

## **18 DENNING ROAD, LONDON NW3 1SU**

### **DESIGN and ACCESS STATEMENT**

18 Denning Road, London NW3 1SU is a mid-terrace brick-built residential house erected during the turn of the 19<sup>th</sup> Century.

See. Photo on Drwg. No. MM1403/001.

The building's front/street facade remains largely un-altered.

The rear/garden aspect also remains un-modified, there being no added extensions.

The garden area which is split-level is paved throughout with concrete slabs.

There are no trees on the site.

Presently, the property is occupied in parts by the applicant.

There are no long-term or protected tenancies.

Internally, the building has undergone modifications over the years of its existence which has detracted from its internal character. It is dated, and it can be said that a refurbishment could add a new lease of life and also provide a better accommodation for the occupant/s.

The applicant is in need of accommodation to suit family use – not one single existing floor provides this.

Adjoining buildings along the terrace have all residential use, varying from single-family dwelling houses to maisonettes and flats; a considerable number have rear extensions.

The majority of these have rear additions, giving larger floor area footprints.

Immediate neighbouring building No.20 has such a rear extension on two floors.

The other, No.16 consists of a 50/50 mixture of flats and a maisonette.

The two-floor extension to the rear of No.20 is extremely unsympathetic to the character of the building and the area

See. Photos on Drwg. No. MM1403/011.

The design concept which is the subject matter of this application considers the applicant's needs for family-size accommodation whilst observing :

- maintaining and betterment of the present internal spaces
- restraining any visual and physical impact to the general area  
(the proposed rear extension is modest compared to others/s that were previously permitted to be built; namely Nos. 6, 8, 26 etc. along the same terrace in terms of size and materials used)
- restricting the proposed addition to be mainly below the garden/gardens level where it is largely out of view.

The proposal seeks an overall 8.8% increase to the existing gross floor area of the building as a whole.

The scale of the proposal is perceived as being minimal.

Materials such as any new brickwork and the garden access railings are intended to match those to be replaced.

It is also proposed that the hard surfaces which cover the entire garden are to be replaced with a south-facing lawn with low-growing shrubbery along the borders. The timber fencing is to be retained.

There are no existing trees on site.

Therefore, no tree removal is required.

The proposal does not affect any growth which may be situated in the adjoining gardens.

A sedum roof is to be installed over the lowest level extension proposed, thereby rendering the garden aspect to appear fully landscaped.

Surface drainage, perforated paving surfaces and bio-diversity have all been considered in the formulation of the design.

The existing external brick screen-wall to the West is to be retained.

The proposal does not foresee any adverse impact on the adjoining properties or the wider area.

In fact, it is anticipated that there will be a positive gain to the adjoining properties in respect of thermal and other conditions.

The property is not in a designated flood area.

The rear facade above garden level is un-disturbed.

There are no alterations or additions proposed to the existing main roof, front and back.

Other similar developments, their scale, appearance, the essence of the permissions granted together with the conditions they have included have been analysed.

The latter especially have been observed and have been influential on this design and proposal.

The proposal also provides a life-long accommodation with ease of access for disabled use where it is practicable.

There is space allocated for bicycles; the number of units proposed also reduces the on-street resident's parking pressure.

No building frontage per house is suitable to accommodate more than 1.5 average car lengths.

The proposal does not infringe on or create any adverse impact on public and/or local authority services.

We trust you agree.

## **18 DENNING ROAD, LONDON NW3 1SU**

### **SCHEDULE OF AREAS**

**SITE AREA:** 188.35 sq.m. = 0.0188 ha.

#### **EXISTING RESIDENTIAL AREAS (internal gross):**

Level 1. 54.90 sq.m.

Level 2. 52.65 sq.m.

Level 3. 49.00 sq.m.

Level 4. 49.00 sq.m.

Total of 5 bedrooms.

**Total** 205.55 sq.m. (internal gross floor area)

#### **PROPOSED RESIDENTIAL AREAS (internal gross):**

Levels 1 & 2 113.50 sq.m.

To form A 3-bed maisonette with full use of the existing off-street entrance at level 1, and the full use of the rear garden.

Levels 3 & 4 101.15 sq.m. (existing internal stairs area included)

To form A 3-bed maisonette with full use of the existing off-street entrance at level 2.

Total of 6 bedrooms.

**Total** 214.65 sq.m. (internal gross floor area)

#### **NOTES :**

- No alterations are proposed to the street facing elevation.
- At level 1 (lower garden level), the addition of a room and the re-alignment of the 'area' with the adjacent property's (No. 20) existing rear single-storey extension.
- At level 2 (garden level), minor addition to the rear but, at a lesser depth & width than at the adjacent property's (No. 20) two-storey high existing rear extension.
- All new work to match existing materials and finishes of the building.
- No external alterations are proposed to rear/garden elevation at levels 3 & 4.
- The floor area proposed represents 8.8% increase to the overall gross internal floor area of the total.
- The proposal provides a gain of one bedroom to the present.
- Please also refer to the Design & Access Statement attached.