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To : CAMDEN

DESIGN AND ACCESS STATEMENT 35 ABERDARE GARDENS, LONDON NW6 3AJ

1.0 Site History and Character of the Area

The property stands on the north side of Aberdare Gardens, is not listed and is located within the South Hampstead Conservation Area (Formerly the Swiss Cottage Conservation Area).

Until the middle ninetieth century the area consisted of fields crossed by local tracks and paths, some of which formed the course of later road and was largely owned by the Maryon Wilson Estate. The development growth in the area started in 1874, when Priory Road was opened, providing a gateway to the Western side of the Estate. Priory Road marked the boundary between the Maryon Wilson Estate and the estate of Colonel Cotton to the west.

The area is almost exclusively residential in nature and is largely homogenous in scale and appearance being characterised by large, semi-detached and terraced late Victorian properties, in red or gault brick, with slate or clay tiled roofs often featuring turrets and gables in a distinctive roofscape.



Aberdare Gardens was the last road in the area to be built and 29 houses were erected between 1893 and 1897 mostly by the local builder James Tomblin. The road has its own distinctive character: the houses are mostly uniform in design and have ordinal mansard roofs, dormers and gables. Many of the original attractive period features are still evident, including semi-circular bay windows and porches, doors with original stained glass, ironwork and picturesque glasswork. These houses have large rear gardens.

2.0 Design considerations and Project Origin

The property at number 35 Aberdare Gardens is a three storey semi-detach house and retains many of the original features, despite of the alterations carried out over the years. Since the current owners would like to restore and emphasize the internal and external original features of the house, permission is sought to carry out some alterations in order to maintain and enhance the valuable heritage assets existing in the property and to add some contemporary features.

In 1936 planning permission was granted to convert the family house into three separate flats and the original stair on the ground floor was replaced with a peculiar S-shape one, which still remains.

In 1955 planning permission was granted to form a garage in the ground floor living room and a new means of access to the highway was created.

The previous owners bought the whole property in 1963 and over the years merged the different flats together to create their family home. They also built a small conservatory on the roof accessible with a narrow spiral stair.



3.0 Proposed alterations

The proposed alterations are devised in consideration of Camden policies and designed to meet the requirements and needs of the current owners of the property. They will also achieve the highest standard of design and material used and preserve and enhance the character of the building and surroundings.

The following points briefly describe the proposed alterations:

1. Replacement of the existing PVC windows with traditional style timber double glazed sash windows which will match those currently visible on the neighbouring buildings.
2. Replacement of garage door with window at ground floor: being a non-original and an uncharacteristic feature the existing garage door is to be replaced with traditional style timber sash windows which would match those currently visible on the neighbouring buildings. The height of the existing structure will be increase to match the semi-circular bay window and on the top it will be decorated in the same way.

3. Enlargement of existing rear extension: the new shape will respect the original proportion being secondary to the main building and will retain the existing beautiful garden. It won't cause any loss to adjacent properties with regard to sunlight, daylight and overlooking. Its design will be excellent as promoted by the Council and it follows the planning guidelines which allow the use of modern materials, if used sensitively without dominating the existing property, as in this case. The extension will be covered by tiles with colours and tones to match the brickwork in the rear elevation.
4. Replacement of existing conservatory on the roof with a contemporary one which will incorporate the external water tank. In this way the roof will look tidy and the clean design will match the rear extension. As the existing one, it will be subordinate to the main building, it won't increase the overlooking and, being set back from the main elevation, won't be visible in any way from the street level.



4.0 Access

The main entrance to the building will not be altered in any way and it will be through the front garden at street level.