

Design Access Statement  
Planning Application for

Prepared for: Ms. Ann McGovern  
AM/4022-2  
August 2013



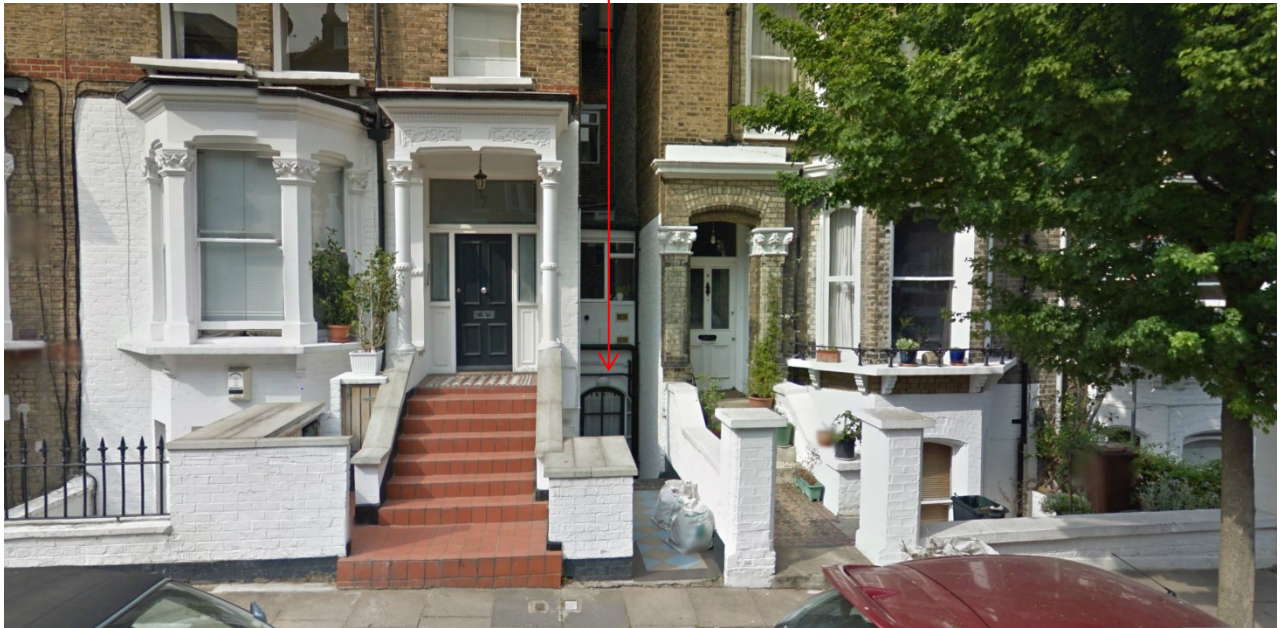
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7A. Denning Road



The Property – *No. 7A Denning Road* is a single basement built below *No. 7 Denning Rd*, and is Independent of the main property as a self-contained 2 bed flat.

## 1.0 HISTORICAL CONTEXT

Denning Road was laid out by 1878; alongside Willoughby Rd, Kemplay Rd, Carlingford Rd and Rudall Crescent, all located to the North of Pond Street on an estate owned by George Crispin, on which, Hampstead Hill Gardens had also been built a few years prior (in 1873) The houses on these roads and on the Willow Rd frontage were complete by 1886. Among the last to be built, in 1890, were nos. 54-66 Rosslyn Hill.



Imagery H.M. Land Registry c.Sep 2013

The property currently consists of 2 Bedrooms, a Large Reception area facing the rear garden, and a small kitchen. *[Refer to Drwg No.4022-GA-002]*



IMG 001 Front Entrance – 7A Denning Rd. c. Mar 2012



Extension Built at 5. Denning Road



IMG 002 Rear Garden - 7A Denning Rd. c. Mar 2012



IMG 003 Rear Elevation – 7A Denning Rd. c. Mar 2012 [also refer to Drwg No. 4022-GA-003]



IMG 004 Location of proposed extension to West elevation – 7A Denning Rd. c. Mar 2012



## 2.0 ACCESS STATEMENT

Denning Road is located within the London borough of Camden, 0.4 miles from the Hampstead tube station. The area is well catered for by the 46, 268, 168, C11, 603 daytime and N5 night buses.

As mentioned the Hampstead Underground tube station is also a 8 minute walk away from the property. Limited Street-parking is available in front of the property.

Disabled access would be limited as it is a Basement property and inevitably involves a tight staircase leading to the front entrance.

## 3.0 DESIGN STATEMENT

The application is to:

Exterior:

1. Add a one-storey modern extension to the rear west elevation of the Basement, to house a re-positioned kitchen.
2. Alter the rear elevation to house a 3 pane sliding glass unit to open up the Reception to the garden space.
3. Moving the existing front door in order to make a more harmonious front entrance/porch area

Interior:

4. Moving the existing kitchen to the new extension at the rear to make way for a 3<sup>rd</sup> bedroom in its place.
5. Existing Dressing Room partitioned to make way for a much needed Utility space
6. Bedroom 2 opened up to the outside via an open-to-sky area between it and the proposed kitchen.

*[Refer to Drwg No. 4022-GA-005]*

### 3.1 Use

The proposal maintains the current 'residential' status of the dwelling; while incorporating a much needed open plan living space to the rear.

This also brings in much needed light into this naturally under-lit basement flat. A small reshuffle of the rooms on the inside makes it a much more logical layout compared to the somewhat haphazard existing plan, whilst making in a safer dwelling in process (notably the re-location of the existing kitchen into the proposed extension to the side elevation of the building reducing fire hazards to the main building quite dramatically).

A 3<sup>rd</sup> Bedroom would be added in place of the existing kitchen, with a Utility added by partitioning part of the existing Dressing room to Bedroom 1.

Bedroom 2 will also gain a small outdoor space in accordance with regulations.

*[Refer to Drwg No. 4022-GA-005]*

### 3.2 Extent

The proposed additions are designed not to encroach on existing garden space by keeping all construction within the existing rear building line and up to the party wall shared with the neighbour at 5. Denning Rd.

There already is a precedent next door at 23. Denning rd; where a full length extension has been constructed similar to the proposed *[Refer to IMG 002] [Location Plan]*

The proposed extension would be a flat roof construction, which would be 2590mm at its highest point and 2555mm at its lowest. *[Refer to Drwg No. 4022-GA-006]*

The extension would be 6400mm in length with an additional 1550mm taken up by the open-to-sky area to the bedroom, with an overall width of 2300mm to the party wall.

The floor areas are as follows...

*Existing house [N.I.A.] - 102.94m<sup>2</sup>*  
*Proposed house [N.I.A.] - 116.45m<sup>2</sup>*

### 3.3 Layout of Proposed

The proposal as mentioned above is to...

Exterior:

- To add a one-storey modern extension to the rear West elevation of the Basement, to house a re-positioned kitchen.
- To alter the rear elevation, to house a 3 pane sliding glass unit to open up the Reception to the garden space.
- Move the existing front door to the side in order to make a more harmonious front entrance/porch area.

Interior:

- Moving the existing kitchen to the new extension at the rear to make way for a 3<sup>rd</sup> bedroom in its place.
- Existing Dressing Room partitioned to make way for a much needed Utility space
- Bedroom 2 opened up to the outside via an open-to-sky area between it and the proposed kitchen.

*[Refer to Drwg No. 4022-GA-005]*

### 3.4 Scale

The massing of the proposed extension is kept within the existing rear building line and would share a party wall with the neighbour at 5. Denning Rd.

The proposed extension would be a flat roof construction, which would be 2590mm at its highest point and 2555mm at its lowest. The extension would be 6400mm in length, with a width of 2300mm; with an additional 1550mm taken up by the open-to-sky area to the bedroom.

### 3.5 Landscaping

The existing, somewhat overgrown garden will also be re-planted and landscaped in accordance with the design and without removing any of the existing small to medium stature trees currently planted.

The rear patio area would be raised by 100mm to achieve a flush threshold to the Reception/Living area. The current dilapidated steps to the garden would be re-designed in accordance with the drawings *[Refer to Drwg No. 4022-GA-005]*

### 3.6 Appearance

The proposed extension would be a modern yet in-keeping structure that reads well with the existing building.

It would be constructed as a highly insulated timber structure *[Refer to Drwg No. 4022-GA-007]*

The upper portion of the exterior treatment is to be in shallow (20mm) trapezoidal dark aluminium clad, above a 900mm painted brick plinth.

The doors would be glass sliding units; a 2 pane-single slider to the Kitchen and 4 pane-double slider unit to the Reception area respectively. *[as shown in IMG 005]*



IMG 005 Proposed rear Elevation – 7A Denning Rd.

In considering the works and the impact it may have to No. 5 & 7 Denning Rd.  
We were mindful of:

- The need to keep the eaves height of the kitchen roof as low as possible (maintaining a maximum of 2555mm as mentioned)
- Keep the the roof lights to the kitchen extension to a minimum.
- Consulting a qualified Party wall surveyor in the case of the party wall with 5. Denning Rd prior to commencing any work on site
- Securely underpinning and reinforcing all walls in accordance with structural engineer details
- Retaining and adding to the Flora in the garden space.

#### 4.0 CONCLUSION

We conclude the proposed works will be readily assimilated without visual harm to the surrounding environment and be true to the architectural merit of the existing property. Adequate amenity space would remain after development and no neighbouring properties would be affected to any great degree.