

**GARDEN FLAT
29 ABERDARE GARDENS
LONDON
NW**

DESIGN AND ACCESS STATEMENT

February 2010



**OVERHAUL AND RECLADDING OF THE
EXISTING REAR EXTENSION. REAR GLAZED
EXTENSION TO THE SIDE OF THE EXISTING
KITCHEN.**

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ARCHITECTS

19 WHARFDALE ROAD

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LONDON,

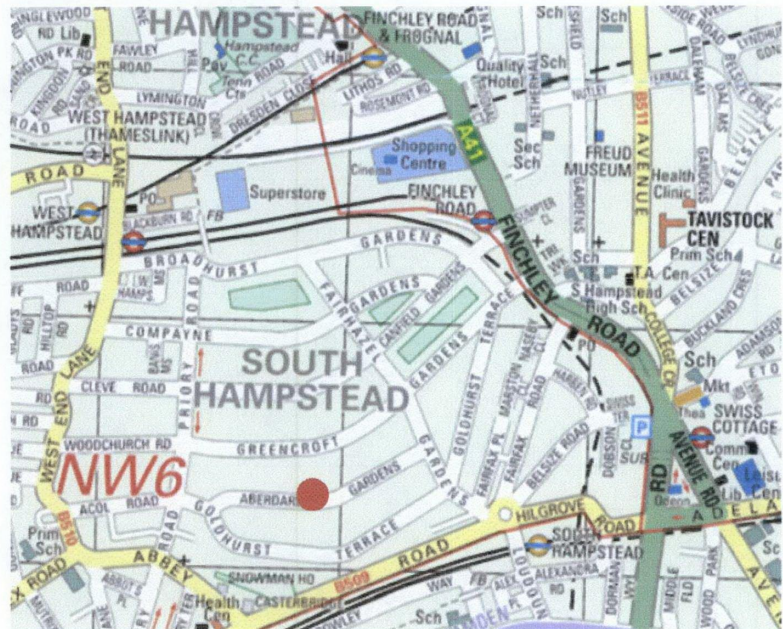
N1 9SB

TEL: 020 7833 9484

LOCATION AND EXISTING SITUATION

The property is located in South Hampstead.

It is centrally located and well served by public transport: nearest tube station within walking distance are Finchley Road, West Hampstead, South Hampstead and Swiss Cottage.



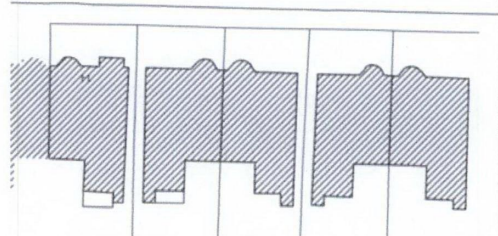
LOCATION PLAN (NOT TO SCALE)

Aberdare Road is a predominantly residential street.

No. 29, to which our application relates, is a 3 storey terrace house which was converted into flats by the previous owner of the property. It is a semi detached property with number 31 Aberdare Gardens.



ABERDARE ROAD



SITE PLAN (NOT TO SCALE)

CONSERVATION AREA

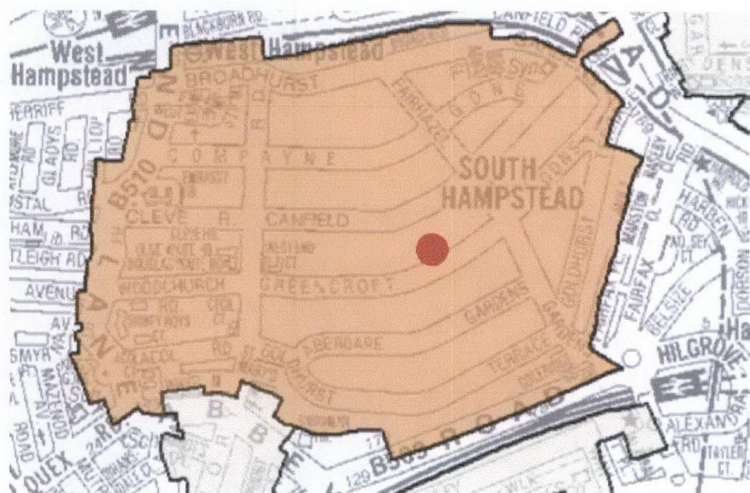
As can be seen from the map below, the site is located within the Swiss Cottage conservation area.

We are not proposing to change the existing front façade of the building and any external works are to the rear of the property so will not affect the street scene. Any external works will be carried out in a style to suit the surrounding vernacular and in materials to match existing where applicable.

MAP OF CONSERVATION AREA

Property address NW3 2LG

Conservation area Swiss Cottage



- Conservation area
- Adjoining conservation area
- The proposed site

EXISTING PHOTOGRAPHS

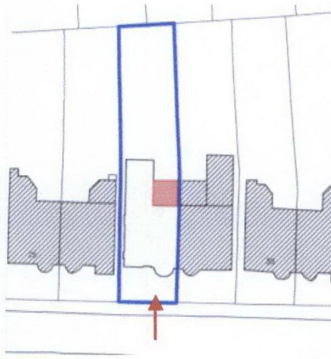


image 01: front view showing the existing façade to Aberdare Gardens which is unaffected within our proposals.



image 02: view from the rear garden showing the existing extension



EXISTING PHOTOGRAPHS 02



image 03: showing the existing rear extension of number 27 Aberdare Gardens, adjacent to the west of our site.

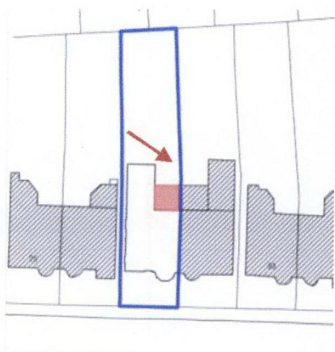


image 04: showing the existing rear extensions of number 31 Aberdare Gardens, adjacent to the east of our site.

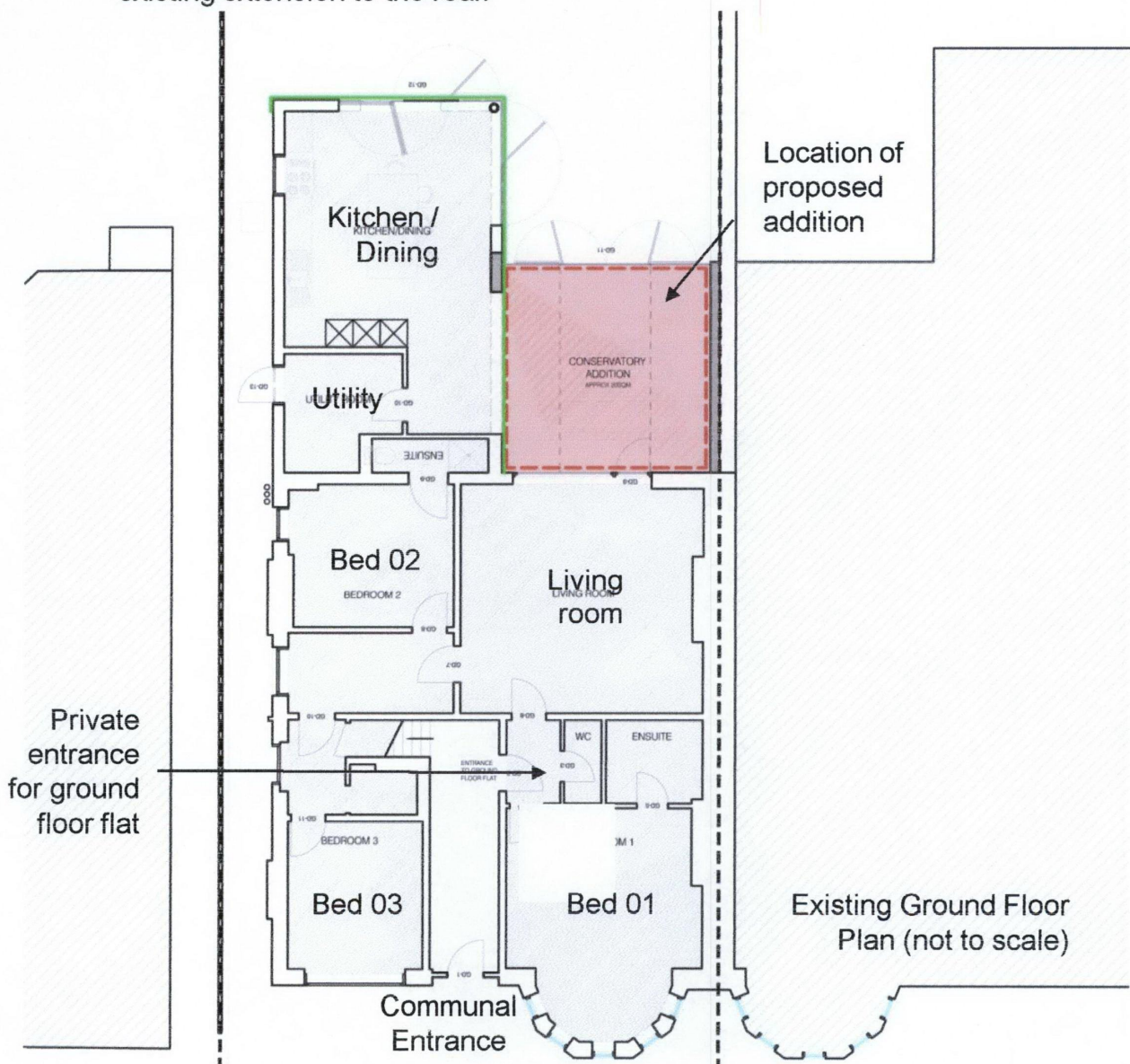


EXISTING SITUATION

No 29 Aberdare Gardens is a 3 storey property which was converted into flats in the late 1970's.

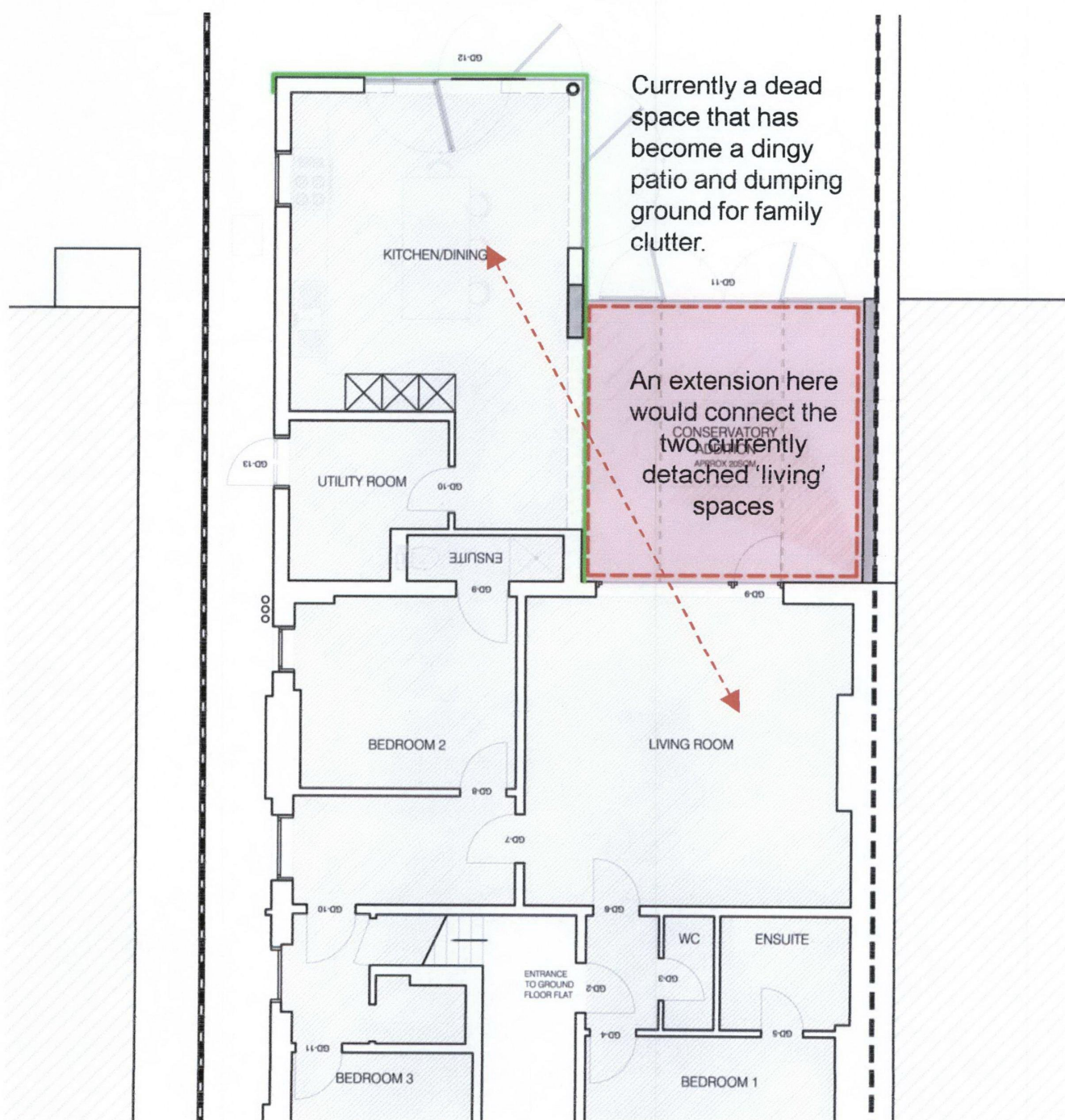
Only the ground floor 3 bedroom residential unit is affected by this application. This unit is self contained and accessed via a communal entrance door located on the middle of the front façade facing Aberdare Gardens.

The flat is contained on the ground floor only and accessed via a private entrance door on the ground floor as shown in the plan below. This unit has 3 bedrooms, a living room to the rear and a kitchen which is contained in the existing extension to the rear.



The existing kitchen / dining room is inconveniently located to the rear of the house and remote from the living room which is separated by a lobby area.

This is obviously not an ideal situation for the client. To overcome this problem, ideally the client would require a further extension to the rear in the red hatched space shown on the plan below, that would connect these two spaces. This would enable the kitchen, living and dining rooms to function as a group, which is much more suited to family life for a unit of this size and would keep the bedrooms more private spaces.



DESIGN PRECEDENTS



Frameless Glass Extension

This extension has many similarities with our proposal in both brief and style.

The new addition to this large Victorian townhouse in Highbury North London has transformed its exterior into a modern success while providing much needed interior space.

The existing kitchen was too small for the clients needs, and inconveniently located at the rear of the house remote from the dining room. By combining with the lounge a continuous flow has been created between the kitchen and dining room in a similar way to what we are trying to achieve with our proposal.



Red cedar cladding

Timber is becoming a material that is increasingly being incorporated into extensions of older Victorian buildings such as this example. The material can be used so that it becomes modern interpretation of brickwork as it can have similar dimensions and colouring. It is a good alternative to the existing render surface as it weathers much better and keeps the building looking tidy.

ACCESS

Pedestrian access remains the same as existing with the main pedestrian access to all residential units off Savernake Road via the front door at ground floor level.

There is currently no provision for vehicular access or parking on the site and this situation remains unchanged.

There is provision to park on Savernake Road and surrounding roads with a valid residents permit.

CONCLUSION

Throughout the capital, home-owners are adding precious extra space by converting their side returns into glass extensions and conservatory rooms which are equipping our homes for 21st century living.

Most ground-floor extensions consist of open-plan kitchen and dining areas connected to the garden through generous amounts of glass. Many properties in London are ideally suited to this kind of expansion.

Aberdare Gardens, to which our clients site belongs, has seen rear additions that have developed over time and created a row of L-shaped houses. In our clients situation, the kitchen extends out into the garden, leaving a dead space that has become a dingy patio and dumping ground for family clobber.

Building a side extension to incorporate this valuable space is an obvious solution. It would enable our client to achieve more internal space without eating into the best bit of the garden. By incorporating glazed walls and roof, it is possible to enjoy large amounts of light and the inclusion of generous glass doors that fold back further blur the boundary between indoor and outdoor living. As the rear of this property is North facing, it is important to the quality of the internal environment that the natural light available is used to its maximum potential.

It is also clear from the existing photographs of the neighbouring properties, that extensions similar to our proposal have been built over recent years.

Incorporating glass into the roof and walls of our proposal is an effective way of introducing more light into the property and connecting the living space with the garden. We recognise that it is important to select high-performance glass in order to meet building regulations and to create a comfortable living space. This has been carefully considered within the details and aesthetics of the design and we have incorporated the recommendations from manufacturers of low-emission (Low-E) double and triple-glazed panels, which are coated with a thin layer of metal oxide to retain internal heat.

We have also opted for a timber-clad or insulated render (subject to our client's preference) extension which will give a fresh overhaul to the existing tired render that has discolored due to poor maintenance (this is clearly identified in the existing photographs in this report).

This application has been carefully planned and designed so that our client can gain space and add value to his home with an extension, while making his own contribution to London's architectural transformation and to the quality of this conservation area.