

## Design and Access Statement

77 Aberdare Gardens

London

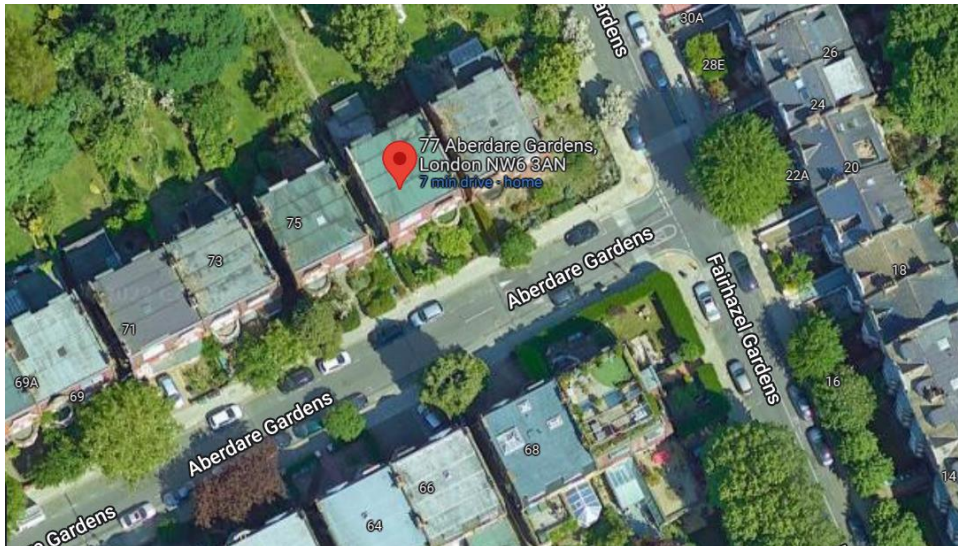
NW6 3AN

To create a roof terrace and to replace windows and to create new windows in this 3<sup>rd</sup> floor flat.



This Design and Access Statement has been prepared in support of a full planning application submitted to the Camden Council by Ms Maggie Toy – agent on behalf of YY Thian. The application is in principle for a roof terrace at the top of this property, to replace compromised double glazed windows, to replace like for like single to double glazing and to install two new side windows and three roof lights.

This document should be read in conjunction with the Drawings 77000; 77001; 77002; 77003; 77004, 77005, 77006 , 77007, 77008, 77009, 77010, 77011, 77012, 077013, 77014, 77015-8 as well as the Heritage statement submitted with the application.



## Planning Policies used to influence the design of this extension

### Local Council policy guidelines

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

South Hampstead Conservation Area Statement

Camden Planning Guidance 1 (Design) 2011

### National Policy and Guidance.

At the national level the following guidance is relevant to the development of the site:

☐ By Design: Urban Design in the Planning System, May 2000

☐ By Design: Better Places to live: A Companion Guide to PPG 3, September 2001

☐ The Urban Design Compendium: English Partnerships/The Housing Corporation

There are a number of common themes within the relevant national and local policies and guidance that are relevant to the proposed development including:

☐ Developing urban land in the most effective manner;

☐ Maximising the re-use of previously developed land through increased densities;

## Design

The proposal is for a roof terrace above this third floor flat.

The railings would be set back from the side so that they would have little impact on the street elevation. Adding greenery to an area that prides itself on its level of greenery and vegetation. In addition the application includes the replacement of compromised double glazed units, the installation of rooflights and the installation of two small windows on either side of the property.

## Access

The site is a third floor flat in a detached property it is orientated approx North west to south east with the front facing south west. The Front door will not change and the layout of the front garden will not alter. All trees, plants, paths, boundaries remain exactly as they are.

## Design Conclusions

The extension proposal represents a carefully considered design response to the context of the site and the existing building. The proposed extension remains entirely subservient to the host property whilst there is no negative on neighbourhood amenity, infact a contribution to the health of the community in the form of additional vegetation.



The existing, permitted roof terrace at 70 Abedare Gardens contributing to the neighbourhood amenity without detracting from the host property