

Planning Application for amendments to addition to 7A Denning Road Hampstead

FOR MRS PAT TRAYNOR

Design and Access Statement

INTRODUCTION

No. 7A Denning Road is a self-contained two bedroom flat, independent of the main property, No.7 Denning Road. It consists of two bedrooms, a large reception/dining area facing the rear garden and a small kitchen.

HISTORICAL CONTEXT

Denning Road was laid out by 1878, alongside Willoughby Road, Kemplay Road, Carlingford Road, 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 Road frontage were complete by 1866. Among the last to be built, in 1890, were nos. 54-66 Rosslyn Hill.

ACCESS STATEMENT

Denning Road is located within the London Borough of Camden, 0.4 miles from the Hampstead underground station, an eight minute walk. The area is served by the nos. 46, 268, 168, C11, 603 daytime bus service and N5 night buses. Limited street parking is available in front of the property. Disable access is limited being a basement property with access from a stairway.

DESIGN STATEMENT

This Planning Application is proposing amendments to the previous approved **Planning Application 2018/0118/P**. Bedroom 2 will become a study, with the previous adjacent open exterior area to be an extension to the room. A zinc flat roof, extended from the kitchen addition and connected to the wall of the existing house, will cover this study extension,

with an opening rooflight providing light and ventilation. Extending the study provides a pleasantly lit and useful work space, rather than a limited tiny internal garden, requiring maintenance. The flat roof replacing the open interior garden area will now unify the whole of the area of the addition with minimal effect to the visual appearance or scale of the