



# FULL PLANNING APPLICATION

## 40 DENNING ROAD, HAMPSTEAD, NW3 1SU

### ACCESS AND DESIGN STATEMENT.

**The Application.**  
We are applying on behalf of our Clients Wayne McCordle and Margie Mackinnon for full planning permission to enlarge one existing set of French door to the garden by 750 mm in width to allow for a better physical and visual link to the existing garden found on the southern side of the property.

**The Property**  
The House is late Victorian. It comprises of 4 storey's (a lower ground floor, upper ground floor and bedrooms on first and second floors .

**Proposed Application:**  
The design involves the sympathetic widening of an existing set of French doors to be replaced by a bespoke hardwood set of doors that take references from the existing windows and doors. The propose width will align with the window format above.  
The head of the doors will remain the same and the exposed plastered lintel will be enlarged to reflect the increased opening but will match the existing.

**The scale and appearance of the proposal.**  
The new doors will not have a negative impact on the scale or appearance of the building and have been considered so as to balance the southern façade.

**The impact upon the surrounding area and adjoining neighbours.**  
There will be no impact on the surrounding area or adjoining owners.

**The effect upon the character or appearance of the conservation area.**  
There will be no impact on the character or appearance of the area.

**Amenity issues such as loss of sunlight and daylight, overlooking, and loss of privacy.**  
There will be no loss of sunlight or daylight, privacy or overlooking to the neighbours .

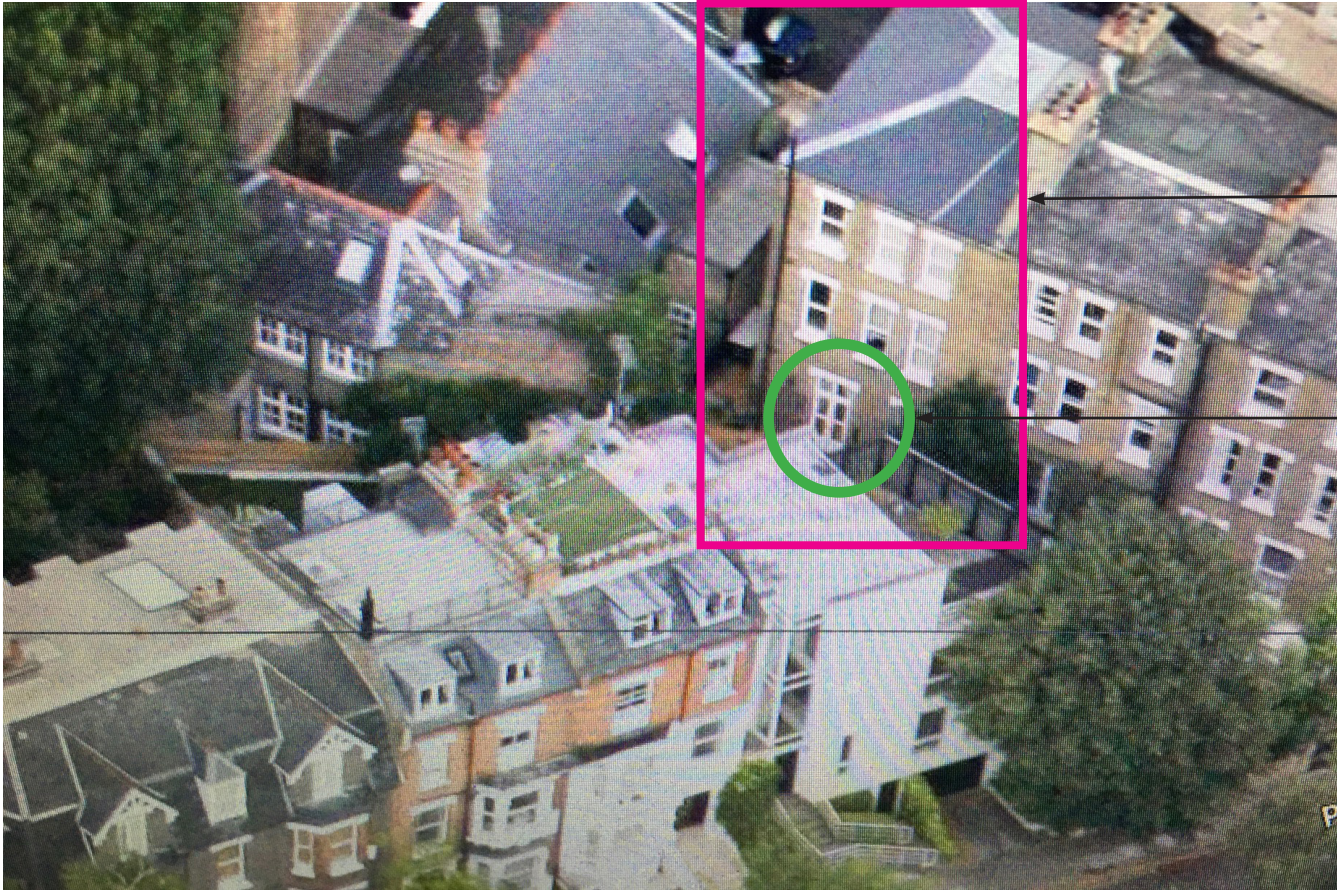
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		MCARDLE + MACKINNON 40 DENNING ROAD NW3 1SU		CLIFTON INTERIORS		
<div>purpose of issue</div>		scale	date 01.02.2021	project ref.	drawing no.	revision
		drawn by --	checked --			

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168 Regents Park Road  
Primrose Hill, London NW1 8XN

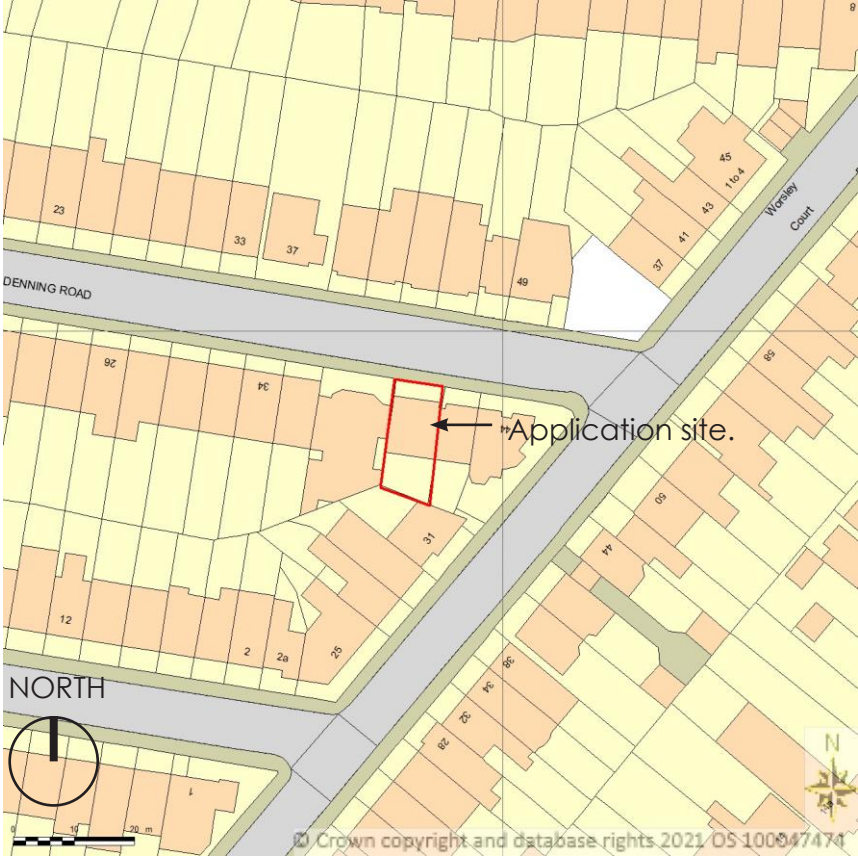
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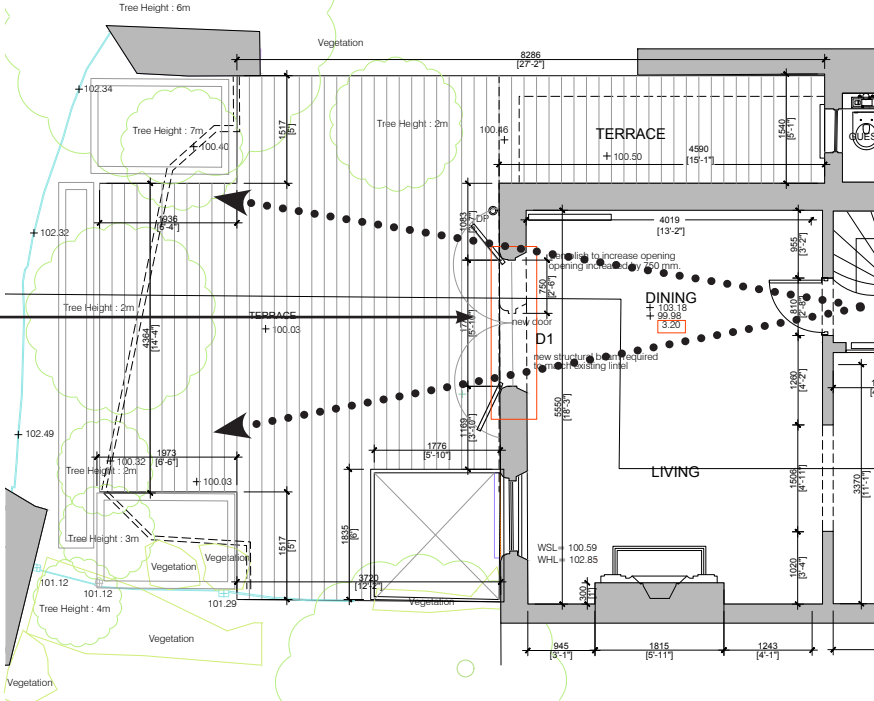


South Elevation of 20 Denning road.

Application to increase existing door width by 750mm to provide better access to private garden

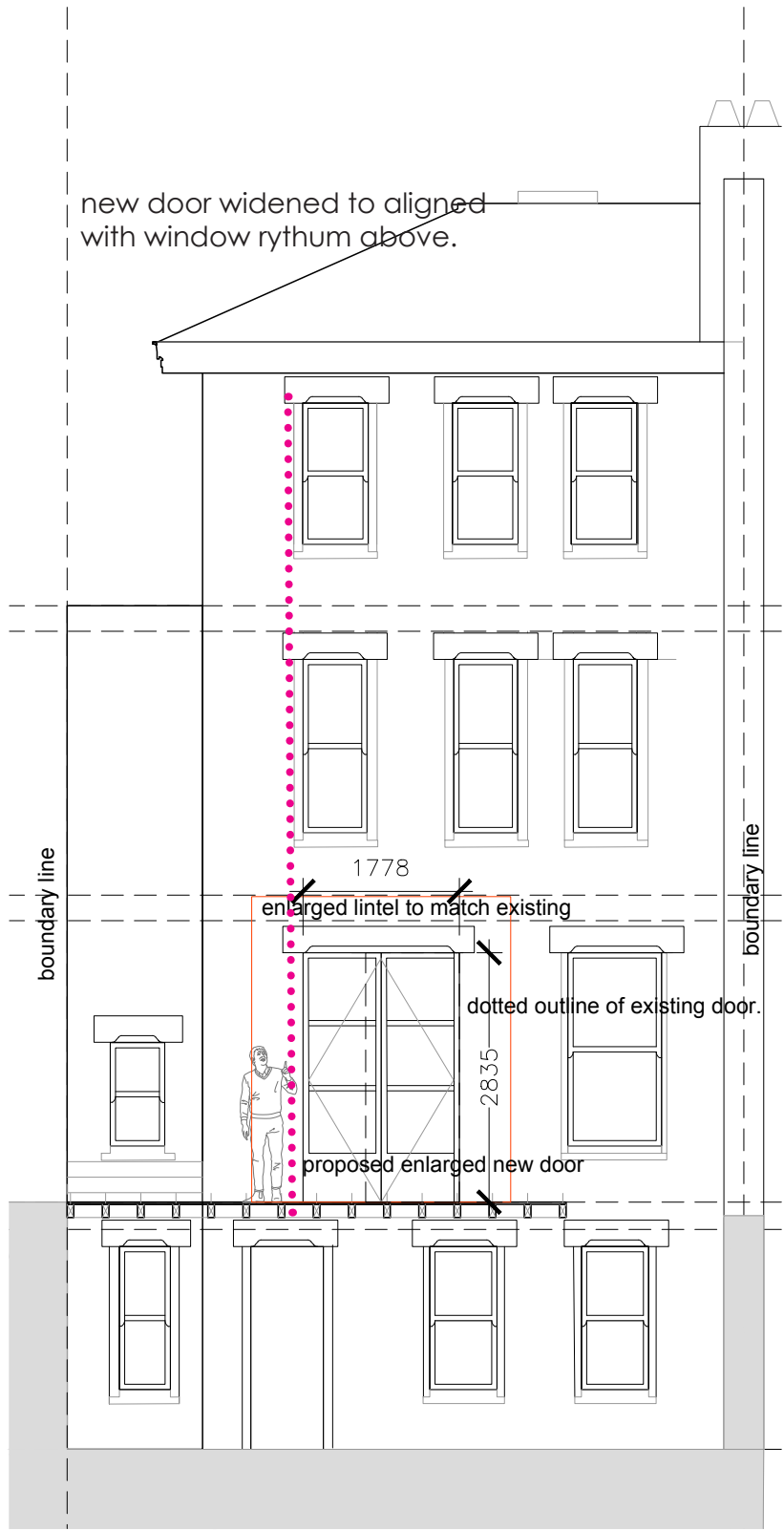


A larger opening will provide Client with better access and visual connection to outdoor private amenity space

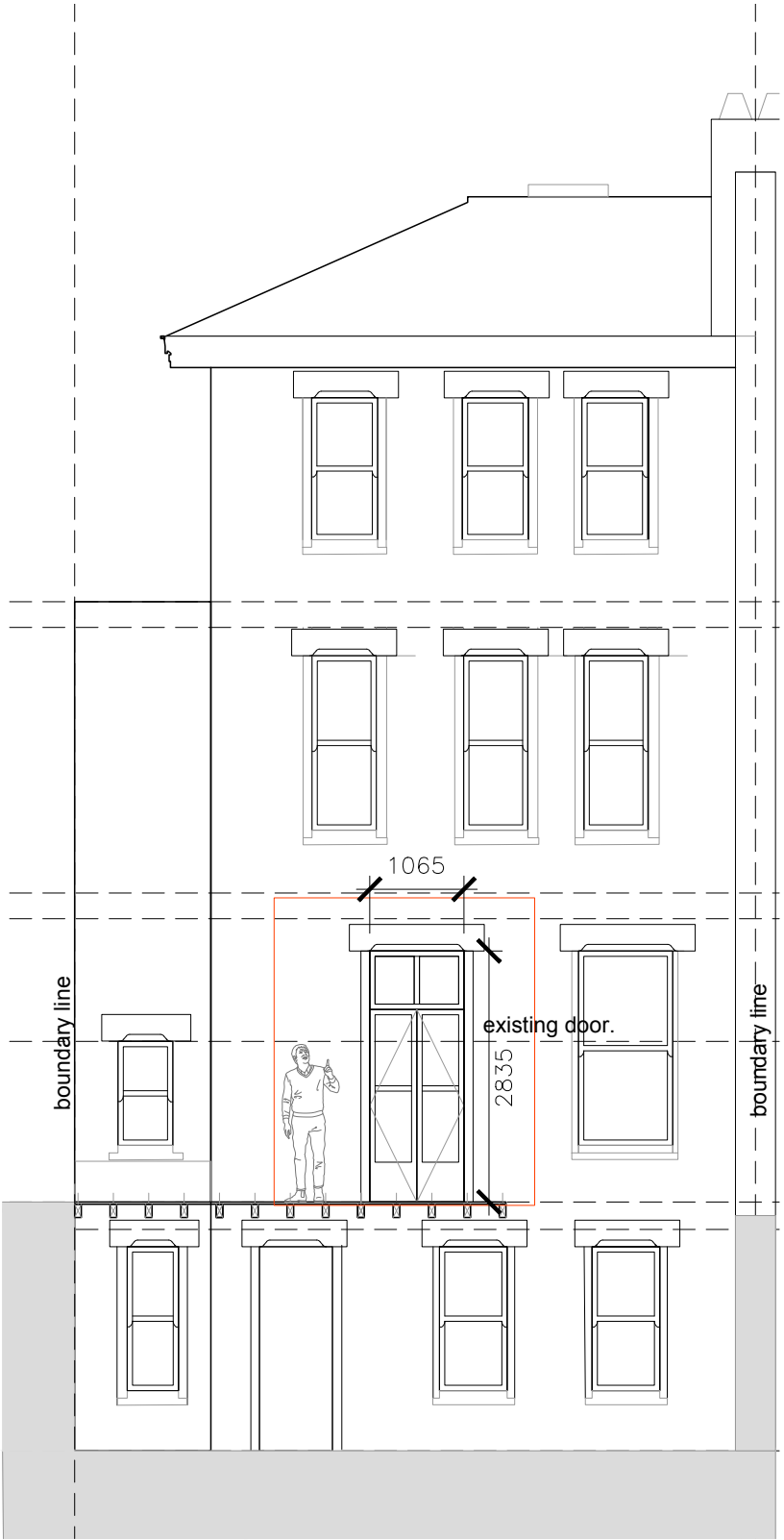


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PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION



new door widened to aligned with window rythum above.

new door widened to aligne with window rhythm above.

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