

## **DESIGN AND ACCESS STATEMENT**

### **FLAT 1, 4 DENNING ROAD, LONDON, NW3 1SU**

FLAT 1 OCCUPIES THE GROUND FLOOR OF 4 DENNING ROAD LONDON NW3 1SU – THERE ARE TWO FURTHER FLATS ABOVE.

FLAT 1 COMPRISES AN INTERNAL LIGHTWELL WITH DIRECT ACCESS BY WAY OF PLASTIC FRAMED PATIO DOORS FROM BEDROOM 2 AND IS VISABLE FROM THE WINDOWS TO THE KITCHEN, LIVING AREA, DINING ROOM AND FROM THE BATHROOM.

THE INTERNAL LIGHTWELL IS FLANKED ON TWO SIDES BY THE REST OF THE BUILDING AND ON ONE SIDE BY THE NIEGHBOURING PROPERTY, 2 DENNING ROAD, THERE IS AN EXISTING FLAT ROOFED KITCHEN AND LIVING AREA PREVIOUSLY ADDED TO THE REAR OF THE PROPERTY AROUND THE 1970'S, THE INTERNAL LIGHTWELL IS OVERLOOKED ON THIS SIDE BY THE KITCHEN AND DINING AREA OF THE LIVING ROOM.

OUR PROPOSAL IS TO EXTEND OUT INTO THE INTERNAL LIGHTWELL AT GROUND FLOOR LEVEL BY APPROXIMATELY 1.5M WITH NEW DIRECT ACCESS PROPOSED FROM THE KITCHEN BY WAY OF GLAZED METAL FRAMED SLIDING FOLDING DOOR SYSTEM WITH INTEGRAL GLAZED FLAT ROOF. WE ARE ALSO PROPOSING TO LINK THE EXISTING DINING AREA OF THE LIVING ROOM WITH DIRECT ACCESS TO THE KITCHEN BY FORMING A NEW INTERNAL OPENING IN PLACE OF THE EXISTING TIMBER FRAMED WINDOW. THE SOLID WALLS FLANKING THE NEW EXTENSION WOULD BE FLAT RE-NEDED AND DECORATED WHITE TO MATCH EXISTING.

WE ARE PROPOSING TO RATIONALISE THE EXISTING DRAINAGE WITH A LESS OBTRUSIVE SOLUTION THAN EXISTING WHILST USING THE EXISTING GROUND DRAINS.

FROM THE INTERNAL COURTYARD THE ONLY DIRECT VIEW INTO THE PROPOSED EXTENSION WOULD BE FROM THE EXISTING BEDROOM 2, THE EXISTING WINDOW FROM THE BATHROOM ALREADY HAS OBSCURED GLAZING.

THROUGH OUR PROPOSALS WE ARE HOPING TO MAXIMIZE THE NATURAL LIGHT INTO AN ENLARGED KITCHEN AREA AND ON THROUGH TO THE DINING AREA OF THE LIVING ROOM AND TO MAKE BEST USE OF A PORTION OF THE INTERNAL LIGHTWELL BY PROVIDING A DIRECT LINK FROM THE LIVING AREAS OF THE PROPERTY. WE PROPOSE TO FURTHER ENHANCE THE INTERNAL COURTYARD AREA BY USE OF

ARCHITECTURAL PLANTING ALONG THE ADJOINING PARTY WALL OF THE  
PROPERTY AT 2, DENNING ROAD.