with limestone, ensuring a user-friendly design that prioritizes accessibility, particularly for disabled access. The proposal also incorporates a centrally positioned flower bed, serving as both a visual feature and a natural circulation point for the ramp. Additionally, a dedicated platform will be integrated to provide convenient and practical access to bin storage. To enhance uniformity and visual coherence, black railings and a gate will be installed to match those of the neighboring property at No. 40.

3.01.2 Proportion & Scale

The rear extension, along with the other external alterations, has been carefully designed to respect the proportions and scale of the surrounding properties, ensuring that it remains subordinate to the existing architecture and does not overshadow neighbouring homes. The proposed changes have been approached with sensitivity, maintaining harmony with the original property while preserving its architectural character and integrity.

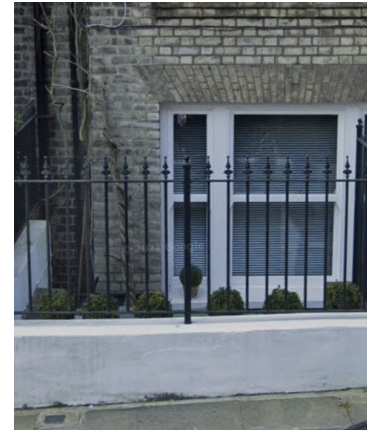
3.01.3 Daylight and Views

The proposed rear extension has been carefully designed to ensure it does not impact natural light or obstruct views for residents, while also minimizing any negative effect on neighbouring properties. Its placement has been strategically considered to prevent overlooking and maintain privacy, ensuring a sensitive and unobtrusive addition to the existing built environment.

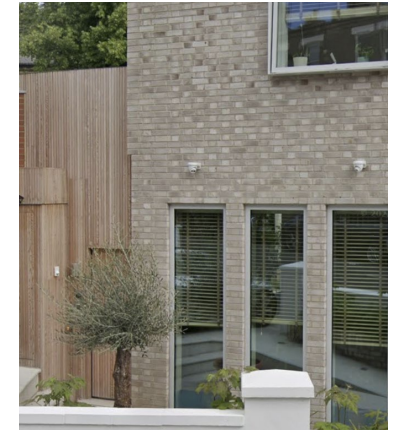
3.01.4 Materials & Finishes

The materials and finishes selected for the rear extension, new window opening, railings, timber fence, and decking have been carefully chosen to complement the existing property, ensuring a cohesive and contemporary appearance that integrates seamlessly with the architectural language. The rear extension features a terracotta-colored render that blends well with the green of the planting, while the black zinc cladding resembles natural black slate, adding depth and contrast. Large panels of glass have been incorporated to bring nature into the new living space, enhancing the connection between the indoor and outdoor.

3.01.5 Precedent



Property 40 Denning Road, Railings & Gate



Property 35 Denning Road, Timber & Slim frame windows

3.02 Planning Statement

The proposals have been developed with reference to the following policies

This application has been carefully developed to guarantee that the planned development will benefit the Conservation Area. In this regard, the proposal has been created in accordance with the national and local guidelines offered by London Camden Brough, which has adopted its LDF core strategy and Development Control Policies and so the development plan relevant to the application site comprises the saved policies of the London Camden Brough.

Strategic Policies

Camden Hampstead conservation Area Statement

- *Front Gardens / Backland / Rear Gardens, H10, H11*
- *Materials and Maintenance, H17, H18, H19, H20*
- *Rear Extensions/Conservatories, H25, H26, H27, H28, H29, H30*
- *Trees & Landscape Design, H44, H45, H46, H47*

Hampstead Forum

- *eHNPR Policy NE1: 'Supporting biodiversity*

Camden's Planning Guidance – (Amenity 2021)

- *CPG (Overlooking, privacy and outlook)*
- *CPG (Daylight and Sunlight)*
- *CPG (Noise and Vibration)*

Camden's Planning Guidance – (Design 2021) Policies:

- *CPG (Design Excellence)*
- *CPG (Heritage)*
- *CPG (Alterations and Extensions)*

Camden's Planning Guidance – (Home Improvements 2021) Policies:

- *CPG (Sustainability)*
- *CPG (2.1 Ground Extensions)*
- *CPG (3.1 Windows & Doors)*
- *CPG (3.2 Walls)*
- *CPG (3.5 Roof lights)*
- *CPG (4.1 Internal Layouts)*
- *CPG (5. Gardens)*

The proposal will protect the heritage asset's continued use as a family residence and contribute to preserving the local area's individuality.

3.03 Conclusion

We believe that the proposed exterior works will not compromise the historic integrity of the home. Instead, the new addition to the architecture will allow the original structure to be clearly read, while maintaining consistency with the overall architectural language. The changes are non-invasive and will unify and preserve the existing features, while enhancing the fenestration.

In the broader context, the suggested alterations will serve to enhance the conservation area and the grouped terrace.

Overall, the planned works aim to optimise the layout and rejuvenate the neglected areas of the existing house, while adapting the property to meet the needs of today's growing family. Importantly, these changes will preserve the original character of the house.

We are confident that the introduction of a contemporary addition and the reorganisation of the fenestration at the rear will bring balance and unity to the property.

This will allow the original architecture to stand independently while improving the overall architectural integrity. Ultimately, the proposal will add significant value to Denning Road and its surrounding streets.

3.04 Access

Approach to and around the site

The main entrance to the home will remain unchanged. From Denning Road a paved walk and a set of steps leads to the door entrance level.

Car-parking & setting down points

There is no current driveway as all cars are parked on Denning Road under CA-H, the property has no garage access.

All entrances

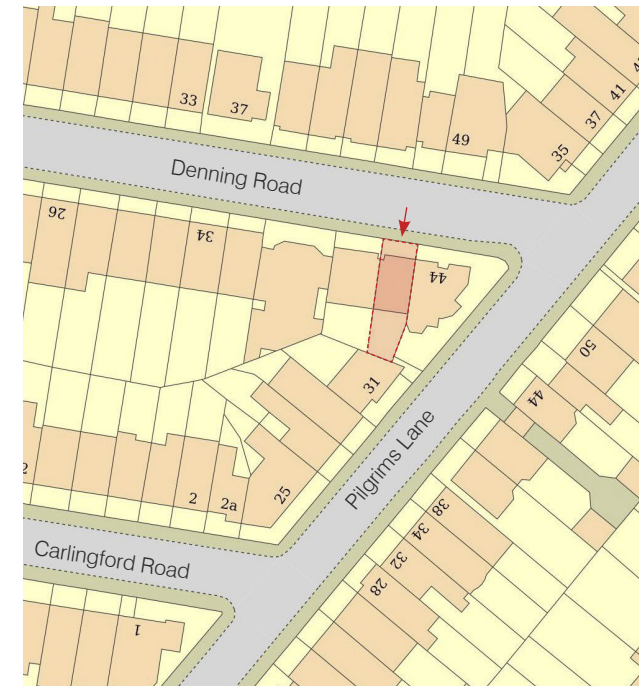
There are two entrances: one at the lower ground level and another at the upper ground level, which provides access to the rest of the flats. Both entrances will remain unchanged.

Horizontal / vertical circulation

The property will continue to have its current vertical circulation and no changes to be made.

Means of escape

The main exit from the property is via the main stairs and onto Denning Road. This will continue to be the same.



Access Points