



DEC/X/DAS/02
April 2022

7 Denning Close, London, NW8 9PJ

DESIGN & ACCESS STATEMENT

This Design and Access Statement has been prepared in support of a Planning Application including: a) single-storey enclosed porched extension to the north-east, b) single-storey living room extension to the south-east, matching the size of previously consented application 20/05020/FULL c) amendments to the south-west elevation, including three sets of sliding doors and two fixed windows, as in application 20/05020/FULL d) a new rooflight over the living room e) ground floor extension to the south-east, to include new family, utility and plant room, as consented in application 20/05020/FULL, f) replacement of the existing gates, as consented in application 20/05020/FULL.

1. Design/Scale

The single storey extensions at the entrance and the current parking area of the property (previously consented, 20/05020/FULL) will allow the reconfiguration of the existing layout and will provide improved levels of accommodation and amenity more suited to a family home. The modifications on the south-west elevation and the extension on the south-east of the property (previously consented 20/05020/FULL) will provide an improved open living/dining/kitchen space more connected to the garden. The entrance extension will add 5.4sqm to the ground floor, compared to the previously consented scheme.

2. Appearance

The extensions at the entrance and the living room (north-east and south-east elevations) will take timber cladding on the walls and metal cladding on the roofs. Glass elements to have minimal metal frames. The glass roofs of the extensions in conjunction with the new rooflight over the family room will improve the levels of natural light in the ground floor. The extension in the current parking area is to be built in brick to match the existing.

3. Landscaping

The proposal increases the connection between the internal spaces on the ground floor and the rear garden. This enhances the amenity of both the internal and external space.

4. Sustainability

The new building elements will be thermally efficient in accordance with current building regulations.

5. Access

The access to this property is not altered in this application.

6. Photos



Entrance from Denning Close



View from the Rear Garden

END