

# RoundRobin

studio



## 63 Aberdare Gardens

### DESIGN & ACCESS STATEMENT

**P2103**

29 September 2021

Revision 02

RIBA   
Chartered Practice

Revision	Description	Issued by	Date	Checked
00	Full Planning Application	VD	01/06/21	AM
01	Added Flood Risk Information	AM	26/07/21	AM
02	Green roof; Dimensions amended	AM	29/09/21	am

#### Document

This report has been prepared for the sole benefit, use and information of Simon Nicholas Paul for the purposes set out in the report or instructions commissioning it. The liability of RoundRobin studio in respect of the information contained in the report will not extend to any third party.

author                      **RoundRobin**

date                        29 September 2021

## PROJECT DATA

#### Client

Simon Nicholas Paul

#### Project Address

63 Aberdare Gardens, Ground Floor Flat  
London, South Hampstead, NW6 3AN

#### Anca Mihalache

Project Architect

**RoundRobin** studio

# CONTENTS

<b>1</b>	<b>OVERVIEW</b>	<b>3</b>
1.1	Proposal	3
1.2	Site Description	4
1.3	Site Photographs	6
<b>2</b>	<b>PLANNING</b>	<b>8</b>
2.1	Planning Policies	8
2.2	Aberdare Gardens Specific Planning Guidance	8
2.3	Planning History	11
2.4	Planning Precedents	11
<b>3</b>	<b>DEVELOPMENT PRINCIPLE &amp; IMPACT ASSESSMENT</b>	<b>12</b>
3.1	Principle of Land Use	12
3.2	Design & Impact upon Character and Appearance of the Surrounding Area	12
3.3	Impact upon Residential Amenity	12
<b>4</b>	<b>CONCLUSIONS</b>	<b>13</b>

# 1 OVERVIEW

## 1.1 Proposal

This Design and Access Statement has been prepared to accompany the planning application for a garden studio at 63 Aberdare Gardens.

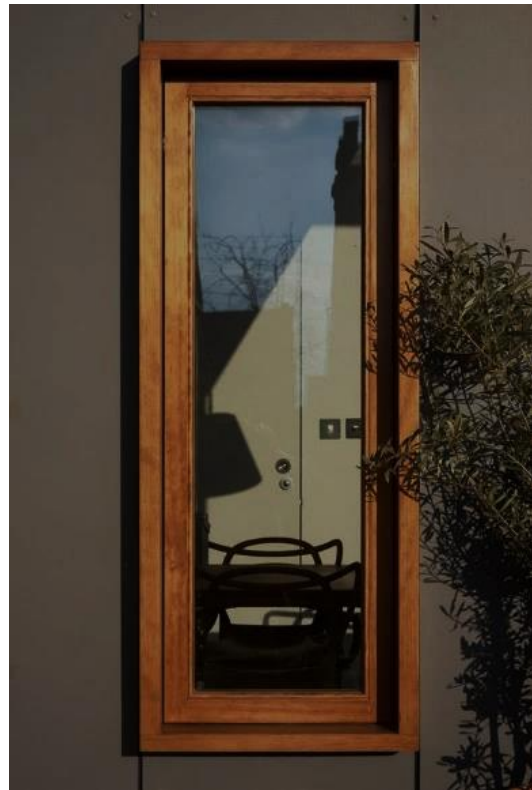
This application seeks planning permission for a rear garden outbuilding, a lightweight construction garden office and storage, which will remain entirely ancillary to the dwelling house.

The proposed materials are to match those cladding the existing ground floor rear garden extension, to include black painted timber cladding and composite framing for the double-glazed doors and windows of the studio.

*Matching black painted/charred timber cladding*



*Composite frames for glazed doors/windows*

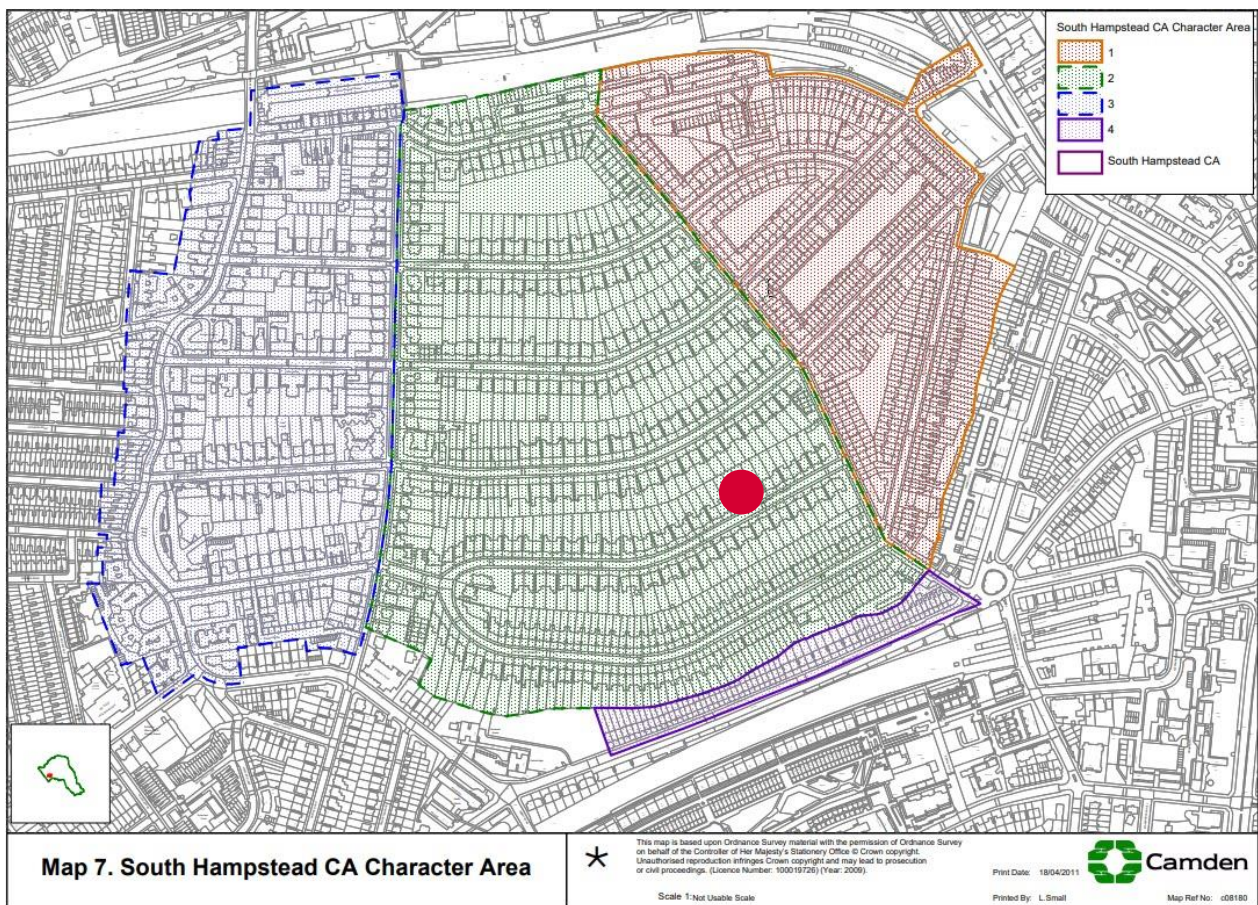




## 1.2 Site Description

The application site is located on the northern side of Aberdare Gardens Road, to the south of Greencroft Gardens Road. It is within the South Hampstead Conservation Area (formerly known as Swiss Cottage Conservation Area).

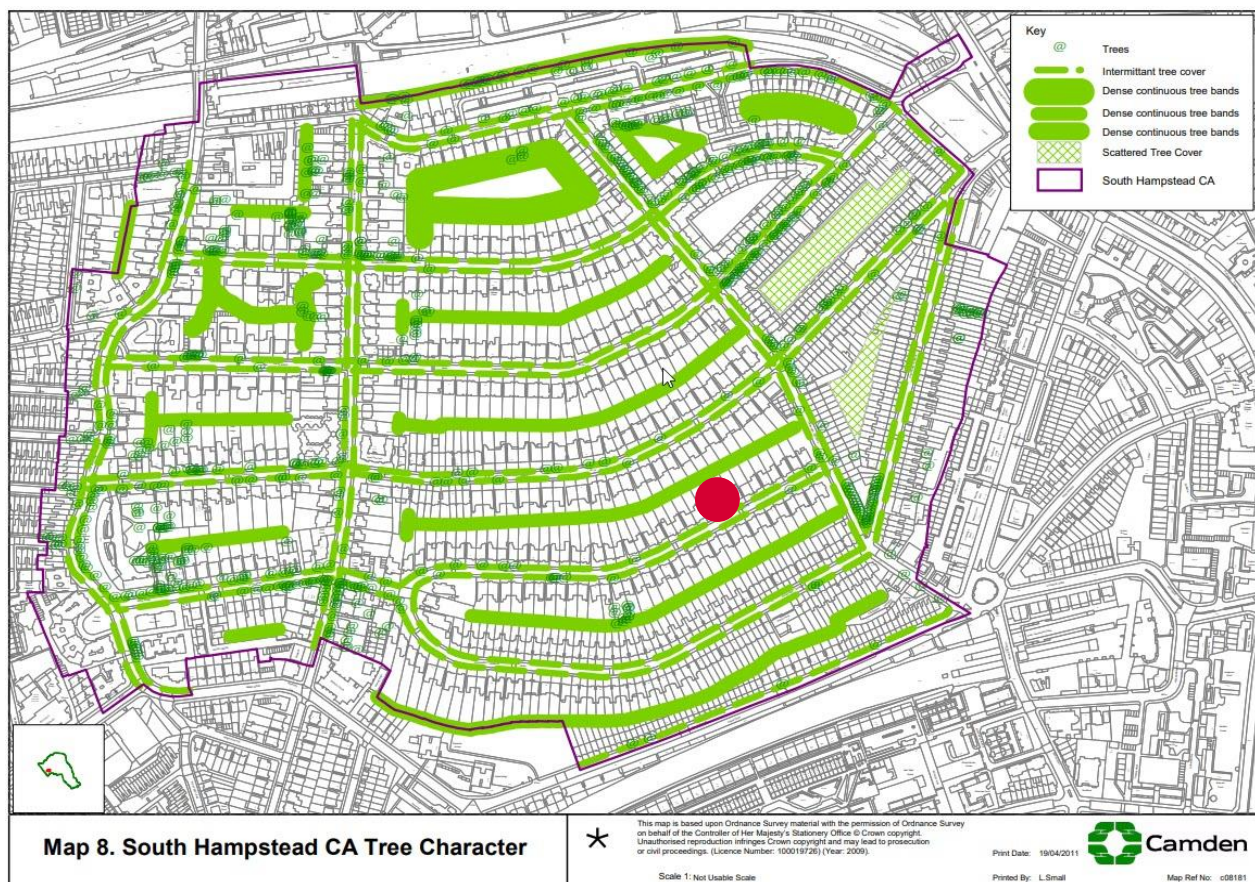
The property is an example of a semi-detached late Victorian house, a positive building part of a well-preserved example of a leafy Victorian suburb, almost exclusively residential and homogenous in its scale and character. It sits in Character area nr. 2. They are distinctive in their roofscape with turrets, gables and slender chimneys. No. 63 is split in three apartments: Ground Floor plus basement (the application site), First Floor flat and Second Floor flat.



*South Hampstead CA Character Area*



A prominent feature of the area is vegetation, especially to the rear of properties. The rear gardens between the terraced properties remain mostly underdeveloped and are an important amenity for local residents. They are a host to wildlife and are defined by flowering shrubs, fruit and mature trees. The rear garden extends to approximately 23.6m with medium density planting.



*South Hampstead CA Tree Character*



### 1.3 Site Photographs



*63 Aberdare Gardens*



*63 Aberdare Gardens existing rear garden extension (2018/4707/P)*





*63 Aberdare Gardens rear garden*



## 2 PLANNING

### 2.1 Planning Policies

The proposal takes into account the National Planning Policy Framework, The London Plan 2016 and the statutory policies in Camden Local Plan (adopted 2017), supplementary planning documents, planning briefs and other informal written guidance:

**National Planning Policy Framework** (published 2012, updated 2019)

Section 12 Achieving good design

**London Plan 2016**

3.4 Optimising housing potential  
3.5 Quality & Design of Housing Developments  
3.14 Existing Housing  
7.1 Building London's Neighbourhoods and Communities  
7.4 Local Character  
7.6 Architecture  
7.8 Heritage assets and archaeology  
7.19 Biodiversity & Access to Nature  
7.21 Trees & Woodland

**Camden Local Plan 2017** (2021)

LP1 Design Quality and Local Character  
LP2 Development and Amenity  
LP4 Non Designated Heritage Assets  
LP6 Archaeology  
LP16 Housing design  
CC3 Water and Flooding

#### **Supplementary Planning Guidance and Documents**

South Hampstead Conservation Area Appraisal  
London Borough of Camden Local Plan 2017 (D1 and D2)  
Home Improvements – Camden Planning Guidance – January 2021  
Camden Planning Guidance: Trees – March 2019  
Camden Planning Guidance: Biodiversity – March 2018  
Camden Planning Guidance: Amenity – January 2021  
Camden Planning Guidance: Water and Flooding – March 2019

### 2.2 Aberdare Gardens Specific Planning Guidance

In developing the proposal, we consulted **South Hampstead Conservation Area Appraisal** document as well as the relevant SPD guidance. We summarise below:

Aberdare Gardens is composed of predominantly two storey semi-detached houses, rising to three storeys nearer to Fairhazel Gardens. Many of the houses are arranged in groups of two (see figure 7). Their rear gardens project to at least 20 meters from their original rear facades.

Different parts of a building will have varying sensitivity to, and capacity for change. Garden studios or rear extensions can offer an opportunity to increase the capacity of a building, subject to environmental and engineering constraints.

Aberdare Gardens has a significant number of rear extensions done in the area as well as a number of outbuildings. The proposed garden studio at the rear, together with the soft landscaped garden will therefore not be atypical to the character of the area. Maintaining a soft landscape in the rear garden **and the proposed green roof** will ensure the increase of water run-off is minimised, therefore not contributing to local flooding.

The single roof light above the studio, is flush with the flat roof and does not exceed the **total height of 2.8m**. This choice was appropriate to the typology, in order to minimise the intervention upon the Myrobalan Plum tree around which the building is centered. The visual impact will be minimal, as it will be mostly covered by the tree canopy and adjacent mature vegetation. **Night blackout blinds are proposed to minimise light spillage.**

A full tree survey has been made to avoid any major impact and it was referred to as part of design requirements such as the distance to existing trees. In our case, the studio makes a 500mm clearance from the existing Myrobalan Plum to avoid any damage to the tree and its roots.

The site is located in the local flood risk zone Goldhurst identified in the **Council's Surface Water Management Plan**. Camden experienced significant flooding in 1975 and 2002 and there is an increased probability of such events recurring as a result of climate change. Flooding and drought are key risks which require mitigation and adaptation.

The proposed garden studio will be equipped with a rainwater collector which will allow rainwater to be reused for watering the garden during dry spells.



*Elho Pure Raindrop water collector*



Camden Council does not allow habitable rooms for self contained basement flats and other underground structures. The proposed garden studio is not an underground structure. Local Plan policy CC3 requires all developments to be designed to be water efficient and to minimise the need for further water infrastructure. The proposed garden studio does not require to be connected to the existing water infrastructure.

In line with policies A2/A3 of the Local Plan and the Home Improvements – Camden Planning Guidance (Jan 2021) we propose that the garden studio is equipped with a **Green Roof**. The proposed system is a Bauder XF301 Sedum Blanket, a sedum mat product developed for use directly over the waterproofing system without the need for a secondary substrate growing medium, making it a very light all in one sedum system, with minimum impact on structural sizing. It comprises mature sedum on 20mm of extensive substrate and incorporates a multifunctional water retention and filter layer. The system is suitable for both new build construction and retrofit refurbishment projects.

An intensive green roof will require the regular maintenance associated with the planting scheme and landscape design, whereas an extensive green roof will need only minimal maintenance (maybe one or two visits a year) to ensure that any unwanted species do not become established. The proposed system is an extensive one, thus requiring only two inspections a year, in spring and autumn, to ensure that the outlets are maintained.

This maintenance work is undertaken by experienced engineers who will carry out the necessary risk assessments and comply with all current health and safety legislation throughout the duration of the work. A full inspection and evaluation is carried out and a bespoke report provided with photographic verification outlining the condition of the planting and any areas requiring on going treatment:

- Fertilising – application of a granular, organic slowrelease fertiliser is essential to provide the plants with nutrients enabling them to become hardy enough to resist extreme cold, heat and drought.
- Debris – removal of all debris and leaves from the roof surface, rainwater outlets, chutes and gutters.
- Plant encroachment – removing excess vegetation that is encroaching into areas surrounding rainwater outlets, walkways, pebble barriers, gutters etc.
- Weeding – removal of unwanted vegetation, especially saplings etc either by hand or using a 'weed wipe'.
- Repairing bare patches – once weeding has occurred, bare patches can remain which are covered using remaining sedum vegetation from cuttings.
- Monitoring colour and growth – the vegetation will naturally change colour depending upon the time of year and prevailing weather conditions. Monitoring growth vigour and colour will identify how healthy the vegetation is or if it needs additional support.
- Vegetation barrier – Clear the pebble margin of leafs and organic matter, remove unwanted vegetation. n Promenade tiles or paving slabs – ensuring they are in good condition and secure in their original position.
- Rainwater pipes – free from blockages to enable water to flow freely through them.

*Establishment Watering Requirements:* XF301 requires surface watering for the first 4 weeks following installation (to ensure that the sedum blanket remains moist to the touch). It is the responsibility of the roofing contractor to liaise with the main contractor/building owner to provide water to ensure that the vegetation mat does not dry out during this period.

An adequate mains supply of sufficient pressure must be available and operational prior to the sedum blanket being delivered and installed. Irrigation systems (where fitted on roof slopes above 10°) must be operational, but initial watering in of the fertiliser must be by surface mounted sprinklers.

*Fertilizer - Bauder Xero Flor Organic Fertiliser:* Bauder Sedum Blankets are grown in a shallow growing medium which contains very little nutrient, so the annual application of fertiliser is crucial to ensure that the plants remain healthy. Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions and flowering whilst also allowing the different species to gain sufficient nutrients without competing against each other.

Organic fertilizer can be obtained direct from Bauder in 25kg bags, which is sufficient for an area of 312.5m<sup>2</sup> when applied at the recommended rate of 80g/m<sup>2</sup>. Areas of up to 30m<sup>2</sup> may be applied using either a handheld spreader or strewn by hand from a bucket. The fertiliser is to be applied at the given rate written on the bag.

It is recommended that the fertiliser is lightly 'watered in' immediately after application, to avoid "burning" of the foliage, which may occur if fertilizer pellets settle on the leaves. Dung-based organic fertilizers should be avoided.

*A mixture of sedum species*, some mosses and grasses, the proposed green roof is a selection of native Sedum species: Album, Ellacombianum, Floriferum, hybr. Czar's Gold, Montanum, Kamtchaticum, Oreganum, Pulchellum, Reflexum, Rupestre Angelina, Sexangulare, Spurium 'Coccineum' (Purple Carpet), Spurium, Spurium 'Summer Glorry', Stenopetalum, Stolobiferum, Saxifraga Granulata, Sedum Hispanicum.

## 2.3 Planning History

The following planning applications have been made for 63 Aberdare Gardens:

App Number	Proposal	Status	Decision
2018/4707/P	Demolition and erection of single storey rear extension	Final Decision Granted	21/11/2018
2010/1001/T	Rear Garden: 1 x Willow (Contorted) – Fell.	No Objections to Works to Tree(s) in CA	29/03/2010

## 2.4 Planning Precedents

The following similar planning application have been made in the South Hampstead Conservation Area:

App Number	Address	Proposal	Status	Decision
2019/6038/P	53 Aberdare Gardens, London NW6 3AL	Erection of a single storey timber garden building to the rear of existing ground floor flat (C3).	Final Decision Granted	07/05/2020
2015/0802/P	66 Greencroft Gardens, London NW6 3AL	Erection of a <b>2.8m high</b> timber framed garden building in rear garden. (C3).	Final Decision Granted	29/05/2015
2011/5790/T	77 Aberdare Gardens, London NW6 3AN	Rear Garden: 1 x Robinia – Reduce crown overhanging 79 Aberdare Gardens by 1-1.5m. 1 x Pryus – Reduce crown canopy overhanging 79 Aberdare Gardens by 1m.	No Objection to Works to Tree(s) in CA	22/11/2011



## 3 DEVELOPMENT PRINCIPLE & IMPACT ASSESSMENT

### 3.1 Principle of Land Use

The site is already in residential use and therefore, from a land use principle, there would be no change to use. The proposal aims to enhance the amenity and garden enjoyment of the ground floor flat.

The proposed garden studio will be used primarily as a home office with dedicated office storage and a bike storage unit, accessed separately.

### 3.2 Design & Impact upon Character and Appearance of the Surrounding Area

The proposed studio will have minimal impact on the amenity of neighbours, the local biodiversity and it does not detract from the generally “soft” and green nature of the character area.

The studio size will not exceed 15 sqm and will remain visually subordinate at the left end of the rear garden. The footprint accounts to less than 6% of the total rear garden area. The building will be respectful of existing trees and its design is informed by a Myrobalan Plum tree around which it is being built. Its design and positioning will minimise the impact of other surrounding trees and their roots.

The materials being used, such as black painted timber will complement the host property and the recently finished extension which is also uses a black painted timber finish.

The flat roof will enable any potential future sustainable systems to be installed, such as further insulating green roof, as well as possibly hosting a series of solar panels, subject to future planning applications.

The proposed design will receive adequate daylight, as a series of floor to ceiling height doors, as well as a large roof light are introduced.

### 3.3 Impact upon Residential Amenity

**The garden studio height will not exceed 2.8m** and will remain mostly hidden as a corner development, thus maintaining visibility over existing garden fences / walls. Due to the nature of the development, this will not have any impact at street level. The proposed outbuilding will complement the existing extension to provide usable space away from the building while not endangering the surrounding amenities through overlooking, overshadowing, light spilling or noise.

The proposal would have no harmful impact on the residential amenity of neighbouring occupiers.

## 4 CONCLUSIONS

This proposed outbuilding as a garden studio and landscape works would provide an enhanced accommodation standard for the current occupiers and it would not have any impact on the individual neighbouring amenities around 63 Aberdare Gardens. Furthermore, the development is informed by and respectful towards the existing trees on site.



RoundRobin studio  
23 Elsworthy Road  
London  
NW3 3DS  
UK

T: +44 (0)20 3737 2141

M: +44 (0)779 440 7239

Email: [contact@roundrobinstudio.com](mailto:contact@roundrobinstudio.com)