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ARCHITECTURE INTERIORS PROPERTY

0943 - 34 Aberdare Gardens, NW6 3QA - design and access statement

London, 7 October 2019

Design and access statement

Change of use of 2no. existing self-contained flats (Class C3) into a single dwelling house (Class C3),
the insertion of 1no. rear roof light and minor internal alteration to suit the proposed layout

at

34 Aberdare Gardens, London NW6 3QA



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1. Introduction

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our design principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for a Change of use of 2no. existing self-contained flats (Class C3) into a single dwelling house (Class C3), the insertion of 1no. rear roof light and minor internal alteration to suit the proposed layout.

In summary, we feel that we have prepared a carefully considered and fitting proposal for 34 Aberdare Gardens to make best use of its potential as a single-family dwelling. The scheme will have no negative impacts on the character of the Conservation Area.

2. The Site and Surroundings: Location



The property is located on Aberdare Gardens in South Hampstead. The properties on this street have a ground floor with a square front bay with sloping roof, first floor with sash windows and relatively tall mansard roof with central dormer. A number of the front gardens in the road are paved over and used as car parking. The rear gardens are sizeable. The rear garden of 34 Aberdare Gardens faces the rear garden of properties located on Goldhurst Terrace.

The closest tube station is West Hampstead in the north, and various overground stations - South Hampstead and Kilburn High Road in the south, Finchley Road in the north east and Brondesbury in the north west. Several bus routes run along nearby Belsize Road.

3. Conservation area / Listing status

The property is not listed and is located within the South Hampstead conservation area. The property is noted within Appendix I "Built Heritage Audit" of the South Hampstead Conservation Area Character Appraisal and Management Strategy, February 2011 as a positive contributor to the area.

4. Design Principles and Concepts

4.1. Layout / Use

The property is currently used as 2no. self-contained flats. The proposed use will be a single-family dwelling C3. The internal layouts are not changing as part of this application other than the removal of an internal door at first floor. We are also proposing to add a roof light in the rear single storey part.

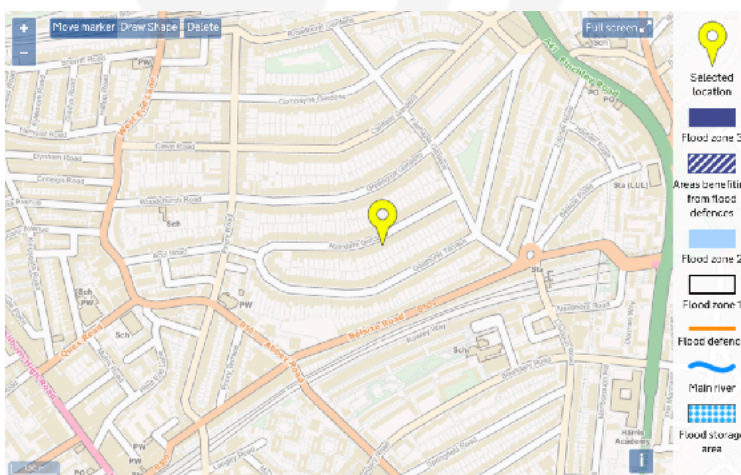
4.2. Scale & appearance

The proposal will have no impact on the scale of the property as this remains as existing. No changes are proposed with this application. The total existing & proposed GIA will remain the same.

The proposal will have no impact on the external appearance, character or materials. They will remain as existing. No external changes are proposed with this application other than the insertion of one roof light to the rear ground floor.

4.3. Amenity

This property as existing does have a reasonably sized rear garden, which is not reduced by this proposal. The front and rear gardens will remain as existing. No changes are proposed with this application.



4.4. Flooding and surface water

The proposal site is semi detached property fronting Aberdare Gardens. The proposal site is not listed on the Environment Agencies flood risk map as having a flood risk. There is no known history of tidal flooding at the property.

5. Access

This property's main entrance door is fronting Aberdare Gardens. The entrance to the property is accessed via a threshold from the street and is located on the ground floor level. The proposal will have no impact on primary access into the property as this will remain as existing.

6. Relevant Policy

Camden Local Plan 2017:

Meeting Housing Needs

Policy H3 – Protecting existing homes

States that the Council will resist proposals that would lead to a net loss of residential floor space and states that it will not grant planning permission for a development that would involve the loss of two or more residential units.

Since the proposal does not involve the net loss of residential floor space and would only involve the loss of one residential unit, it is consistent with Policy H3.

7. Planning history

- **2019/3209/P** – Granted September 6 2019 – Certificate of Lawfulness (Existing)
Use as two self-contained flats (3-bed flat at ground floor and maisonette at first and second floor) (Use Class C3).
- **2015/2370/T** – Granted May 21 2015 – Notification of Intended Works to Tree(s) in a Conservation Area
REAR GARDEN: 1 x Monterey Pine - Fell to ground level
- **2011/0337/T** – Granted February 17 2011 – Notification of Intended Works to Tree(s) in a Conservation Area
REAR GARDEN: 2 x Lime - Re-pollard to 5-6m above ground level.
- **4095** – Granted October 19 1967 – Historic Planning Application
The formation of a new means of access to the highway and the use of the forecourt of No.34 Aberdare Gardens, Camden
- **TPD729** – Granted June 8 1962 – Historic Planning Application
Conversion of No. 34, Aberdare Gardens, N.W.6 into three self-contained flats, together with the erection of conservatory and extension comprising bathroom and washing room at rear



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- **TPD585/21103** – Granted March 6 1961 – Historic Planning Application
Conversion of 34, ABERDARE GARDENS, N.W.6. into three self-contained flats, and erection of a conservatory and an extension containing two bedrooms and a bathroom at rear.
- **35833/4954** – Granted September 6 1952 – Historic Planning Application
The conversion of No. 34, Aberdare Gardens, Hampstead, into 3 self-contained flats, the erection of an addition at rear and a private garage; and the formation of a new access to the highway.

8. Conclusion

In summary we feel that we have prepared a fitting proposal for 34 Aberdare Gardens. The scheme will have no negative impacts on the character of the Conservation Area.