

Flat 1, 70 Aberdare Gardens, London NW6 3QD

DESIGN AND ACCESS STATEMENT

March 2021

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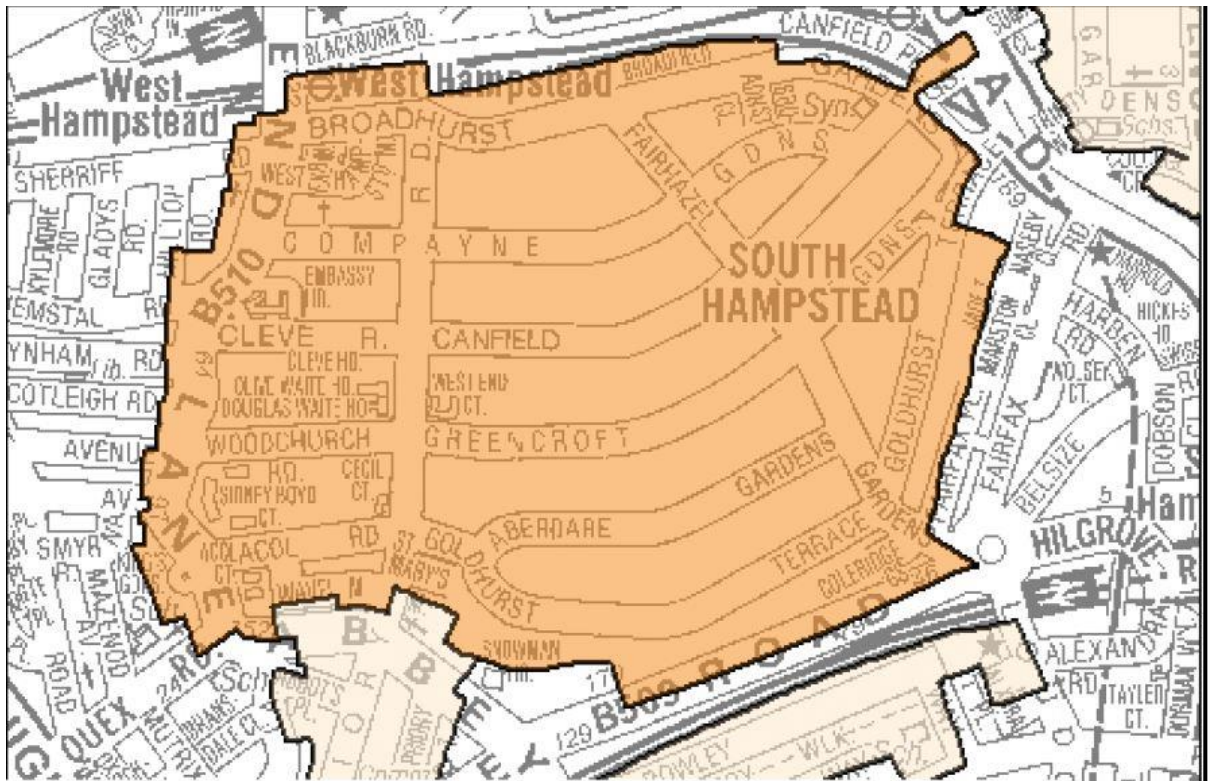
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INTRODUCTION

The property lies within the South Hampstead Conservation Area, formerly known as the Swiss Cottage Conservation Area.

Copy of old map of South Hampstead Conservation Area



South Hampstead is a largely homogenous, well preserved late Victorian leafy suburb. It was developed in the last quarter of the nineteenth century with mostly terraced or semi-detached family houses and some mansion blocks, all with large private or communal gardens. The character of the area is enhanced by its prominent vegetation, with many mature street trees as well as verdant front and back gardens.

Although there is a uniformity of scale and massing of the buildings, they are also distinguished by many detailed architectural features such as roofs with turrets, gables and tall chimneys or terracotta panels and decorative brickwork.

Aberdare Gardens, developed as one of the last roads (built 1893-1897) in South Hampstead, has all these features but like a lot of houses in the area the large single-family residences have been converted into flats of various sizes.

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Photo of 70 Aberdare Gardens corner of Fairhazel Gardens:



This is the case with no. 70, which over the course of the twentieth century was subdivided into four flats: two on the ground floor, one on the first and one on the second. There have been many alterations to the building over the years, most notably the rear garden extension and conservatory built in 1999 (replacing a previous one), an addition of a basement to the front ground floor flat (flat 2) in 2008 and the creation of a roof terrace with railings on the main building in 2013. Number 70 occupies the southern corner of Aberdare and Fairhazel Gardens with both its entrances from Fairhazel Gardens. (see Appendix photos 2 and 3)

Photo of 70 -68 Aberdare Gardens looking towards Fairhazel Gardens:



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USE

The scheme pertains to an existing rear ground flat formed from an earlier subdivision of this large late Victorian house. It is currently a single-family dwelling in Use Class C3 and will remain as such.

The main objective of the scheme is to replace the old conservatory which is in a very bad state of repair (leaks frequently) with a solid structure, with a skylight and sliding doors to the garden. The new construction would be much better insulated and reduce both heat loss in the winter and solar gain in the summer. It would therefore be more environmentally friendly. The addition of a Sedum green roof would further improve the environmental performance of the property.

Incorporating the approximately one-meter-wide strip along the side of the existing conservatory makes use of what is now a rather dark and unloved leftover space.

(see also Appendix photo 8)

Photo of existing conservatory extension and gap along garden fence:



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LAYOUT

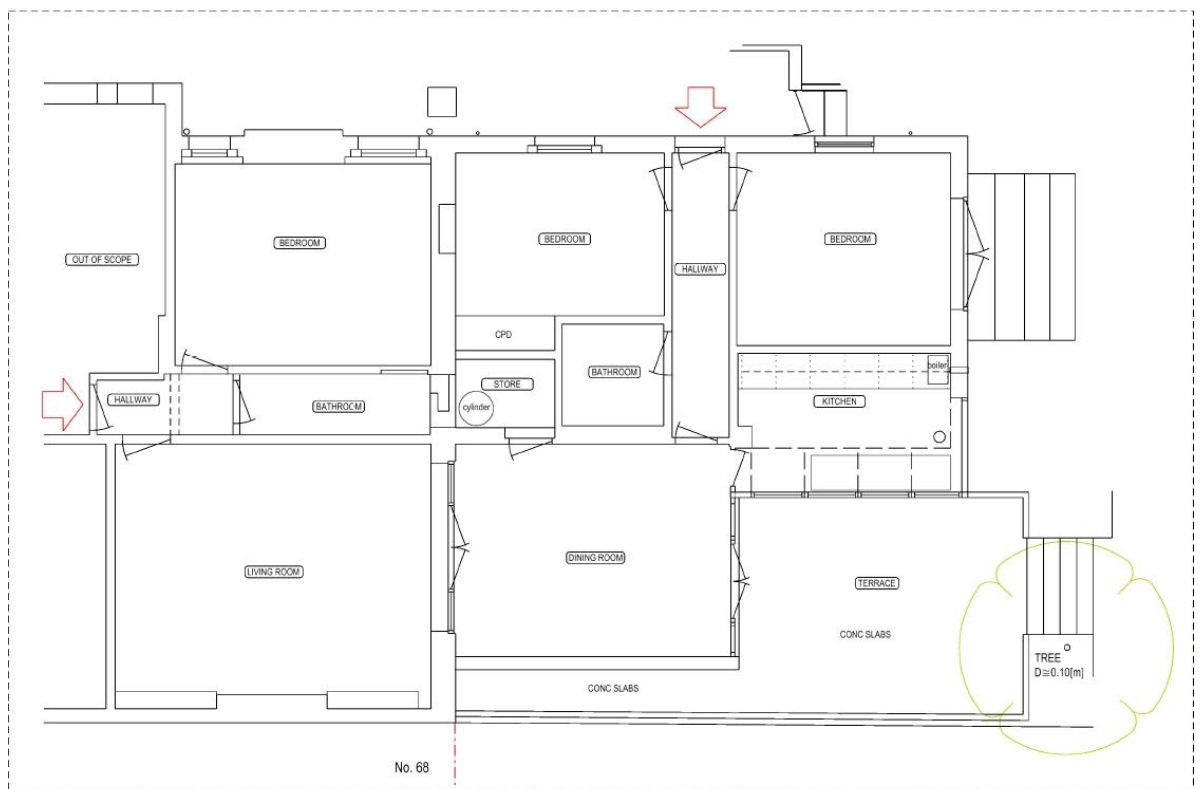
Existing

The current plan provides for three bedrooms and two bathrooms plus a living room, conservatory/dining room and kitchen. Part of the flat occupies half of the original ground floor of the house and the rest is in an extension built in 1999 (ref. PW 9802036R3).

The property has two entrances, both from Fairhazel Gardens. One is via the original house front door and the other from a private forecourt and car parking space accessed via a crossover with a vehicular and pedestrian gate further along the street. (see Appendix photos 1, 2, 3 and 10)

There is an existing terrace outside the conservatory with steps to the large rear garden and there are also steps to the garden outside the master bedroom French doors. (see Appendix photos 4, 5 and 6)

Existing plan below:

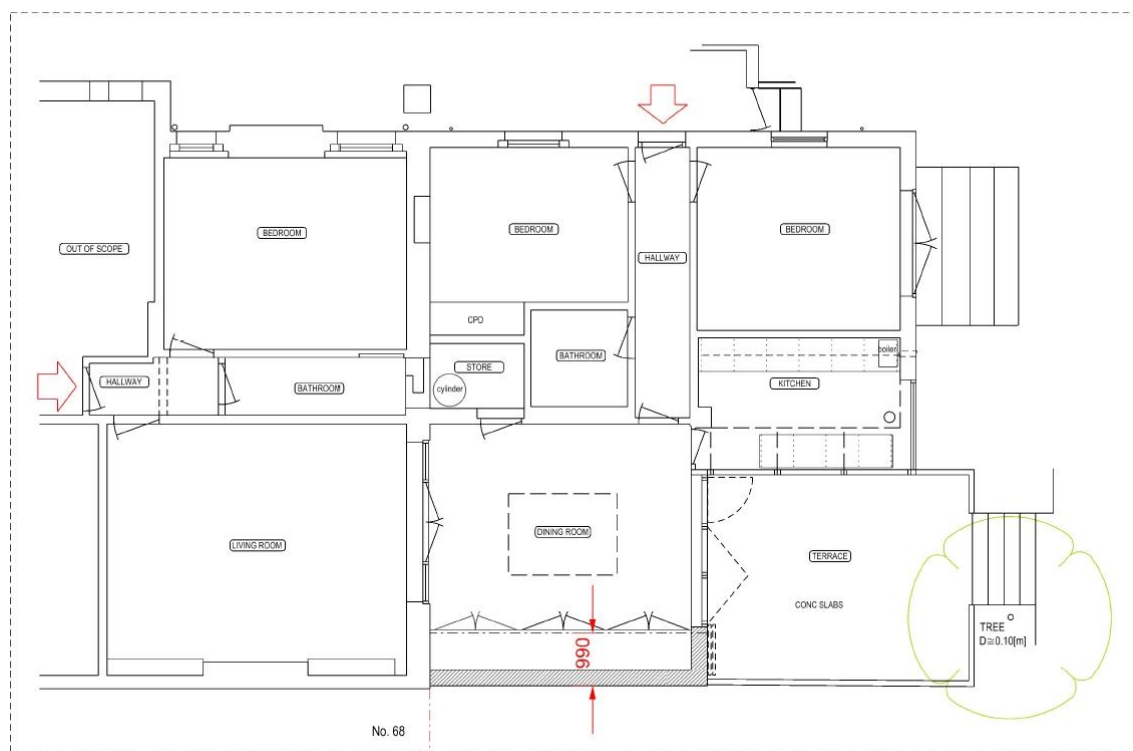


Proposed

The proposed scheme involves replacing the existing conservatory with a new extension in the same location. It will extend out towards the garden along the same line but will also move the side wall to along the party fence, incorporating the metre wide empty space into the flat. The conservatory along the kitchen will be replaced on the same footprint with a new more energy efficient conservatory structure. (see Appendix photos 7 and 8)

The existing flat layout will remain unchanged.

Proposed plan below:



SCALE

The new single storey extension is the same scale as the existing conservatory. It is designed to be slightly lower (by 75mm) than the adjacent brick extension in order not to be visible from the street (Fairhazel Gardens) and appear subservient to the main house.

The existing conservatory is 3.85m wide and 5m long and the new structure is 4.84m wide and 5.1m long. The difference in size is that the width of the extension has been increased by just under 1 metre to include the empty strip down the side of the conservatory along the garden fence. (see Appendix photos 7 and 8)

The replacement conservatory style glazing along the kitchen side is of same size following the exact footprint of the existing structure and of the same height.

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APPEARANCE

The new single storey extension has the same parapet roof design as the existing extension, and it is proposed to be of insulating cavity blockwork construction with the external surface rendered a neutral off-white/ cream colour.

It was decided that as there are already at least four different types of brick on the house, both original and 90s extension, (*see Appendix photos 5 & 6*) so introducing more brickwork would be discordant. It would be impossible to match the colour as the bricks have aged over the years and so a painted render finish was considered more harmonious.

The green Sedum roof to the new extension would blend with the surrounding greenery and improve the views from the flats above.

Sketch showing new rear extension to replace existing conservatory:



LANDSCAPING

The flat benefits from a large private garden to the rear and side of the property. There is a row of mature London Plane trees along the Fairhazel Gardens fence and a variety of trees and shrubs mostly on the outer edges of the garden. These have been marked on the existing and proposed plans.

There are two garden sheds (one brick, one timber) as well as a Wendy house and some raised perimeter beds, with path alongside. The main area is laid to lawn. (*see Appendix photos 12-15*)

The proposal will have no effect on the trees and shrubs or lawn in the garden. Both the existing terrace and steps down to the garden will also remain unchanged.

ACCESS

Flat 1 is situated on the ground floor of number 70 Aberdare Gardens. There are two entrances as mentioned before. The main house entrance (*see Appendix photo 3*) is wide and flat with only a 100mm high threshold and the private side entrance from the paved forecourt also has no steps. Internally, the flat is all on one level with no stairs, making it equally accessible to both the able-bodied and disabled. This access and layout will remain unchanged.

There is existing vehicular access and a car parking space on the side forecourt which will remain. (*see Appendix photos 1 & 11*) Also, existing bicycle storage stays the same - in the shed by the side gate. (*see Appendix photo 10*)

More broadly, the property is very well served by public transport with both Swiss Cottage and Finchley Road Jubilee Line tube stations, South Hampstead overground station even closer by, as well as numerous bus routes down Finchley Road, Belsize Road, Priory Road and Canfield Gardens.

SUMMARY

The proposed works are small in scale and aim to improve both the aesthetics of the building and its longevity. Rebuilding the conservatory as a solid insulated wall and roof extension not only makes it a more sustainable development in terms of heat loss and solar gain but adds to the biodiversity on the site by providing a green roof. The new simple extension is more sympathetic to the existing housing stock than the old large lean-to conservatory.

Finally, pre-application advice was sought from Camden Council for a similar but larger extension; this was received in December 2020, and all the recommendations have been incorporated into this proposal, the main one being a reduction in scale.

REFERENCES AND GUIDES

The proposed scheme was also informed by advice and directives laid down in the South Hampstead Conservation Area Character Appraisal and management Strategy (February 2011) and Swiss Cottage (now South Hampstead) Conservation Area Design Guide, Advice on Alterations and Repair Following the Introduction of an Article 4 (1) Direction in September 2010, as well as previous planning history of similar projects in the area.

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APPENDIX 1 - SITE PHOTOS

FLAT 1, 70 ABERDARE GARDENS, NW6 3QD



PHOTO 1 – Side elevation to Fairhazel Gardens with car and pedestrian entrance to Flat 1



PHOTO 2 – Side elevation of 70 Aberdare Gdns from Fairhazel Gdns both showing entrances

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PHOTO 3 – Close up of main entrance to 70 Aberdare Gardens on Fairhazel Gardens

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PHOTO 4 – View of rear elevation with existing extension from back garden

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PHOTO 5 – View of existing rear extension and conservatory



PHOTO 6 – Close up of extension side entrance from Fairhazel Gdns showing different bricks

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PHOTO 7 – Close up of existing conservatory

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PHOTO 8 – View down the side wall of existing conservatory

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PHOTO 9 – Rear elevation view from garden



PHOTO 10 – Existing paved paths and bike shed in garden

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PHOTO 11 – Paved forecourt with car parking space and private flat entrance

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PHOTOS 12 & 13 – Large private garden with Wendy House and brick shed at the rear



PHOTOS 14 & 15 – Views of back garden with wall and trees along Fairhazel Gardens