

Design and Access Statement for proposed rear extension to Ground Floor Flat, 9A Aberdare Gardens, NW6 3AJ

Design

Background

9 Aberdare Gardens is a 3 storey semi-detached Victorian property with a plot size of approximately 450m² and a frontage of 10.5m situated on the North side of Aberdare Gardens in South Hampstead, close to the junction with Goldhurst Terrace. The front elevation is constructed from soft red bricks to the lower two floors with a steep tile hung mansard roof to the third storey with dormer windows. The rear elevation is different and the yellow stock brick walls extend all the way up to the flat roof over the third floor. Constructed as a house it was converted into three self-contained flats in 1959. All three flats are accessed via the original front door which leads to a small communal lobby. The ground floor flat occupies the remainder of the ground floor of the property with an internal floor area of 125m². The garden to the rear, which is 20 metres deep from the existing extension, was retained for the sole use of the ground floor flat. Permission was granted in 2003 for a new conservatory and alterations to the existing single storey extension to the rear of the flat (2003/0005/P). These works have now been carried out and included in the area calculation above.

Planning permission was obtained earlier this year (2010/0238/P) to excavate the basement and form lightwells at the front and rear of the property. After discussing the proposals with builders our clients have decided not to proceed with these works as they are too expensive.

Proposals

Our clients would now like to construct a small extension to the rear of the flat to provide additional space for their family. We have proposed a 3 metre deep extension to the rear of the original single storey kitchen extension of the original house. The extension would be 5.2 metres wide – the same width as the original kitchen extension and just over half the width of the property as a whole. This would therefore project about 3metres beyond the rear of the adjacent property at No. 7. An external patio area would also be created between this new extension and the adjoining property at No 11. A rooflight would be installed on the extended flat roof and the roof of the existing kitchen extension would be raised by about 300mm to give 2.5metres clear headroom internally and an external height of 2.9metres. If the property was still a self contained house then this extension would be classified as permitted development. The new extension would be constructed from second hand stock bricks with white painted windows and doors, all to match with the existing details. No additional windows are proposed to the wall facing towards No. 7.

No changes are proposed to the front elevation whilst the line of mature deciduous trees at the bottom of the garden, on the boundary with the rear gardens to Greencroft Gardens to the North, will also be unaffected by the building works.

Access

Current Situation

Access into and around the flat is good, there is only 1 step between internal floor level and external ground level at front and back, with no internal steps.

Proposals

The floor level of the new extension will be the same as the existing flat whilst access to the garden will be improved as there will be an additional set of doors leading out into the garden



Rear Elevation (merged images)