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Design & Access Statement

In respect of:

19 Denning Road, London NW3

Introduction:

The subject property forms part of a continuous terrace along Denning Road. It is set over four floors with utilised roofspace above.

The lawful use of the building is as one dwelling house [Class use C3].

Denning Road forms part of the Article 4 Hampstead Conservation Area and is very similar in characteristics to the surrounding roads in particular Carlingford Road and Kemplay Road.

Proposals [to be read in conjunction with 4407_01 & _02]:

It is proposed to undertake alterations solely to the fenestration arrangement of the Lower & Upper Ground Floor levels of the rear elevation.

To Lower Ground Floor level, the existing openings serving the living room & study are to be joined to form a continuous opening of approx. 4.5m wide.

To Upper Ground Floor level, existing panelling below the conservatory type windows is proposed to be removed and replaced with glazed window panes that match the existing. Further the existing French doors serving the balcony are to be removed and replaced. The existing opening is to be unchanged.

Materials:

There is an existing mix throughout the rear elevation to the windows. Existing window units at 1st, 2nd and loft level are of timber sash construction. To UGF level the balcony doors are aluminium white framed double glazed French door units with timber single glazed units to the conservatory type element. To the LGF both the window and concertina door units are aluminium white framed double glazed units. The surrounding panelling, fascia finish and trip consists of Anthracite grey weather board panelling and details.

The existing concertina door is proposed to be removed and replaced with a new bi-fold/triple-fold door unit as per option 1 or 2:

- **Option 1;** Anthracite grey finished Smart System, 6mmx2 (double glazed unit) toughened glass, visioglide triple track.
- **Option 2;** Reynaers CP130LS (lift and slide system) in Anthracite Grey finish RAL 7016 Matt.

To the UGF, the existing French doors are to be replaced with a bi-folding door [of suitable size to fit within the existing opening] and to be either of Option1 or Option 2 above.

Where existing panelling below the conservatory type windows is proposed to be removed and replaced with glazed window the panes be of timber surround and of double glazed units to match existing.