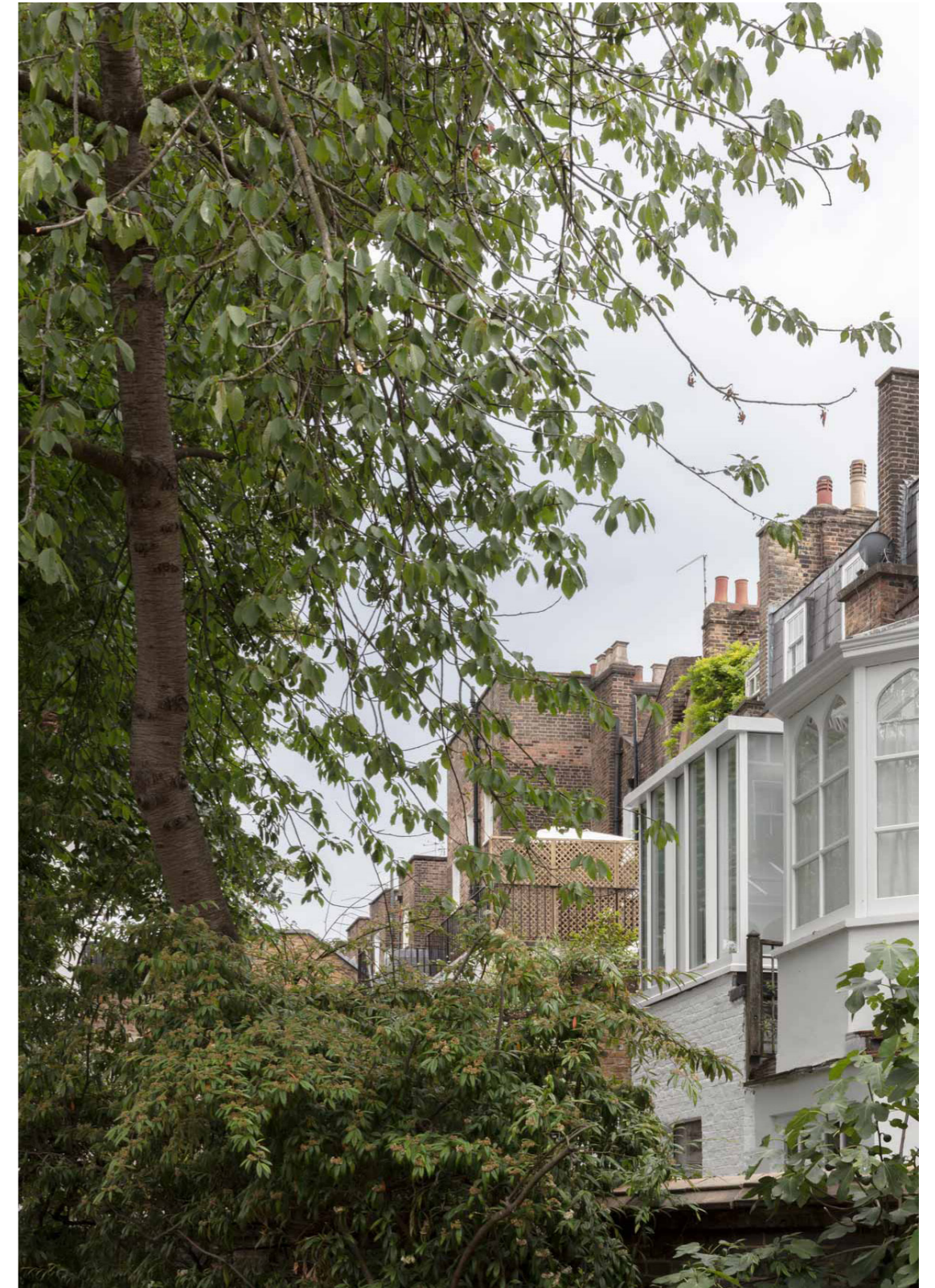


Architecture for London

Design and Access Statement
58 Aberdare Gardens NW6 3QD

August 2022

- 1.0 Introduction This application seeks planning consent for construction of a single storey outbuilding in the rear garden of 58 Aberdare Gardens.
- 2.0 Site 58 Aberdare Gardens is located within the borough of Camden. The property is not listed and is situated within the South Hampstead Conservation Area.
- The existing building is semi-detached, three storeys high with a pitched roof.
- 3.0 Planning history Mar 2022 - 2022/0535/P
Replacement of existing windows on the front ground floor bay.
Application permitted
- Nov 2021 - 2021/4125/P
Change of use from a 5 bed maisonette to 2 flats on the ground and first floors
Application permitted
- Relevant neighbouring applications:
- Jul 2021 - 2021/3026/P
Erection of rear single storey outbuilding
Application permitted



Rear outrigger extension to a listed building at Albion Street, Westminster by Architecture for London

4.0 Planning policy

National Planning Policy Framework (published 2012, updated 2019)
London Plan 2016

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

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



Refurbished listed building in Barnsbury, Islington by Architecture for London

5.0 Client brief

The client wishes to create a single storey outbuilding in the rear garden to allow for additional space to the ground floor flat. The lightweight garden structure will provide an additional living space to create a more adaptable family home.



Refurbished Edwardian house at The Avenue, Brent by Architecture for London

6.0 Proposals

Single-storey outbuilding in the rear garden.

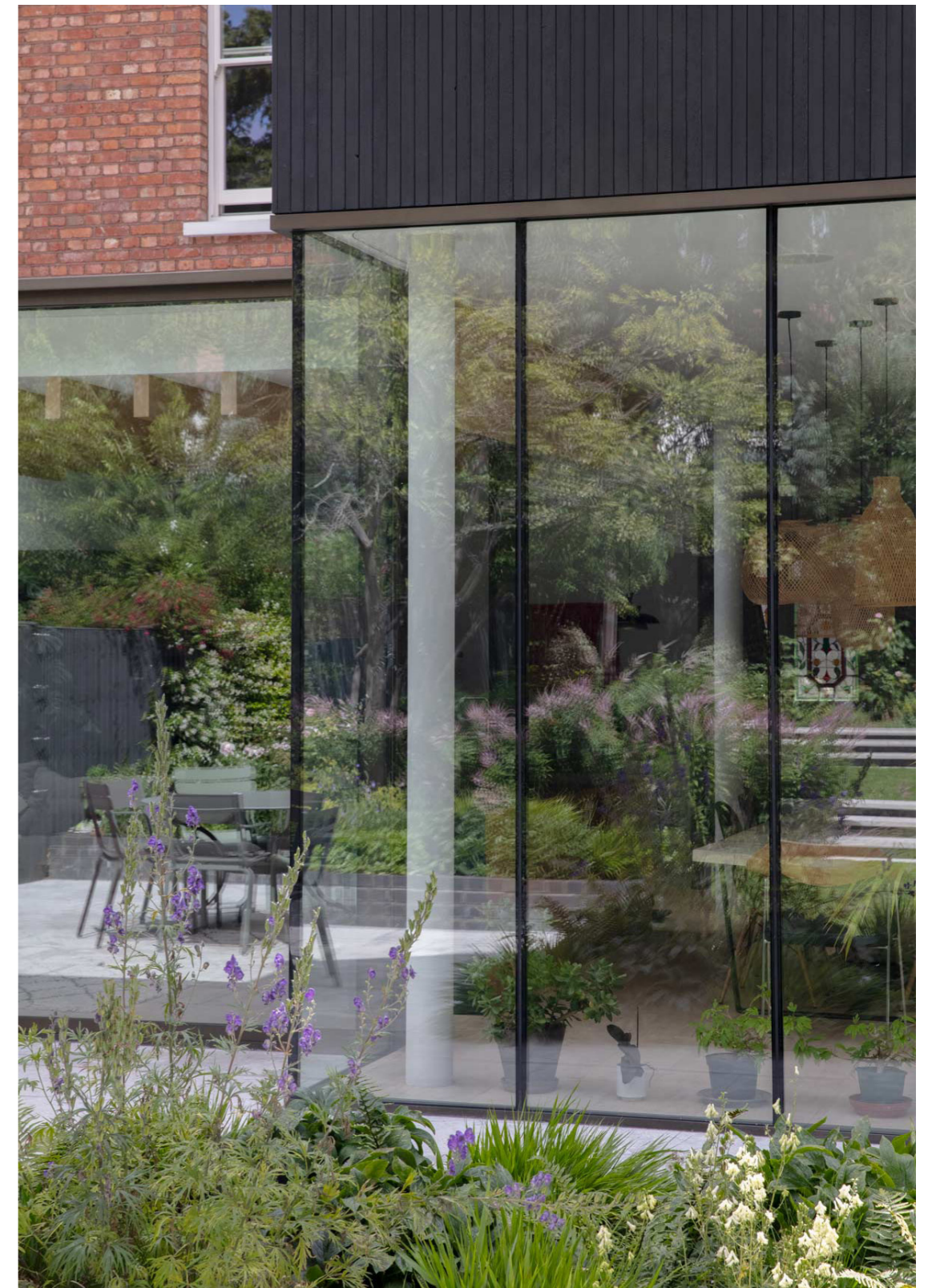
The following proposals are indicated on drawings PL050, PL100, PL101, PL200, PL300, PL301.

The proposed outbuilding will be located at the north-eastern corner of the rear garden.

The lightweight structure will be clad with scalloped shingles, creating a clear connection to the original house's roof aesthetics, thereby complementing the existing building. The double-glazed windows and doors will complement the colour of the cladding.

The proposed pitched green roof will promote the site's biodiversity, while the rooflights will allow for additional daylight intake.

The structure will remain ancillary to the dwelling house.

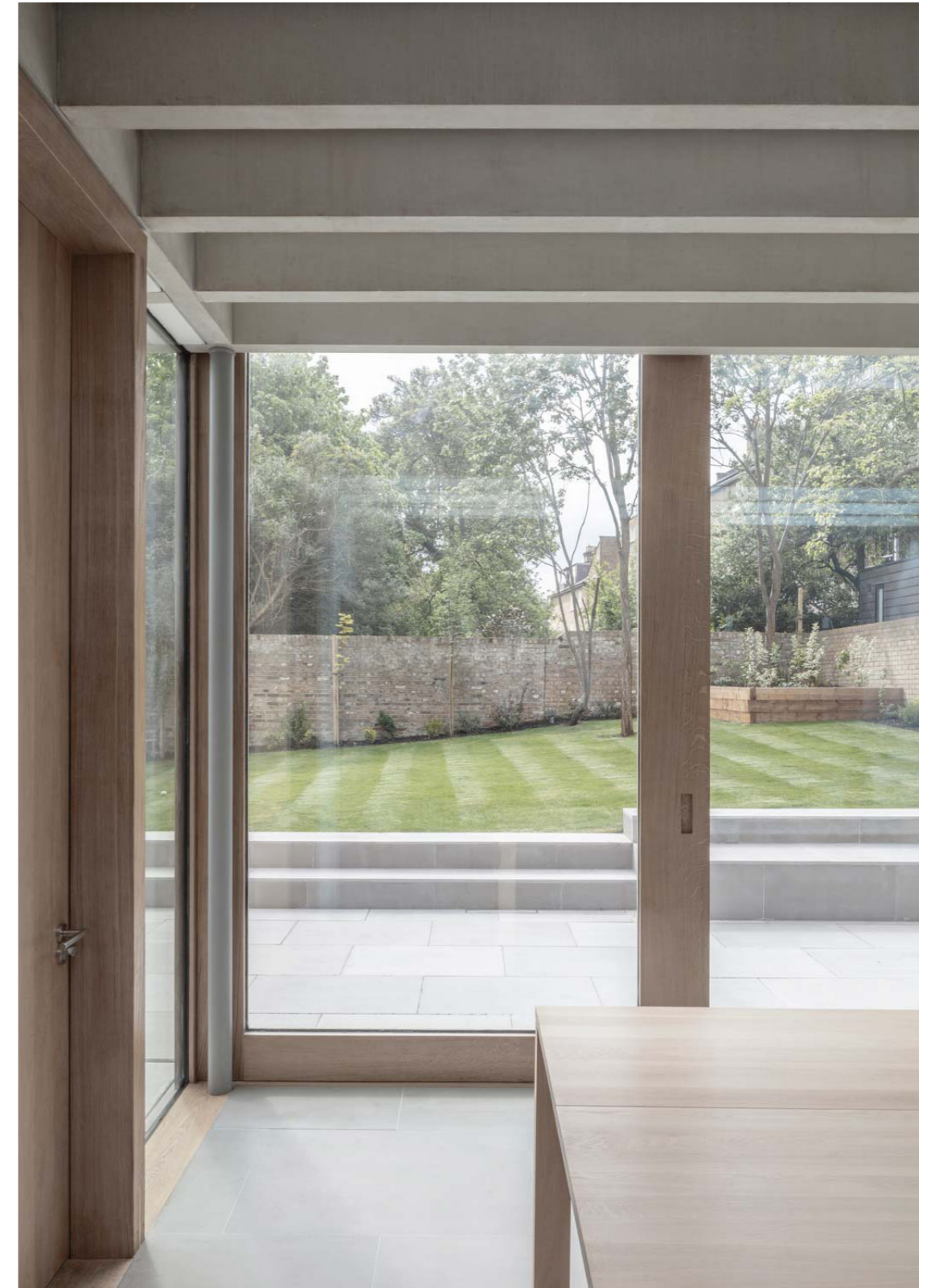


Rebuilt house and rear addition at The Avenue, Brent by Architecture for London

7.0 Access Unchanged.

8.0 Use Unchanged.

9.0 Conclusion The proposal comprises a single-storey outbuilding in the rear garden. The proposal is sympathetic to the historical fabric and form of the original building and has no detrimental effect on the building or surroundings.



A refurbishment and extension of a house at Dartmouth Park, Camden by Architecture for London

Architecture for London

We are award-winning London architects and designers, dedicated to the creation of sustainable buildings and places. Our residential projects include new homes, house extensions and refurbishments at all scales. We work toward Passivhaus and EnerPHit standards of comfort and low energy, creating sustainable homes that bring joy.

Our work includes both new build houses and alterations to existing homes, from house extensions and basements to lofts and garden rooms. Each provides inspiring, light filled spaces for living and entertaining.

We have extensive experience with heritage properties, where there is often a need to balance sensitive refurbishment with carefully considered contemporary extensions. Projects are designed holistically with architecture, landscape, joinery, and interiors each interlocking to form a coherent whole.

Recognition

- Selected: RIBA Practice of the Month
- Finalist: London Construction Awards
- Finalist: Blueprint Awards Best Residential
- Finalist: BD Young Architect of the Year Award
- Finalist: Dezeen Awards
- Winner: RIBA Journal Rising Stars Cohort
- Finalist: BD Housing Architect of the Year Award
- Finalist: AJ Small Projects Award
- Finalist: Architizer A+ Awards
- Finalist: AJ Retrofit Award
- Finalist: NLA Don't Move Improve Award

Contact

mail@architectureforlondon.com
 020 3637 4236
 architectureforlondon.com



An extension and refurbishment of a house at Calabria Road, Islington by Architecture for London