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REV.00

Design and Access Statement

The erection of a single storey rear extension at lower ground floor level, including side infill extension, the creation of a small patio area and internal alterations in addition to replacing the existing front staircase with new staircase at the new position and addition of new wrought iron railing and a gate at front of the property.

Lower Ground floor, Flat A
13 Denning Road
London
NW3

Introduction

This statement has been prepared in support of a planning application for lower ground floor flat A, 13 Denning Road. Planning permission is sought for the erection of a single storey rear extension at lower ground floor level, including side infill extension, the creation of a small patio area and internal alterations in addition to replacing the existing front staircase with new staircase at the new position and addition of new wrought iron railing and a gate at front of the property.

The proposals have been noted in this document and the attached drawings. The proposed scheme will still have a positive contribution to users of the building and to surrounding areas.

Historical context

Denning Road was laid out by 1878; alongside Willoughby Rd, Kemplay Rd, Carlingford Rd 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 Rd frontage were complete by 1886. 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 tube station. The area is well catered for by the 46, 268, 168, C11, 603 daytime and N5 night buses. As mentioned, the Hampstead Underground tube station is also a 8 minute walk away from the property. Limited Street-parking is available in front of the property.

The Design Component

The erection of a single storey rear extension at lower ground floor level, including side infill extension, the creation of a small patio area and internal alterations in addition to replacing the existing front staircase with new staircase at the new position and addition of new wrought iron railing and a gate at front of the property.

Alter the rear elevation of the flat with 3 pane sliding glass door to open up the Reception to the garden space. The new rear extension will be finished in brickwork to match the existing appearance of the rear facade.

The proposal is sympathetic to the surrounding area whilst improving the experience and layout of the property. The new rear extension is designed to have a minimal impact on the neighbours' gardens.

Access

As it is a Basement property currently has a tight central staircase leading to the lower ground level entrance of the flat. Client wish to have a well organised staircase leading to the flat and also a private gate at the front from the street. This is a very common character of the street with iron railing and metal gate going to lower ground level flats.

Use

The proposal maintains the current 'residential' status of the dwelling; while incorporating a much-needed open plan living space to the rear.

This also brings in much needed light into this naturally under-lit basement flat. A small reshuffle of the rooms on the inside makes it a much more logical layout compared to the somewhat haphazard existing plan, whilst making in a safer dwelling in process (notably the re-location of the existing kitchen into the proposed extension to the side elevation of the building reducing fire hazards to the main building quite dramatically).

Layout

Throughout the brief development for the proposed scheme, the client has placed great emphasis on functionality. All alterations are aimed to improve and optimise the usability of the existing spaces.

The new back extension on the lower ground floor will provide an additional bedroom that will provide a proper usable living space for the garden flat. The new enclosed patio will benefit of greater daylight and sunlight. The family will be able to enjoy a better quality open space than the current situation.

Appearance

The proposal seeks permission for a back extension which will be brickwork at lower ground level to follow the materiality of the host building.

The height of the proposed rear extension will be same as existing rear extension. This new extension retains the visual presence and proportion of the original façade and protects its integrity.

New double-glazed sliding aluminium windows are proposed opening towards the garden and an internal courtyard/patio has been created to allow for a good ventilation in the bedroom and light for the new kitchen. The patio will be enclosed within the rear extension of the building. The new extension takes into consideration the surrounding properties volume and massing.

Conclusion

The proposed development would be built to a high standard using good quality materials. The design would offer a high quality of amenity to residents. The internal alterations and new layout have been designed to ensure that residents would have a high-quality lighting and outlook, whilst not interfering with the neighbouring amenity. In terms of potential overlooking and/or privacy, the scheme has been specifically designed to improve the relationship between the neighbouring sites when compared to existing.

The residential amenity of adjacent occupiers will be respected, particularly during the construction process. The development will have no impact on the significance of the surrounding assets.

We believe that the proposal is in line with Camden Council guidelines and therefore is considered to preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property.