

NO.7 ABERDARE GARDENS NW6 3AJ

18010

DESIGN & ACCESS STATEMENT
REV. A

May 2018



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON



CONTENTS

SECTION ONE: INTRODUCTION

- 1.1 Introduction
- 1.2 Site History
- 1.3 Site Photographs
- 1.4 Planning History
- 1.5 Neighbouring Planning History
- 1.6 Conservation Area Appraisal

SECTION TWO: PLANNING POLICY & ADVICE

- 2.1 Planning Policy
- 2.1 Pre-application Advice

SECTION THREE: DESIGN STRATEGY

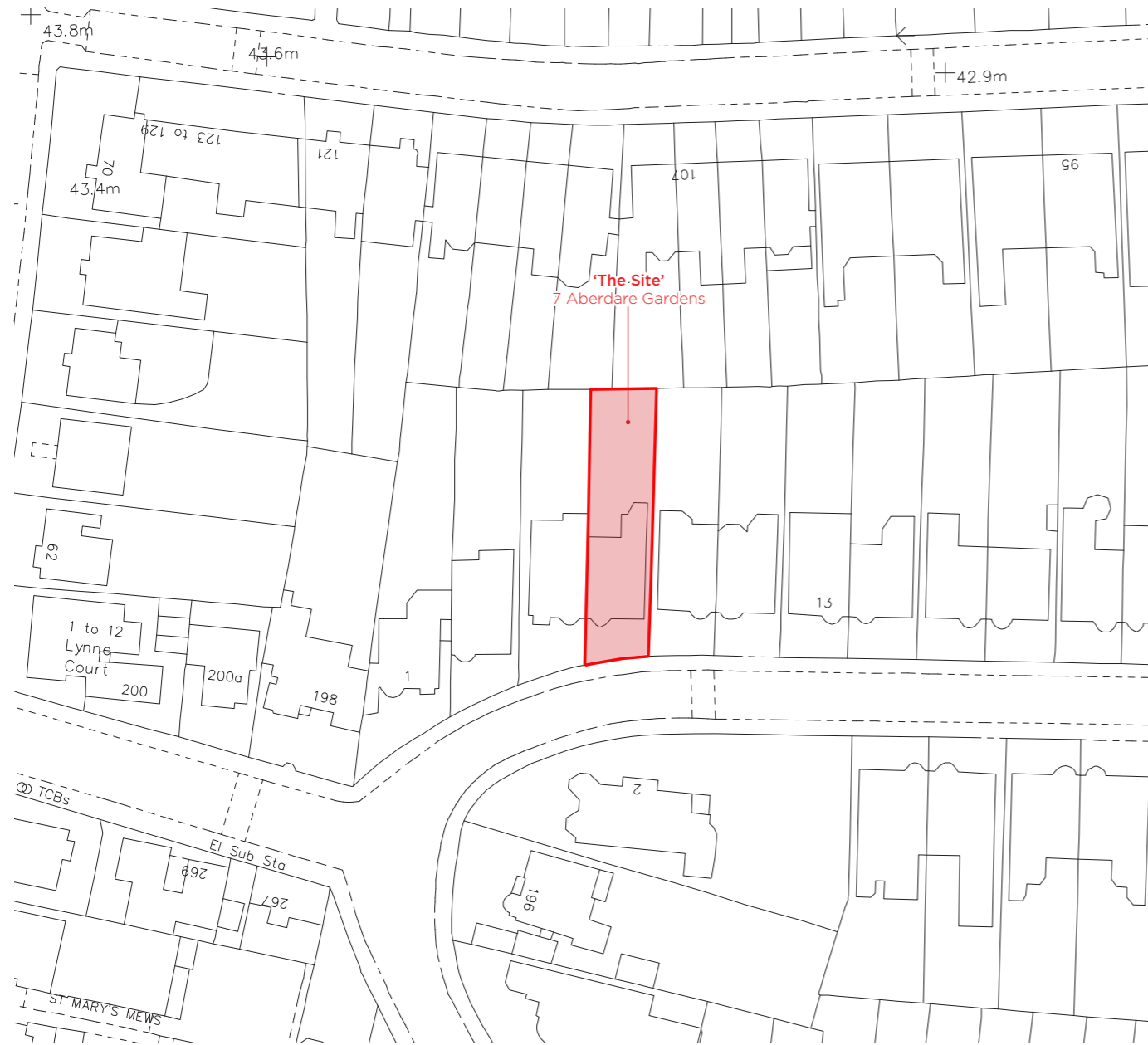
- 3.1 Design Strategy
- 3.2 Existing & Proposed Front Axonometric
- 3.3 Existing & Proposed Rear Axonometric
- 3.4 Sustainability, M&E Services and Waste Management
- 3.5 Proposed Use & Areas
- 3.6 Conclusion



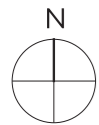


SECTION ONE:
INTRODUCTION





Site Location Plan
Approx. 1:1000 @ A3



7 Aberdare Gardens and Surroundings
Aerial View 01 (Site outlined in red)



7 Aberdare Gardens and Surroundings
Aerial View 02 (Site outlined in red)

1.1 INTRODUCTION

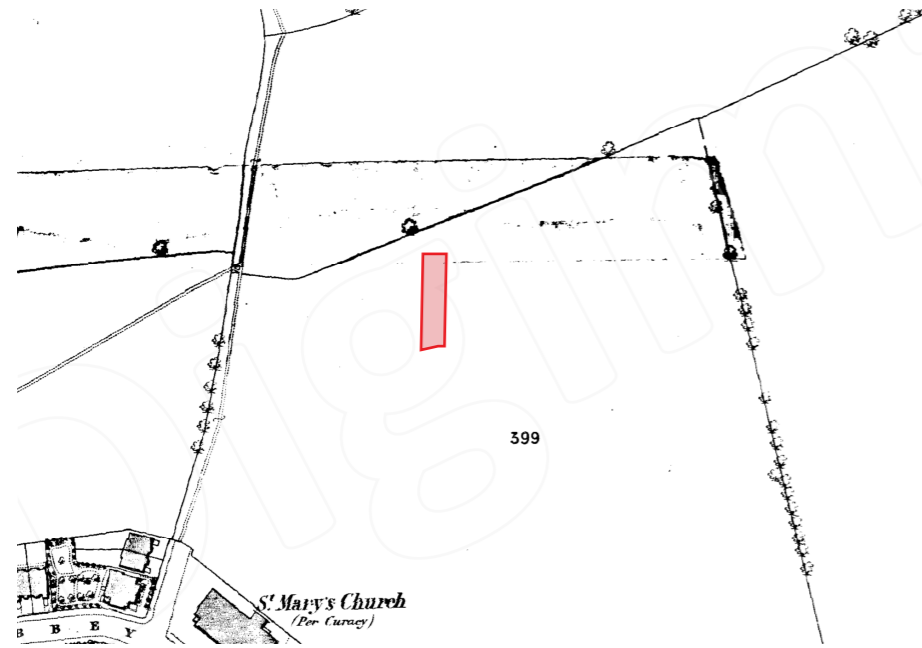
i. Marek Wojciechowski Architects have been instructed to prepare this Design and Access Statement in support of the Householder Planning Application for the property at 7 Aberdare Gardens. The site consists of a 3-storey semi-detached property, arranged over ground to second floor level, with private external space to the front and rear. The property contains 2no. self-contained flats (C3 use) and is currently vacant. The property is not listed but falls within the South Hampstead Conservation Area.

ii. This application relates to the proposed conversion and extension of the property, as outlined in the drawings submitted as part of this application. Works related to the above redevelopment include (but are not limited to):

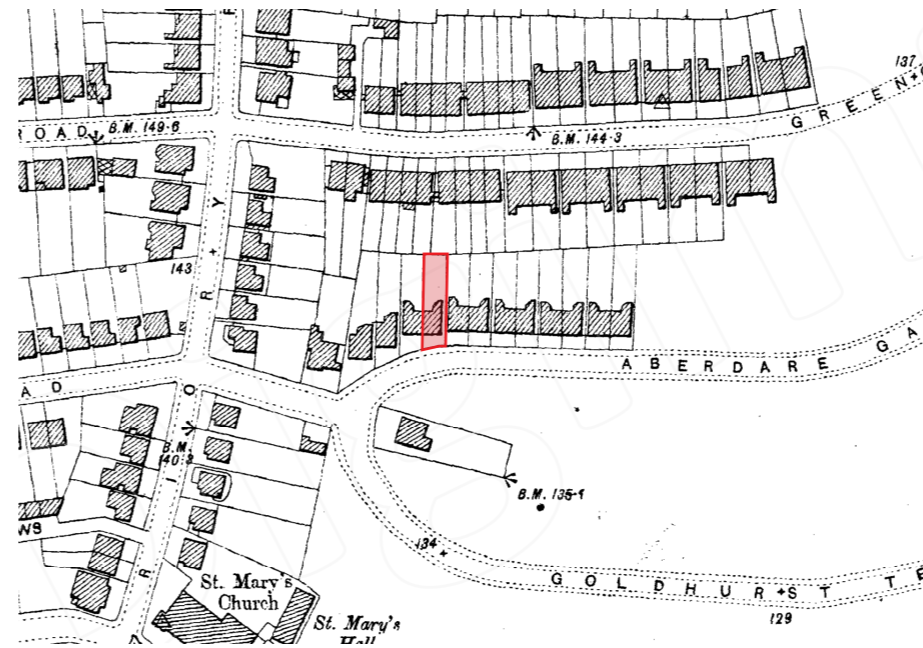
- ① New, brick, single-storey extension (polyester powder-coated metal coping to parapet);
- ② Roof terrace with metal railings;
- ③ Traditionally detailed hardwood timber doors;
- ④ Traditionally detailed double-glazed hardwood timber windows to match existing;
- ⑤ Steel framed glazed double doors;
- ⑥ Flush rooflight;
- ⑦ Conservation-style rooflight;
- ⑧ Traditionally detailed pedestrian metal gate and railings;
- ⑨ Traditionally detailed motorised metal gate;
- ⑩ Low level brick wall and pillars;
- ⑪ Planting;
- ⑫ Privacy screen, 1.8m tall;
- ⑬ Lean-to bicycle and garden storage shed to external side pathway;
- ⑭ Brickwork infill to match existing brickwork;
- ⑮ Full height fixed glass window in metal frame;
- ⑯ Tile paving;
- ⑰ Timber fence; height to match existing;
- ⑱ Liquid applied membrane to existing flat roof
- ⑲ Allow to relay existing roof tiles. Replace broken roof tiles with new tiles to match existing as required;
- ⑳ Timber-framed gate.

iii. This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building, its site surroundings, and local and national planning policy.





1870s
Ordnance Survey Map
Aberdare Gardens & Surroundings
(Approx. site outlined in red)



1890s
Ordnance Survey Map
Aberdare Gardens & Surroundings
(Approx. site outlined in red)



1930s
Ordnance Survey Map
Aberdare Gardens & Surroundings
(Approx. site outlined in red)



1950s
Ordnance Survey Map
Aberdare Gardens & Surroundings
(Approx. site outlined in red)

1.2 SITE HISTORY

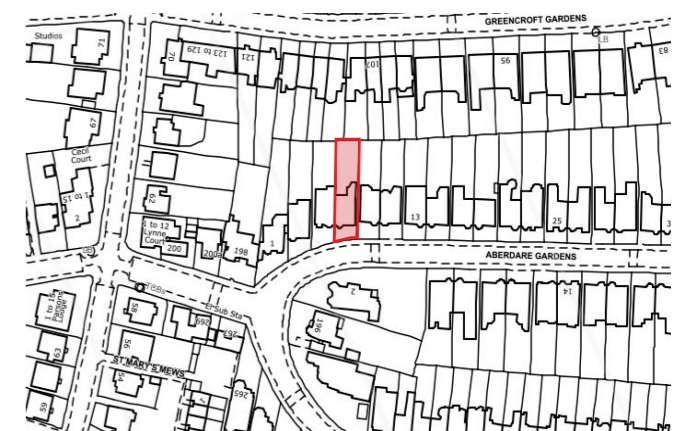
i. The Ordnance Survey maps to the left illustrate the residential development in the area over time. The South Hampstead Conservation Area (SHCA) Appraisal in which the property lies states that:

"The last road to be developed in the area was Aberdare Gardens, where [local builder, James] Tomblin (...) built most of the 29 houses erected between 1893 and 1897.

ii. The SHCA Appraisal describes the semi-detached house typology in the area as:

"3 and 4 storey properties are elaborately composed to include a range of fashionable late 19th century forms and details. The variety of porches is particularly interesting - they include elaborate ironwork porch canopies, render and striped brick arches, grand Baroque-style pediments with date stones and carved brick faces, and Gothic revival arches and arcading."

iii. Refer to Page 16 for further information on the South Hampstead Conservation Area.



2018
Ordnance Survey Map
Aberdare Gardens & Surroundings
(Approx. site outlined in red)





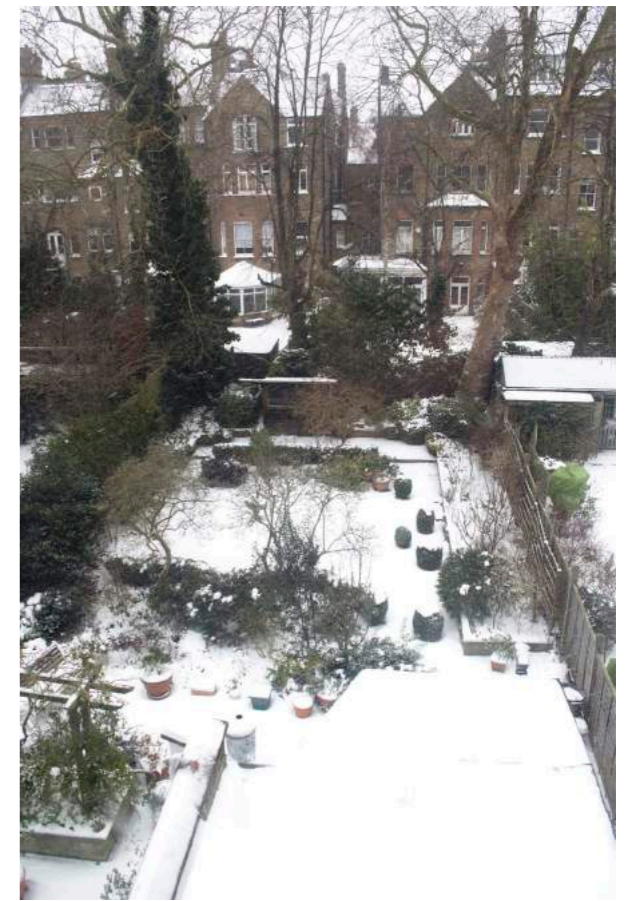
7 Aberdare Gardens
Front (South) Elevation



7 Aberdare Gardens
Rear (North) Elevation



7 Aberdare Gardens
Low-quality shrubs in rear garden



7 Aberdare Gardens
Rear Garden



7 Aberdare Gardens
Window bars to rear elevation



7 Aberdare Gardens
Existing entrance to Second Floor Flat



7 Aberdare Gardens
Typical side elevation window & glazing bars



7 Aberdare Gardens
Typical stained glass window to side elevation half-landing