

Design and Access Statement

49 Denning Road, London NW3

Proposed Dwelling House
at
49 Denning Road, London NW3

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INTRODUCTION

This Design and Access Statement accompanies the application for a new dwelling house at 49 Denning Road, London NW3.

The proposed development is for a single family house arranged over five floors. It replaces a sixties built town house.

This statement briefly sets out the analysis of the site, in terms of location, character of the area, use and materials; the design criteria of the proposed application together with the relevant planning policies and the results of planning consultation.

The next paragraph will present the proposed scheme, its relationship to the street in term of scale, and the provisions that have been made for ease of access externally and internally.

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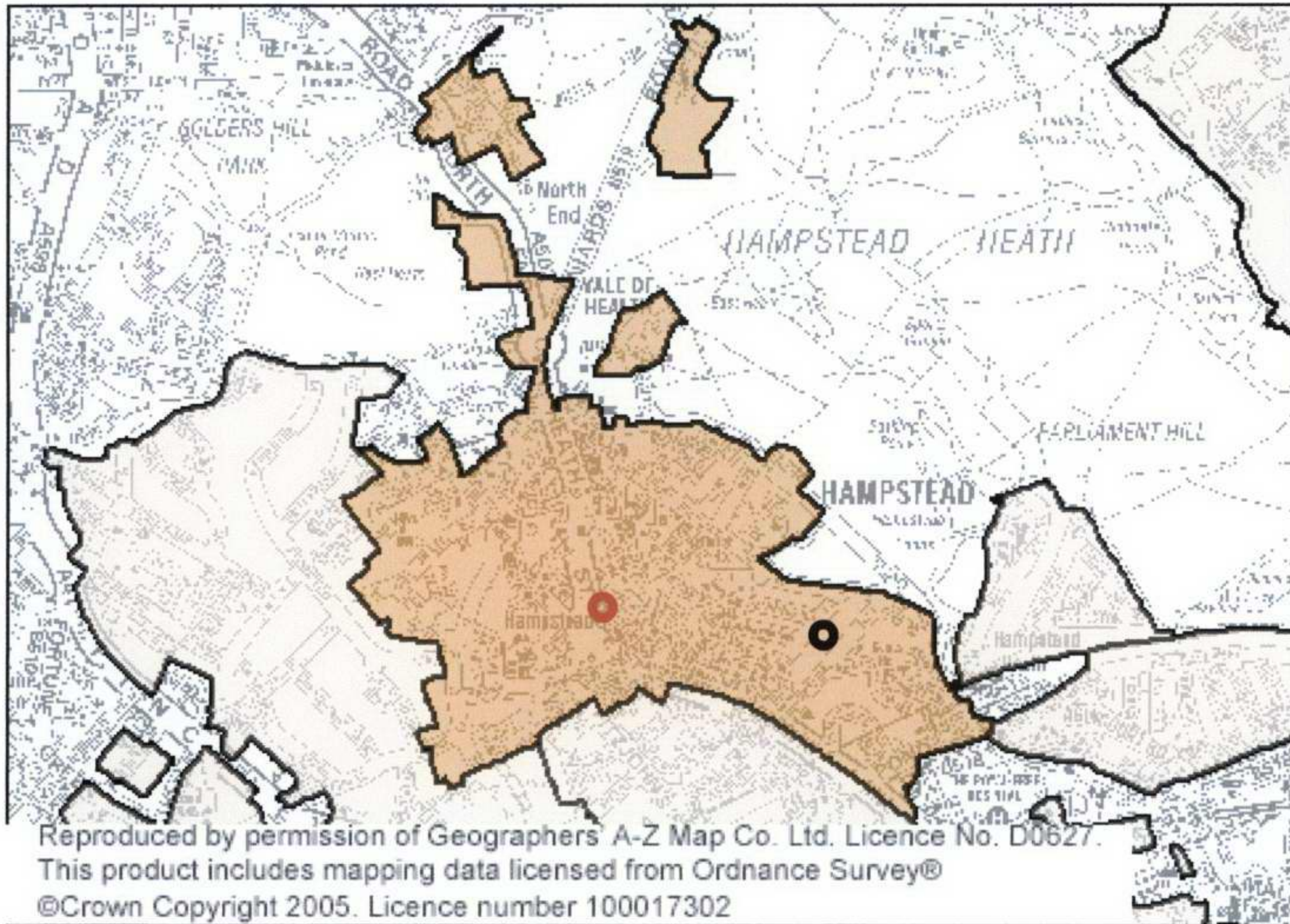
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CHARACTER OF THE AREA

Hampstead Area

49 Denning Road lies within The Hampstead Conservation Area; it is located between Pilgrims Lane and Willoughby Road.

Denning Road is a residential street within a short walking distance of Hampstead High Street, Hampstead underground and Hampstead Heath (See Map 1).



Map 1 : Hampstead Area.

-  Hampstead Conservation Area
-  Hampstead underground
-  49 Denning Road

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Photo 1: View of Denning Road from Pilgrims Lane Photo 2 & 3 View to N.47 & 49 Denning Road

"There are terraces on both sides with considerable variety in the detail. Predominantly they are three storeys, some with a semi-basement. Nos. 1-7 have distinct porticoes and ground floor bays, Nos 12-36 are brick with red brick dressings and sash windows with multi-panes with white painted wood details framing the recessed front door. The roof lines vary in design, although most are pitched. . . . A former Hall (now in residential use) on the west side interrupts the rhythm of the street and provides contrast in scale, but with materials and details that relate to the street. Nos. 29-33 are a terrace of distinct red brick houses with canopied front door and a gable/dormer in the roof. Nos.47/49 is a 1960s pair of three storey houses with internal garages at ground floor level (Photo 2&3). The garages are typical of the period but detrimental to the streetscape."(1)

(1) Conservation, area statement > Hampstead published by Camden council.



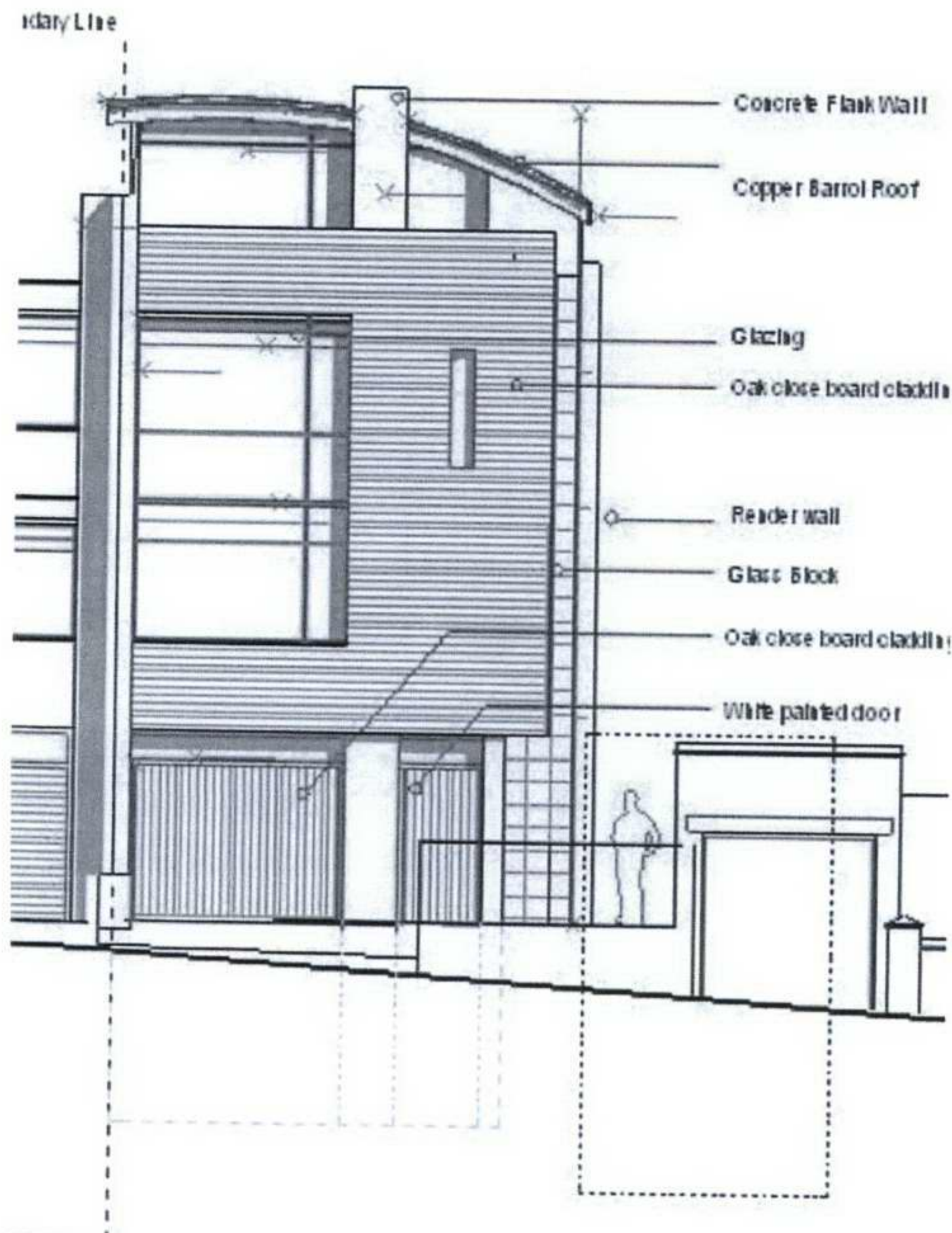
Photo 4:
View of Denning Road from Willoughby Road

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RECENT PLANNING HISTORY

1. Planning Approved the 22nd May 2003 (Reference PWX0302109) for a Demolition of existing dwelling and erection of a five storey dwelling house.



Proposed Front Elevation (REF: PWX0302109)

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2. Planning Approved the 21st December 2005 (Reference 2005 / 1989 /PR2) for a New Building – Single Family Residence



Proposed Front Elevation (2005 / 1989 /PR2)

PROPOSED BUILDING



Photo 5: Existing Building



Photo 6: Proposed Building

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DESIGN

The proposed scheme is based on the previously approved Planning Application (21/12/2005 - REF: 2005 / 1989 / PR2).

The external envelope has been retained differing only in respect of:-

1. The accommodation has been increased and this has been achieved by the omission of the integral garage.
2. There has been a change of the external materials from timber to render and brick.
3. The internal spaces have been redesigned around the relocated staircase.
4. Improved ceiling heights to top floor areas.
5. Easier access to the rear garden area.
6. Improved privacy to both neighbour properties.

Description of the House:

1. Five bedrooms family House arranged over five floors with a total internal floor area of 428 square metres.
2. The service rooms (Utility, Plant and Wine Cellar) are located below ground to the front of the house and are lit by means of an external lightwell.
3. There is provision for off street parking to accommodate a car and sufficient room for bicycles.
4. A bin store is provided to the front of the property.

Resources & E –Biodiversity:

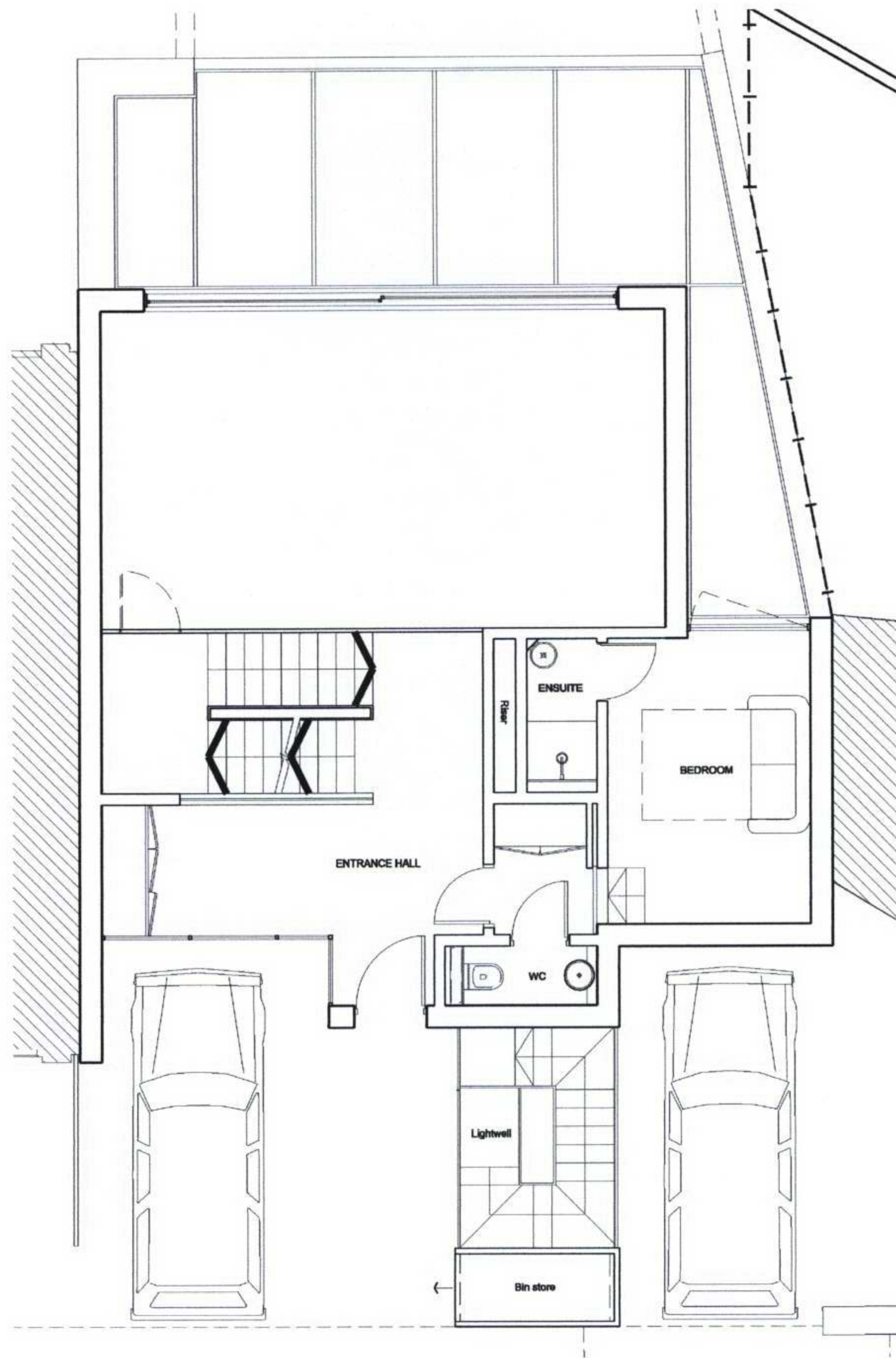
It is proposed to lay sedum roof on the flat roof above the living room. This will improve the view from the bathroom and create a visual green link to the rear garden beyond.

ACCESS

1. Direct level access is provided at ground floor level (See Plan 8).
2. A spacious entrance hall provides sufficient storage space for pushchairs and / or wheelchairs.
3. There is a ground floor bedroom together with an en-suite shower room and a separate WC.
4. Door widths, light switches and socket heights are to comply with Part M of the Building Regulations.
5. The staircase has a minimum width of one metre to accommodate a stair lift, should the need arise in the future.

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Plan 8: Access at Ground Floor Entrance.

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CONCLUSION

The design proposal should be read as a development of the previously approved scheme which has been achieved through close consultation with London Borough Camden Planning and Urban Design Teams.

The building impact on the street scene remains unchanged from the previously approved scheme by limiting the design change to within the building envelope.

The height of 49 Denning Road acts as a link with N.45 Denning Road and 35 Pilgrims Lane and this restores the balance to the street (See figure 7).

The Design has taken into account both the verticality of N.45 Denning Road, the render and red brick façade of N.35 Pilgrims Lane.

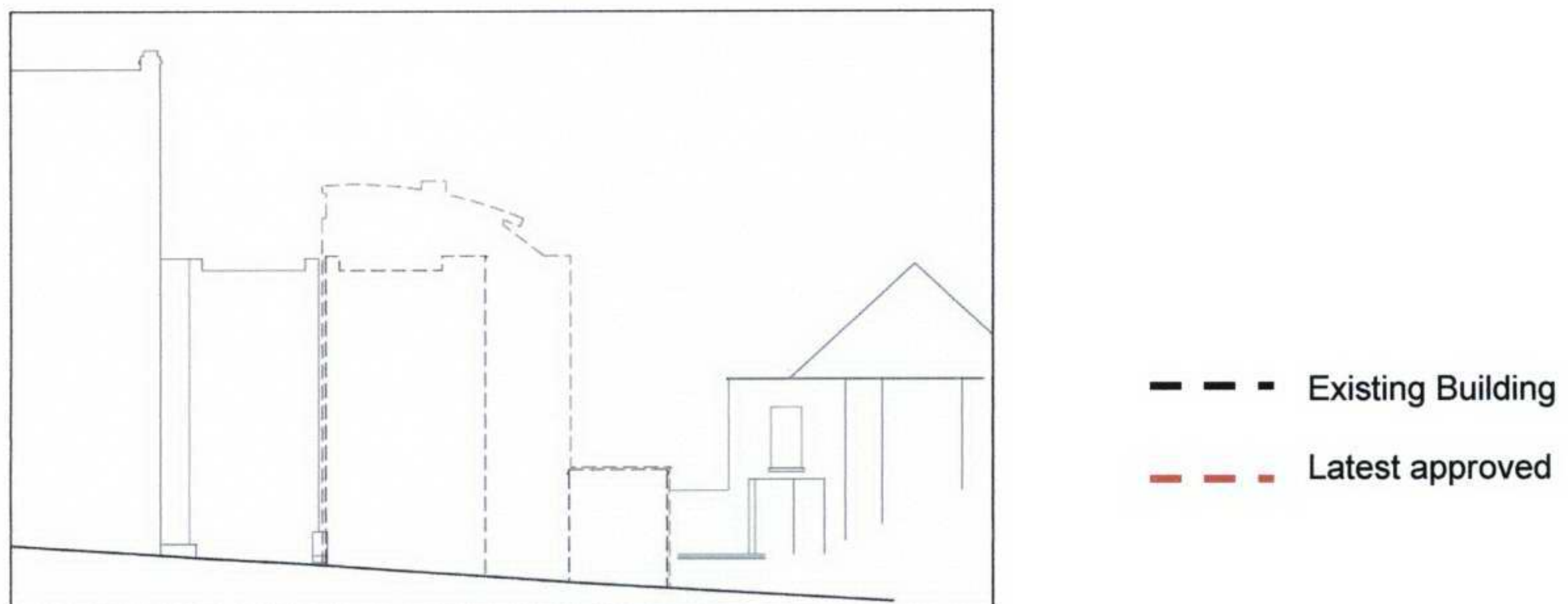


Figure 7: Existing and latest approved building height

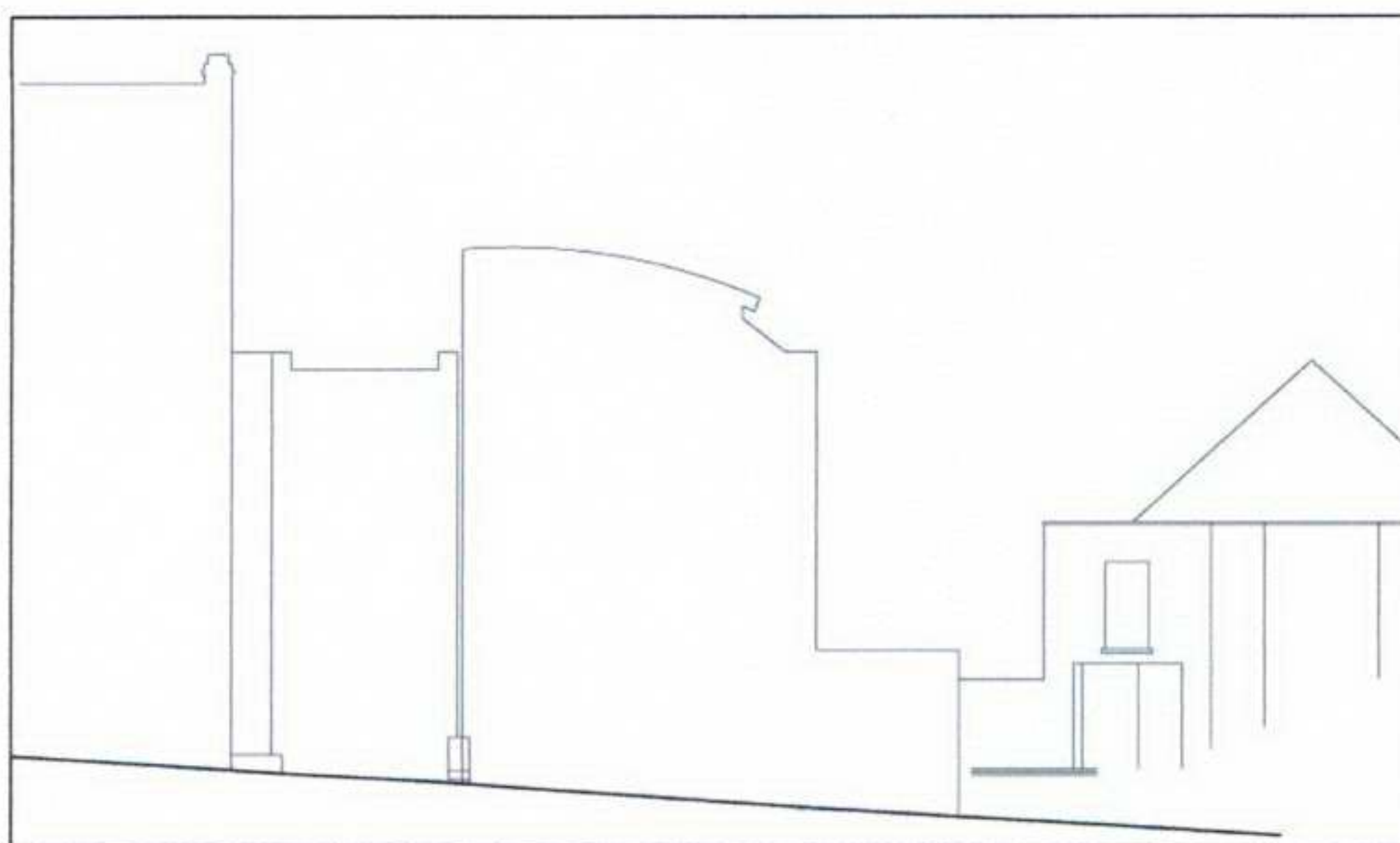


Figure 8: Proposed building height