



MDC

66 Bickenhall Mansions
Bickenhall Street
London W1U 6BX

t +44(0)207 486 6675
f +44(0)207 486 7206

e info@mdclondon.com
w www.mdclondon.com

DESIGN AND ACCESS STATEMENT

In support of

Planning application to create a new basement, single storey extension with front and rear light-wells together with alterations to the internal layout.

at

**FLAT 1, 27 ABERDARE GARDENS,
LONDON, NW6 3AJ**

December 2014

Issue 1

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1. Note

This Design and Access Statement should be read in conjunction with the following documents:

7393 / PS/01 & PS/02	Photosheets
7393/ OS MAP	Ordnance Survey Map
7393 / 20	Existing Floor layouts, Section and Elevation
7393 / 21	Proposed Floor layouts, Section and Elevation
7393 /22 A	Proposed Site Plan, Section CC & Side Elevation EE
	Tree Report by John Cromar
	Basement Impact Assessment by Green Structural Engineering dated January 2015
	Factual report by Chelmer site investigation Laboratories Ltd dated December 2014
	Basement Impact Assessment by Chelmer site investigation Laboratories Ltd dated December 2014 Rev 1

2. Introduction

This Statement relates to a proposal to create a basement with front and rear light-wells, and internal alterations to the existing semi-detached property at 27 Aberdare Gardens to provide a larger two storey residential dwelling serving the existing Ground floor Flat.

The application site is located in the Swiss Cottage Conservation Area. Residential properties are predominant in the area with Finchley road, West Hampstead and Swiss Cottage underground stations close by.

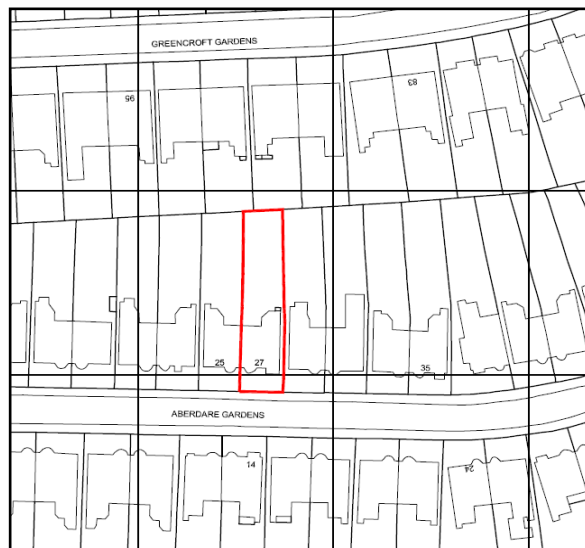
3. Location

The site is located on the north side of Aberdare Gardens within the Swiss Cottage area of North London, in the London Borough of Camden. The eastern end of Aberdare Gardens leads to the Finchley road (A41) via Fairhazel and Greencroft Gardens, which is main arterial road north out of Central London. Swiss Cottage Underground station on the Jubilee line is a few minutes walk away. Numerous bus services pass close by and there are excellent public transport links for residents and visitors to the building. 29 Aberdare Gardens was approved planning permission for a basement underneath the existing property in July 2014 (Ref: APP/X5210/A/13/2197696 and APP/X5210/A/14/2212528) which, similarly to our application, also included front and rear lightwells. There are also numerous other properties along Aberdare Gardens that have been granted planning permission for basement extensions.

As previously stated Finchley road is a few minutes walk from site and offers a large selection of local amenities including shops, restaurants, schools, hospitals, pharmacies, leisure facilities etc. Kilburn Grange Park and Primrose Hill are within walking distance making this a very desirable and justified location for the type and size of residence proposed.



Existing Front Elevation

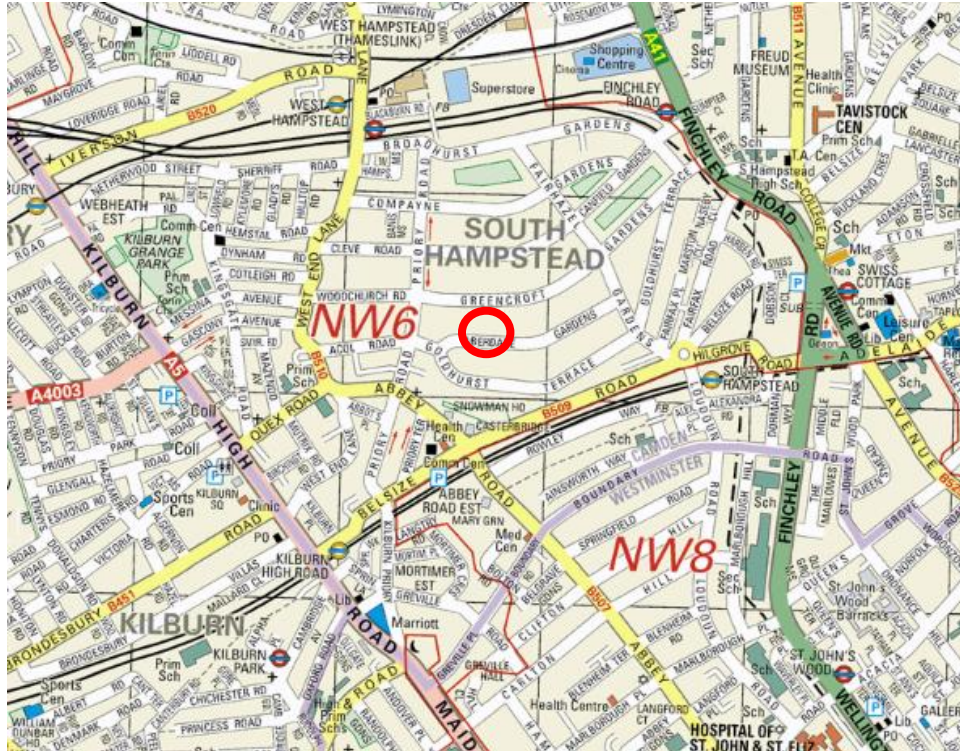


Site Location Plan with proposal site outlined in red (not to scale)

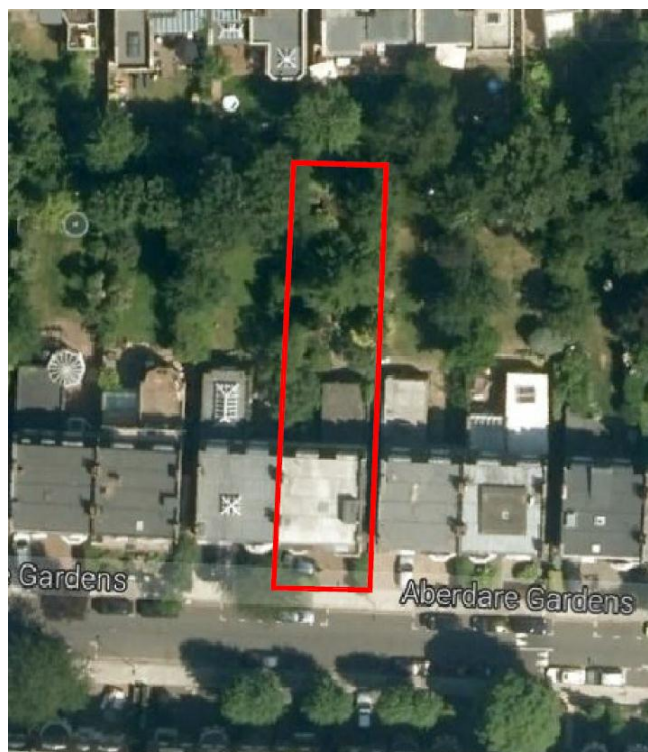
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3. Location (Contd.)



Map of local area with proposal site circled in red (not to scale)



Aerial Photo of the site

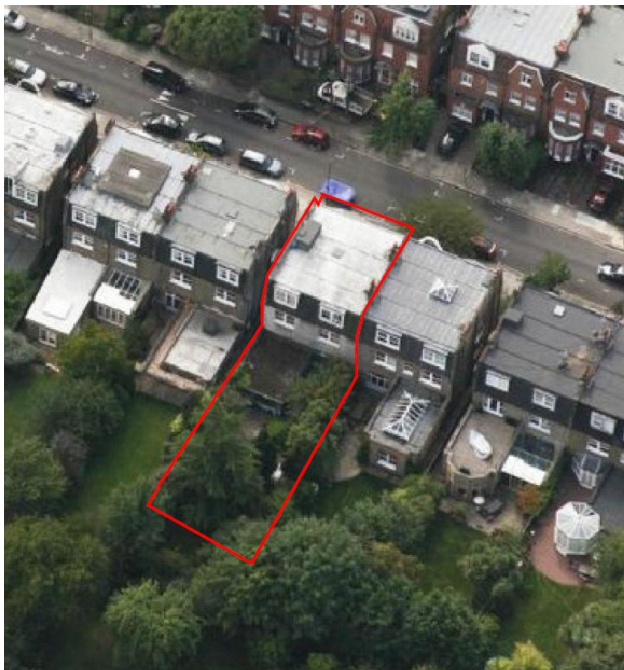
3. Location (Contd.)



Aerial Photo of the proposal site facing North



Aerial Photo of the proposal site facing East



Aerial Photo of the proposal site facing South



Aerial Photo of the proposal site facing West

4. Use

The existing site currently comprises a one bedroom ground floor flat. The residential use is already well established on the site and the surrounding area. There is no change proposed to the existing residential use.

5. Amount

We are applying for an additional 218 sqm. floorspace.

The 218 sqm. will be the new basement level and therefore contained underground. The overall external appearance of the building will not change at all when viewed from Aberdare Gardens. There is an existing single storey ground floor extension which has been further extended by 700mm. the existing ground floor garage to the front of the site has been converted into additional living space, within the existing demise of the site.

No alterations are proposed to the first and second floors.

The proposal does not affect the scale or setting of the building in relation to other buildings in any other way.

6. Layout

The existing accommodation is limited to a ground floor one bedroom self-contained residential unit.

The layouts we are proposing in this application will be an improvement to existing conditions, and will provide generously proportioned and flexible family accommodation suitable for a dwelling of this nature and location, and in line with modern family living requirements.

The proposed lower ground floor level will provide generous bedroom space and will benefit from front and rear light-wells to allow a good source of natural light and ventilation to the subterranean accommodation. In addition a lower level patio area will provide additional rear garden space.

The Ground floor will provide a kitchen, Dining and reception area together with additional living spaces and the possibility of a fifth bedroom/study to the converted garage. A new path will also be made to allow access from the ground floor to the garden.

7. Scale

The property's appearance when viewed from Aberdare gardens will remain unchanged in terms of scale. The small additional rear extension will have little impact on how the building is viewed in terms of scale as it is only visible on the rear elevation and there are no properties which overlook the site.

The proposals are in keeping with the existing building and as a result will not have any negative impact on the property or the conservation area.

8. Landscaping

The existing refuse collection area to the front of the site will remain unchanged.

Two light wells are proposed at the front and rear of the property at basement level to enable natural daylight and ventilation to the new subterranean level and also to provide an outlook to the new primary living area. The rear light well is generously sized to enable a sunken courtyard garden with stepped access up to the main rear garden, which will be re landscaped to suit the proposals and new access arrangements.

9. Appearance

The property's appearance when viewed from Aberdare gardens will remain unchanged, with the exception of the creation of the front lightwells which will require security grilles at ground level. In addition the existing painted garage doors are to be replaced with new white painted timber windows in style and dimension to match existing. The 700mm additional rear extension proposed will have little impact on how the building is viewed as it is only visible on the rear elevation and there are no properties which overlook the site.

10. Access

The application site is located in Swiss Cottage, North London and is a few minutes walk from Swiss Cottage Underground station, which is located on the A41 Finchley Road. There are also numerous bus services that travel in both directions on the A41 providing excellent public transport links for users of the proposed development.

No alterations are proposed to the existing access arrangements.