

Supplemental Design, Access & Heritage Statement
13 Aberdare Gardens, Ground Floor

Introduction

The property is a ground floor flat in a three-story Victorian house constructed circa 1895 and converted into flats in 1987. It is located on the north side of Aberdare Gardens NW6 3AJ and includes a private north facing garden.

The private garden contains a timber style studio outbuilding with adjacent decking that runs the entire width of the back of the garden. The proposed plan is to extend the existing garden studio outbuilding as described herein.

The property is within the South Hampstead Conservation Area but is not a listed building.

Description & Design

The proposed project is to eliminate the existing decking and extend the garden studio outbuilding horizontally across the back of the property where the decking is already situated.

The extension will be roughly the same width and depth and a matching height to the existing studio building. As the extension will have similar spacing to boundaries as the existing building and decking, it will not increase the difficulty for wildlife to move around the building. Specifically, a corridor of 30-40cm will remain around all sides of the existing studio and proposed extension.

Landscaping and Green Space: The few existing trees and shrubs in the raised planter along the back of the existing decking will be replanted in the raised planters on the west side of the garden so there will be no loss of greenery. Additionally, because the proposed building extension is only marginally wider than the already existing decking, there will be no noticeable loss of green space in the garden at all, thus maintaining the serene and leafy nature of the South Hampstead Conservation Area. See picture below of existing building and decking as illustration :



The proposed extension will essentially just replace the decking with a similar sized outbuilding.

A comprehensive tree survey has not yet been completed, but it is believed that there is potentially one nearby tree on the abutting property to the rear (north) that's roots could be impacted. The branches of this tree can be seen in the above picture over the existing building as the tree is directly behind the back right corner of the existing studio. As there is a possibility that the roots may be affected if a general excavation below the existing ground level was needed, if necessary, the owners would use a construction method that would have minimal to no effect on any existing tree or roots. Specifically, they would work with a structural consulting firm to utilize casting foundation pads to minimize any potential impact to the roots of the tree.

As shown, the proposed extension will be relatively secluded due to the existing fence heights and neighbouring hedges. It should have no significant light impact on surrounding properties as the roof height will be the same as the existing building, which is only slightly higher than the existing fences/hedges.

Materials: The existing building is a modest contemporary structure using natural sustainable materials. The green roof is planted with organic sedums, herbs and

succulents providing greenery to the patio garden whilst minimising any visual impact to the surroundings. The extension will be built with the same or substantially similar eco-friendly materials as the existing building, including the exterior sustainable timbers and green roof.

Purpose: The purpose of the extension is to provide additional living space for the owner's children and guest space for their elderly relatives. In order for the space to be practical guest space for those elderly guests, a small w/c is necessary and is included in the plan. The owners have no intention now or in the future to allow non-owner use of the building and have already signed an agreement with the other leaseholders of 13 Abdare Gardens to this effect in order to bind themselves and any subsequent purchasers (the agreement specifically prohibits the proposed building from being used as a Class 3C dwelling or Class B1 for business use). As further evidence that there is no intent to let, sublet, or otherwise allow non-owner use of the building, there is no kitchen or kitchenette included or proposed.

Access

Access is either via the host flat or through a private side passage. The access to the site will not be altered or replaced in any way and the studio is situated close to a fence line where it does not intrude on any existing paths or access points to the main dwelling or site.

No vehicular, disabled access, or public transport is proposed.

During construction, building and other materials can be stored safely and securely on the large deck area that is adjacent to the main house.