



Design & Access Statement
12A Denning Road
NW3 1SU

06/12/2022

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This document is written in support of a Full Planning Application for our proposal to construct a new extension to the rear of 12A Denning Road in London NW3 1SU. The site is located within the Hampstead Conservation Area.

The existing property is a duplex raised ground floor and basement apartment within a four storey terraced house which is sub-divided into 2 apartments. The flat is accessed from the front of Denning Road via a communal front garden and a communal hallway.

The apartment currently has a reception room and a kitchen/dining at the ground floor level and 2 main bedrooms, a bathroom and a small bed/study at the basement Level. A very large light well to the rear and a smaller one on the front provide daylight to the basement floor.

The scheme proposes to infill part of the existing rear light well at basement level to provide additional accommodation. At Ground level, a terrace will sit on top the rear accommodation and a smaller light well will provide light into the lower rooms.

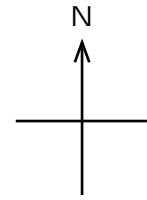
There was a previous application in February 2020 (2019/5398/P) for a 2 storey rear extension at ground and basement levels. The case officer was Elaine Quigley. The scheme was withdrawn as the ground floor storey was seen to impact on the neighbours and building type. However, it was indicated at the time that an extension at the lower level could be seen as favourable as it had no impact on the neighbouring buildings.

This application comprises development at the lower level within the large light well as outlined in the earlier scheme.

Both apartments are owned by the applicant.



Location Plan



Aerial View

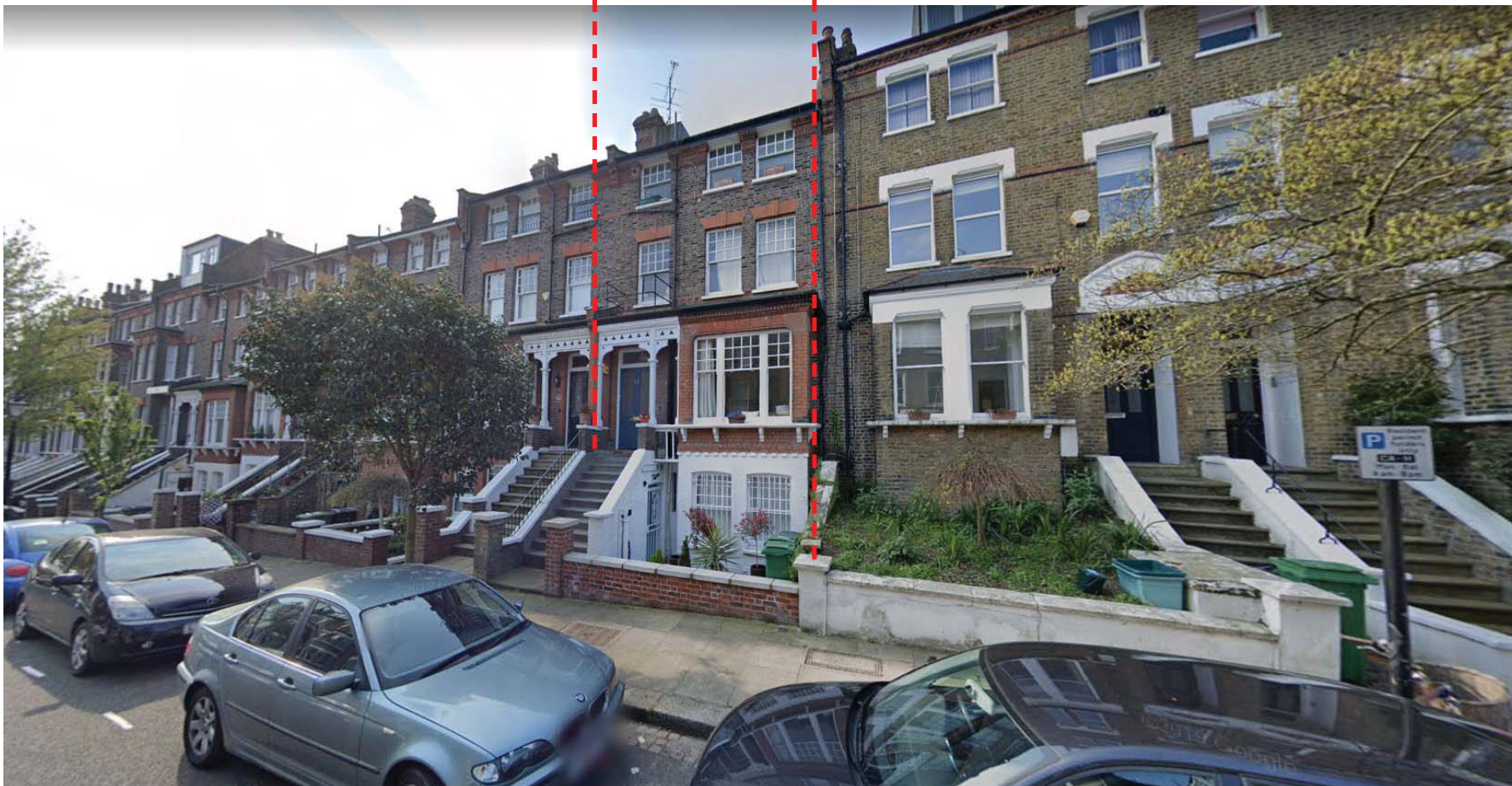


Birdseye View looking East



Birdseye View looking South

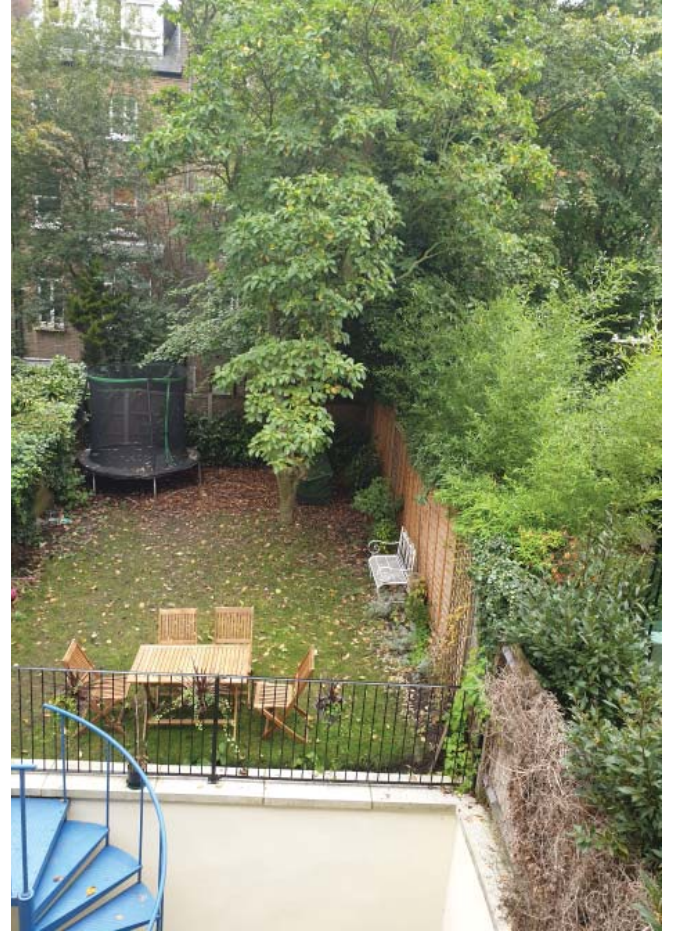
Denning Road
No 12



Street View into Site



Rear Views with large storey high lighwell

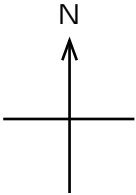


Rear Views of existing rear lightwell and garden

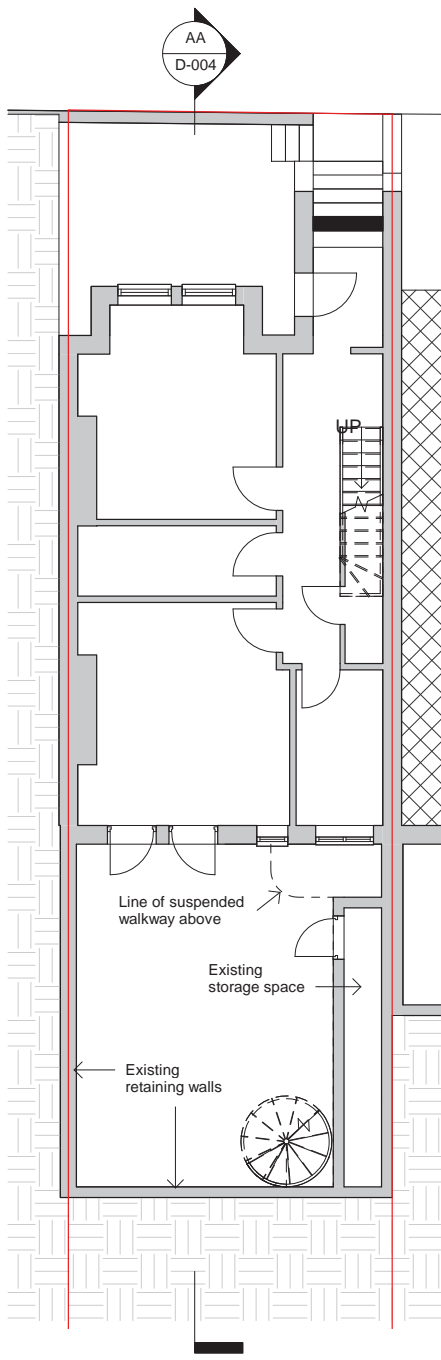
Camden's Local Plan

The extract of Camden's Local Plan shows that the site is in conservation area

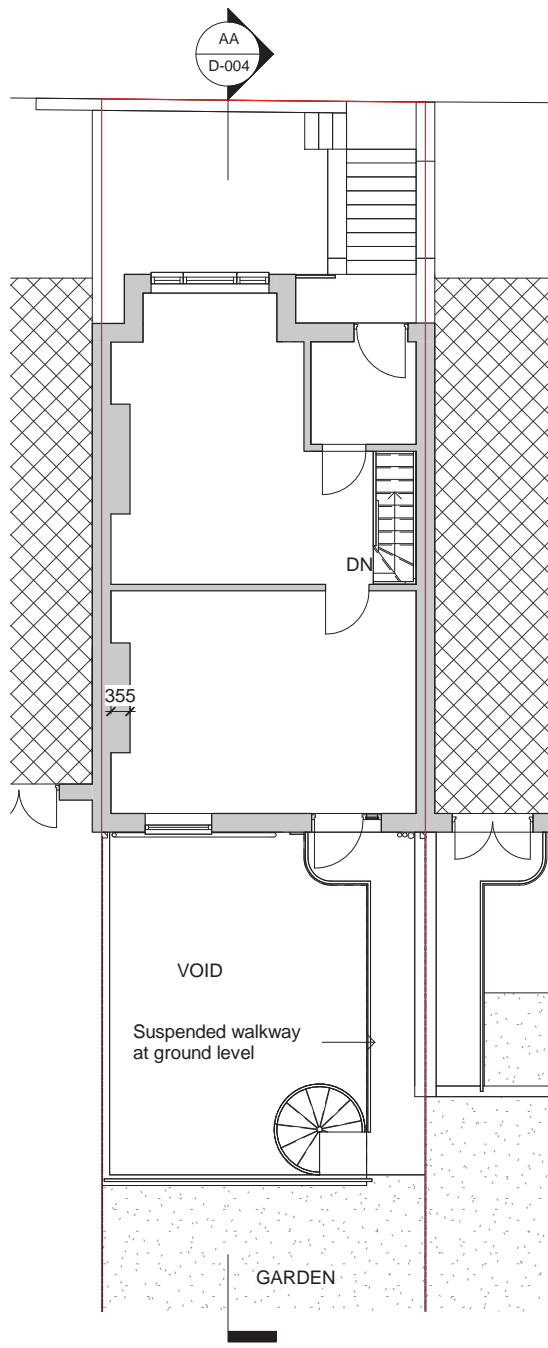




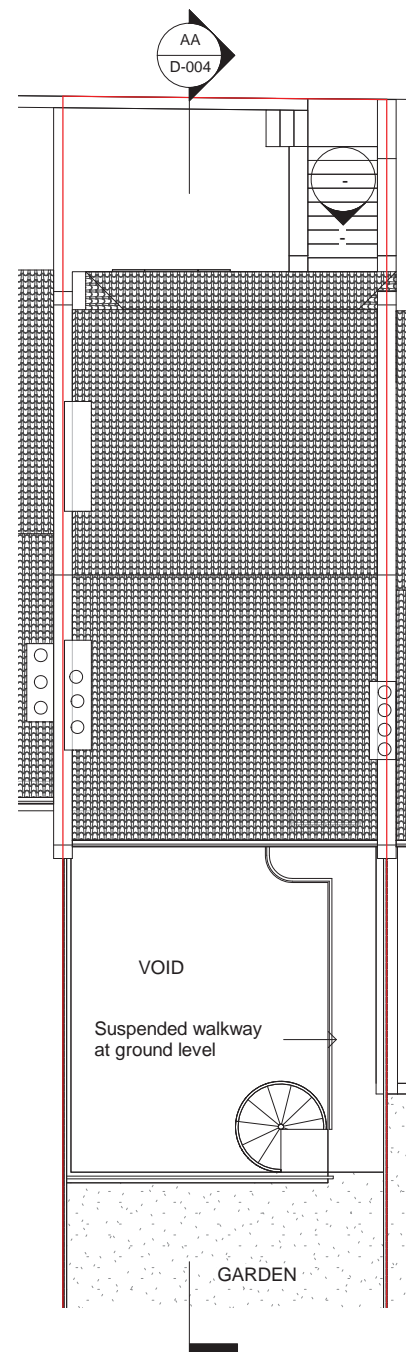
Existing Site Plan



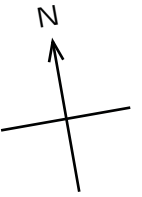
Existing Basement Floor Plan



Existing Ground Floor Plan



Existing Roof Plan

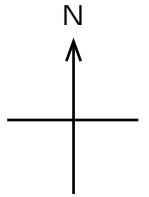




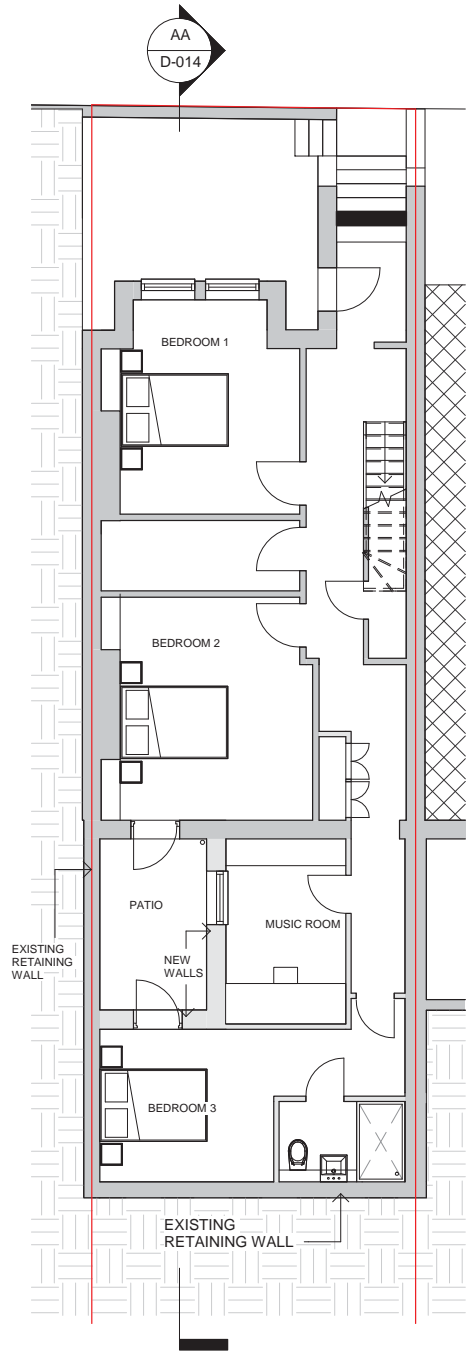
Existing Section AA



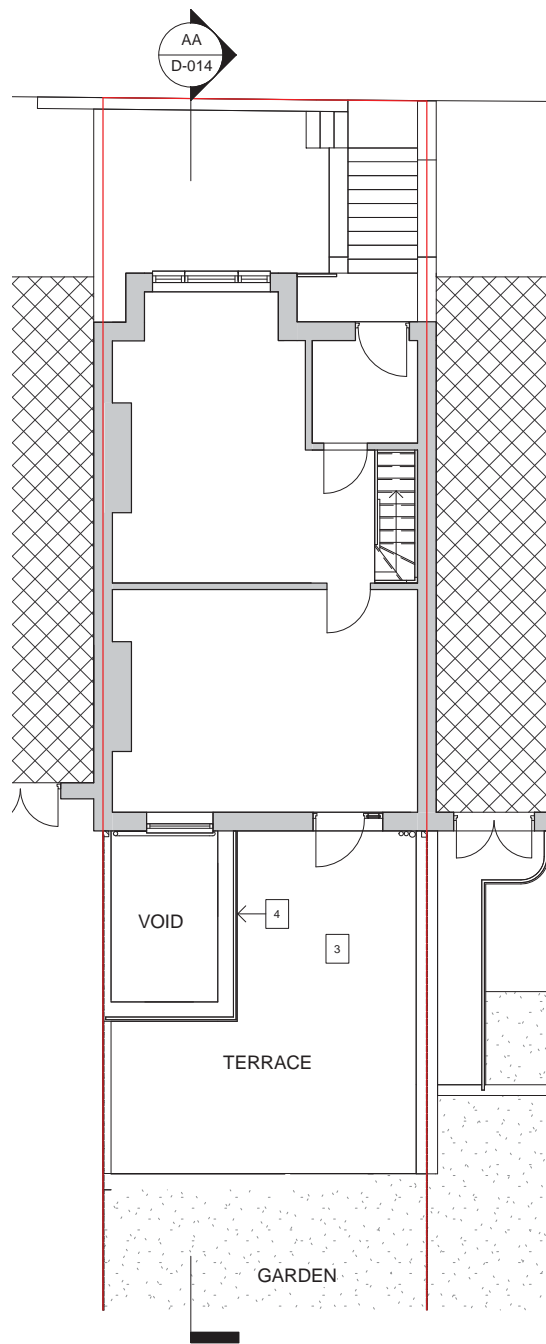
Existing Rear Elevation



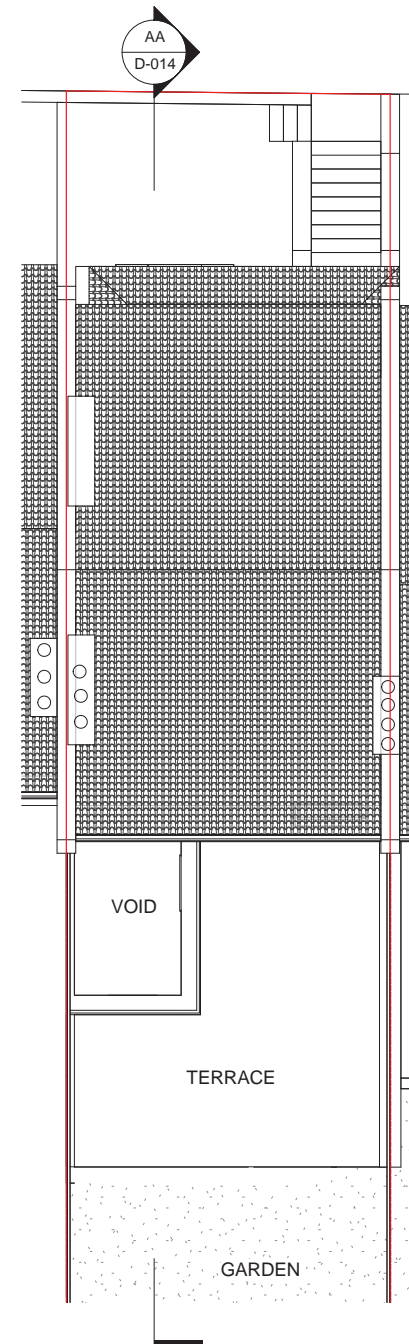
Proposed Site Plan



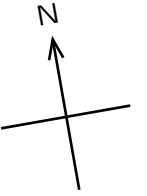
Proposed Basement Floor Plan

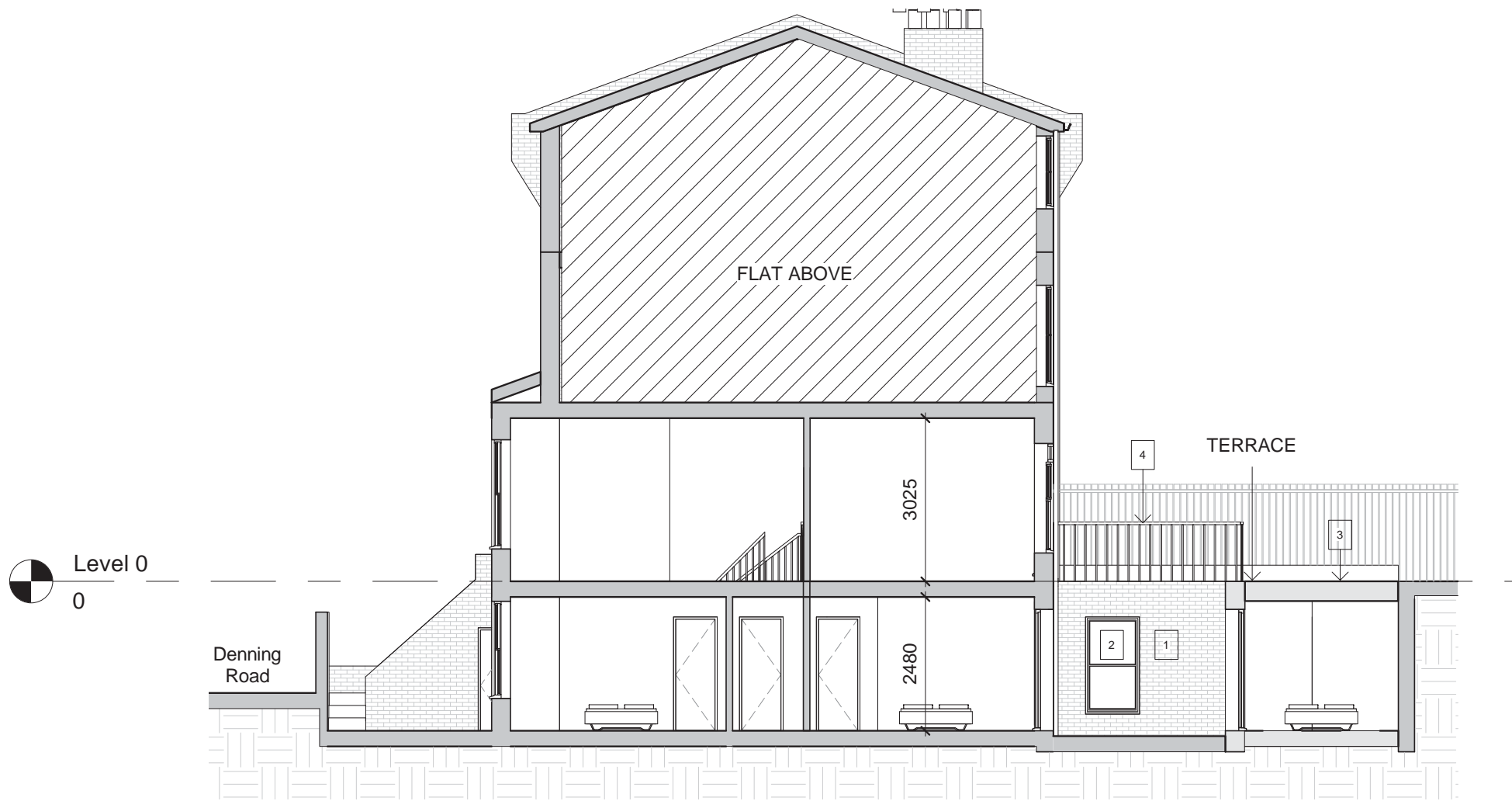


Proposed Ground Floor Plan



Proposed Roof Plan






Proposed Section AA

- 1
- 2
- 3
- 4




 Level 0
 0

- 1
- Existing Doors
- 2

- 4
- 3

Proposed Rear Elevation

The proposed extension will not be seen from ground floor level. It will infill part of an existing storey high light well that was formed a number of years ago.

The existing light well presents itself as a large hole in the rear garden that separates the building from the garden. As this hole is reduced, and the house reconnected to the rear garden, it will be more in keeping with the original building.

High quality materials will be used with a London stock facing brick facade painted in white to match existing. Timber frame windows will be painted to match existing. The terrace will be finished in composite decking with a black painted metal balustrade around it.