



## Design and Access Statement

For a single storey timber orangery to replace existing conservatory and two  
new kitchen windows

to the rear of

42 Aberdare Gardens  
West Kilburn  
London  
NW6 3QA

On behalf of

Mrs Suhonen

This Design and Access statement has been prepared as part of a Planning application to construct a timber orangery to replace the existing conservatory and two new kitchen windows to the rear of 42 Aberdare Gardens, London.

### **South Hampstead Conservation Area**

South Hampstead is a Conservation Area located within the boundaries of The London borough of Camden, 4.5 miles north west of Central London.

The host dwelling is located within the boundaries of the South Hampstead Conservation Area.

South Hampstead (formerly Swiss Cottage) was designated a Conservation Area on 15th November 1988 by Camden Council.

### **42 Aberdare Gardens**



The host dwelling is a three storey semi detached property, sub-divided into flats, brick built with a tiled roof.

42 Aberdare Gardens is set within approximately 480 square metres of private domestic curtilage and is located on the southern side of the highway.

There are residential properties to the north, south, east and west of the application site.

## Planning History

2007/1501/T 42 Aberdare Gardens, London, NW6 3QA REAR GARDEN: 1 x Cherry 1 x Elder - Remove and replace. FINAL DECISION 30-03-2007 No Objection to Works to Tree(s) in CA

2006/3376/T 42 Aberdare Gardens, London, NW6 3QA DDD - FRONT GARDEN: 1 x Cherry - Remove - DDD. FINAL DECISION 25-07-2006 No Objection to Emergency Works (CA)

2006/3214/T 42 Aberdare Gardens, London, NW6 3QA SIDE GARDEN: 2 x Acacia & 1 x Holly - Cut by 2/3. WITHDRAWN 14-07-2006 Withdrawn Decision

8804602 42 Aberdare Gardens NW6 The construction of a car parking space in the front garden and a new means of access to the highway as shown on the sketch plan . FINAL DECISION 09-11-1988 Refuse Full or Outline Permission

6882 42 Aberdare Gardens, Camden. Formation of means of access to the highway at 42 Aberdare Gardens, Camden. FINAL DECISION 26-03-1969 conditional

## The Proposal



This is a view of the rear of 42 Aberdare Gardens and the location of the proposed orangery to replace existing conservatory.

The existing conservatory will be carefully dismantled and removed from site.

The new orangery will be sited in the same location with an enlarged footprint.

The kitchen windows to the right will be replaced.

The proposed orangery (to replace the existing conservatory) will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The proposals do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The proposals are in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that that the proposal will blend naturally with the host dwelling.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance. It will improve the aesthetics of the host dwelling. The proposed orangery will be insulated to modern standards and it will improve the energy efficiency of the building.

### **Materials**

#### **Existing**

Walls – Brick

Roof – Tiled

Doors/Windows – Timber

#### **Proposed Extension**

Wall/Base – Brick

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a glazed lantern rooflight

Doors and Windows – Timber

### **Dimensions**

Width – 5.1 metres

Depth – 5.5 metres

Height – 4.3 metres

### **Compatibility:**

The proposed design has been chosen is to ensure it is subordinate to the host elevation and not be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials, brick and timber are appropriate for this style of development.

### **Landscaping**

No landscaping proposed

### **Access**

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

### **Impact on neighbouring properties**

The proposed extension is located to the southern elevation of the property and will have no impact on the amenities currently enjoyed by the neighbouring properties as it is a replacement structure.

### **Sustainable Development**

The new orangery will be constructed of timber sourced from sustainable and renewable forests, so the construction method of the works is highly sustainable itself. Furthermore, the provision of the new works will improve the practicality, adaptability and longevity of the main house, providing improved and modernised living space for the present and future occupiers. This will help to maintain the appeal of this property as practical accommodation into the future. The proposed orangery will be insulated to modern standards and it will improve the energy efficiency of the building.

## **Policy Considerations**

### **National Planning Policy Context**

*The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making and decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.*

*The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.*

*Para.17 “Securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings” is one of the 12 core planning principles set out in the NPPF.*

*Para.56 “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*

### **Camden Development Policies**

#### **Policy D1 Design**

*The Council will seek to secure high quality design in development. The Council will require that development:*

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*

- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

*The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Tall buildings All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:*

- p. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;*
- q. the historic context of the building's surroundings;*
- r. the relationship between the building and hills and views;*
- s. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and*
- t. the contribution a building makes to pedestrian permeability and improved public accessibility.*

*In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.*

*Public art The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.*

*Excellence in design The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.*

## **Policy D2**

### **Heritage**

*The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.*

### **Designated heritage assets**

*Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

### Conservation areas

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.*

*The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

### Listed Buildings

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

### Archaeology

*The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.*

### Other heritage assets and non-designated heritage assets



*The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.*

*The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.*

---

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed orangery to replace the existing conservatory will:-

- be aesthetically pleasing;
- cause minimal harm;
- create additional living space for the family
- be sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation through improved energy efficiency.

We believe that the proposed orangery satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed orangery will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site. The proportions of the proposed orangery are commensurate with those of extensions built on neighbouring properties.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building, the timber, lightweight glazed appearance being typical of a small scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its timber and glazed appearance has been chosen in part, so as not to adversely affect the amenity of the occupants of any neighbouring property.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of 42 Aberdare Gardens without detracting away from the beauty and character or conflicting visually or technically to the existing property.

### **Conclusion**

As the owner of this property Mrs Suhonen is keen to make certain changes to enhance their enjoyment of this area and to achieve improved energy efficiency in the dwelling through a construction built to latest standards. The applicant also wants to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. The applicant is also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.