

10

ABERCORN CLOSE,
LONDON NW8 9XS

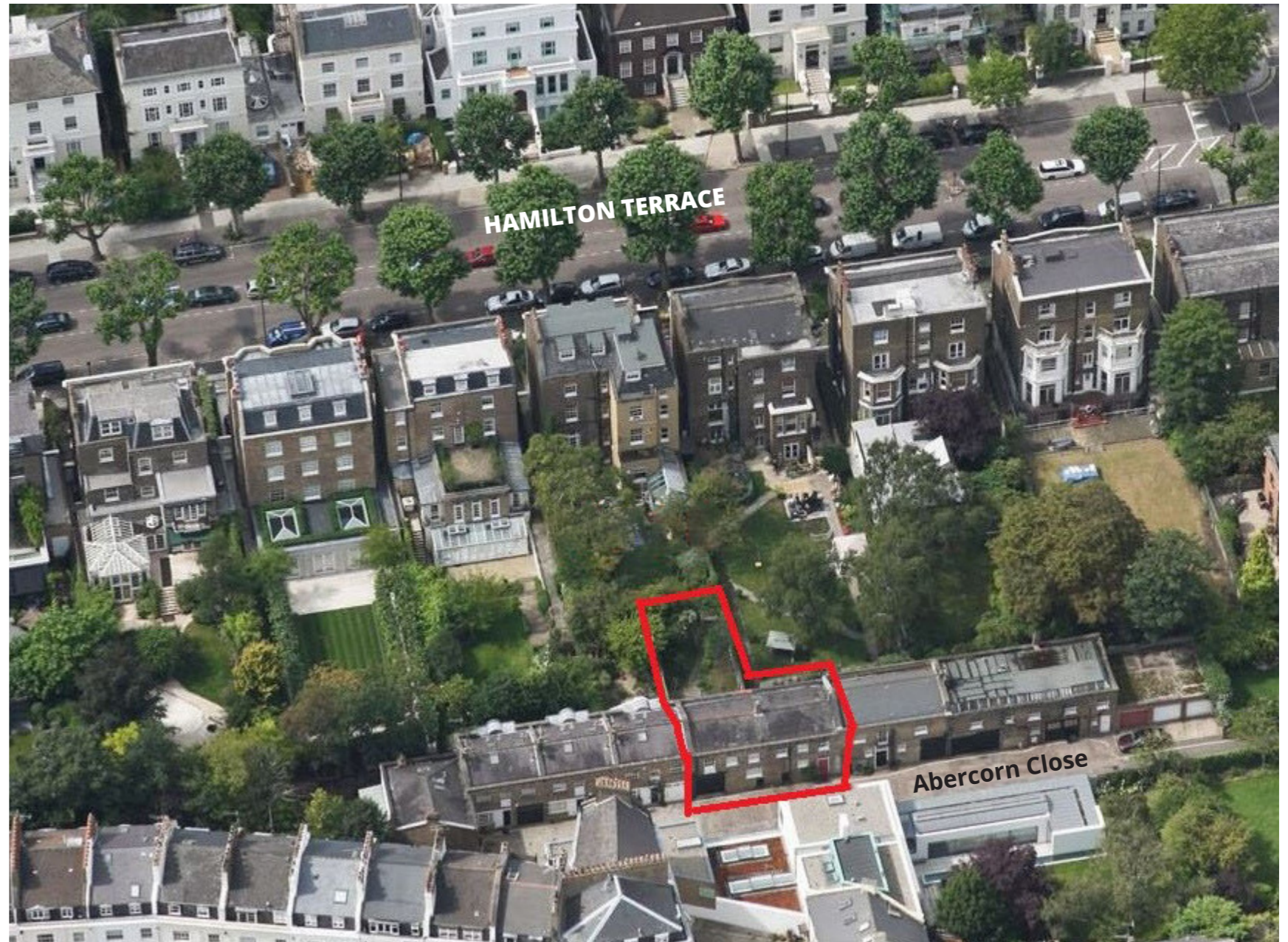
WOLFF ARCHITECTS 

Abercorn Close, 10



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Existing No.10 Abercorn Close - Site Aerial View

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V5	15/02/24	PL	Minor Updates	VM	RSP

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Architectural Design Statement

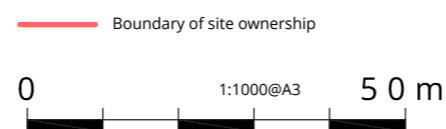
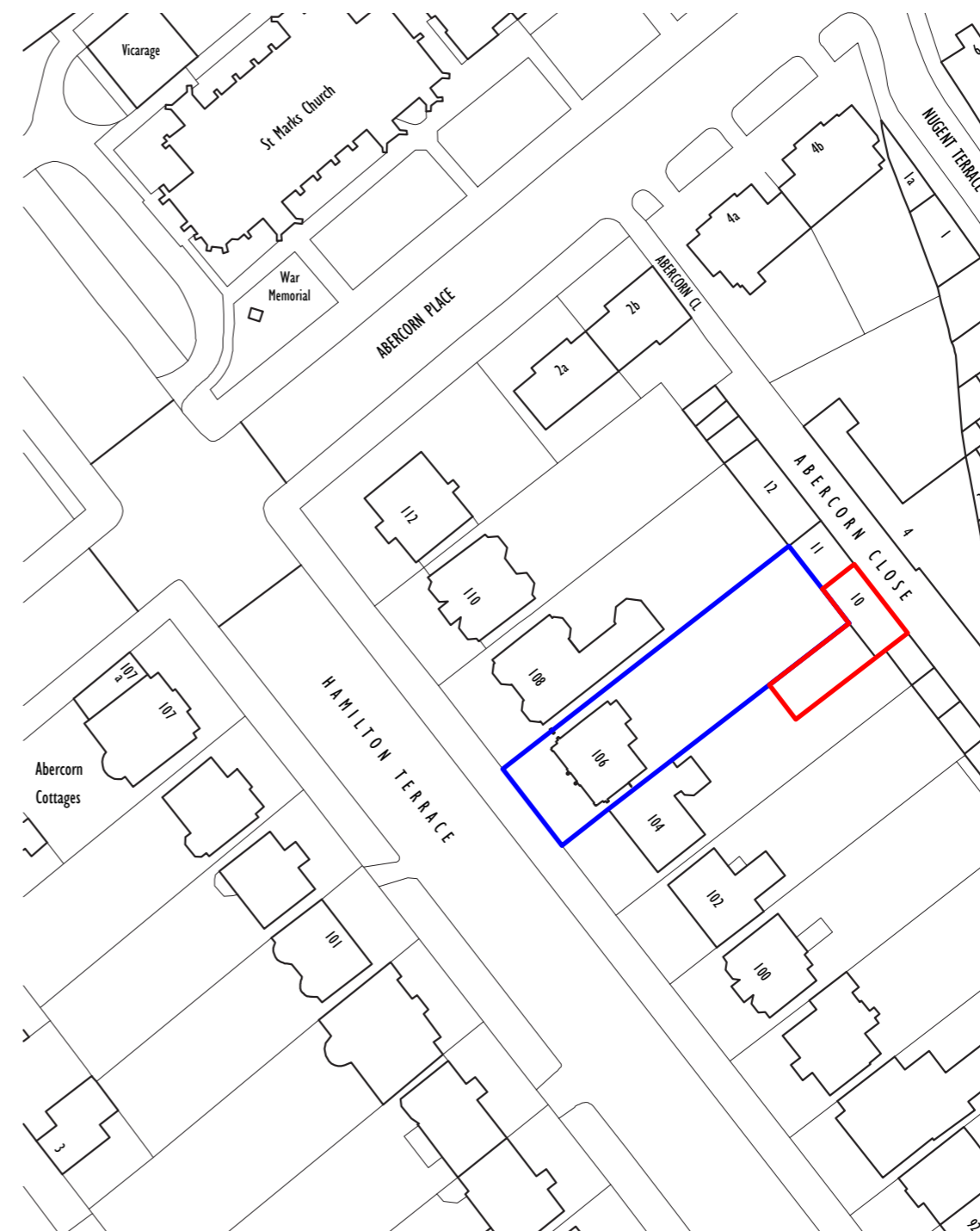
This report forms part of the Application Submission relating to 10 Abercorn Close, St John's Wood, London. The site is in the St John's Wood conservation area and is not a Listed Building.

The original house is a mews house dating between 1850 and 1879. It was originally associated with No 106 Hamilton Terrace.

The property forms part of the speculative development of the John Lyon Estate bequest to the Harrow School and is representative of the wider development of the area that took place concurrently across several neighbouring estates during this period.

10 Abercorn Close has undergone works relating to the previous **Consented Scheme** - Ref.No: 16/00056/FULL. This application is for the addition of a basement extension, located in the private rear garden of the premises. The previous application featured the basement within the footprint of the existing mews.

Amendments have been made to the the rear facade following the pre-application advise and clients needs.



Site Location

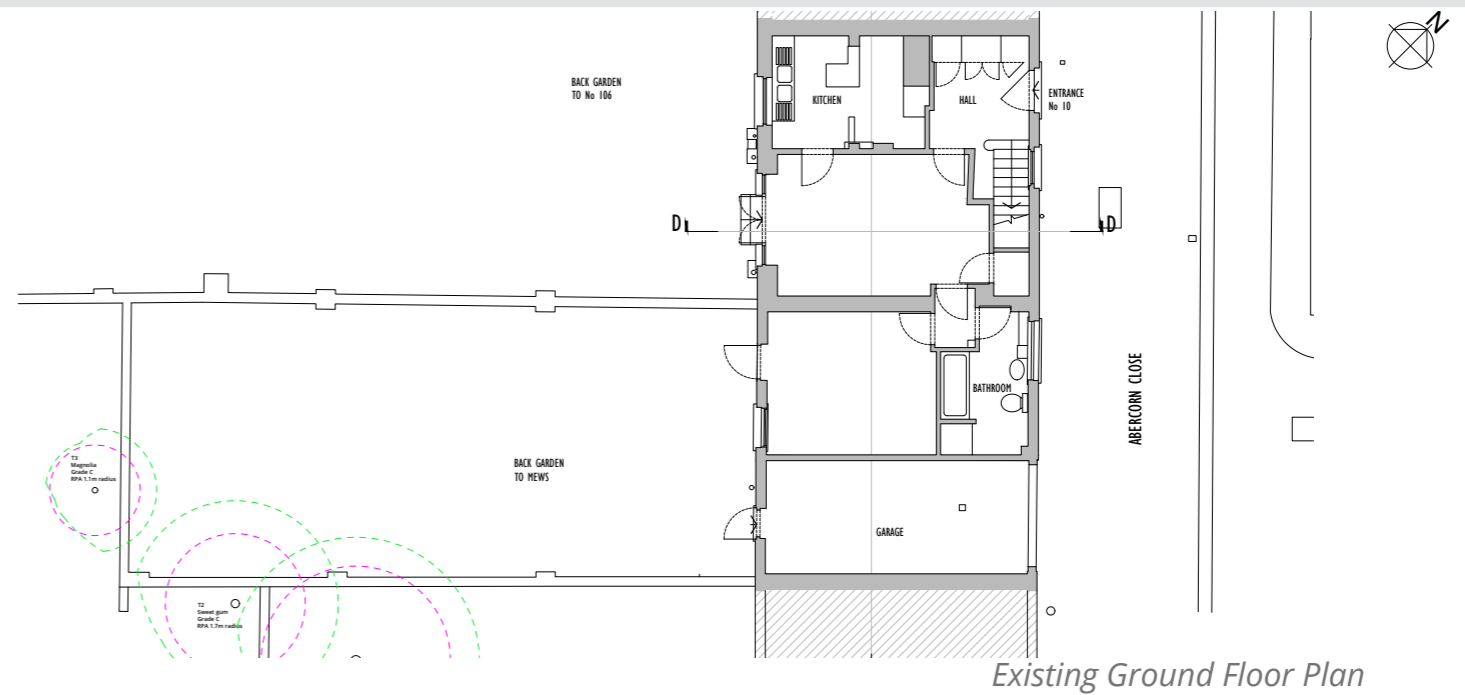
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Existing drawings

The area of the plot is approximately 195 square metres with a depth of approximately 22.3 metres. The plot is approximately 13.5 metres wide. The rear garden is roughly level with street level.

Existing Key

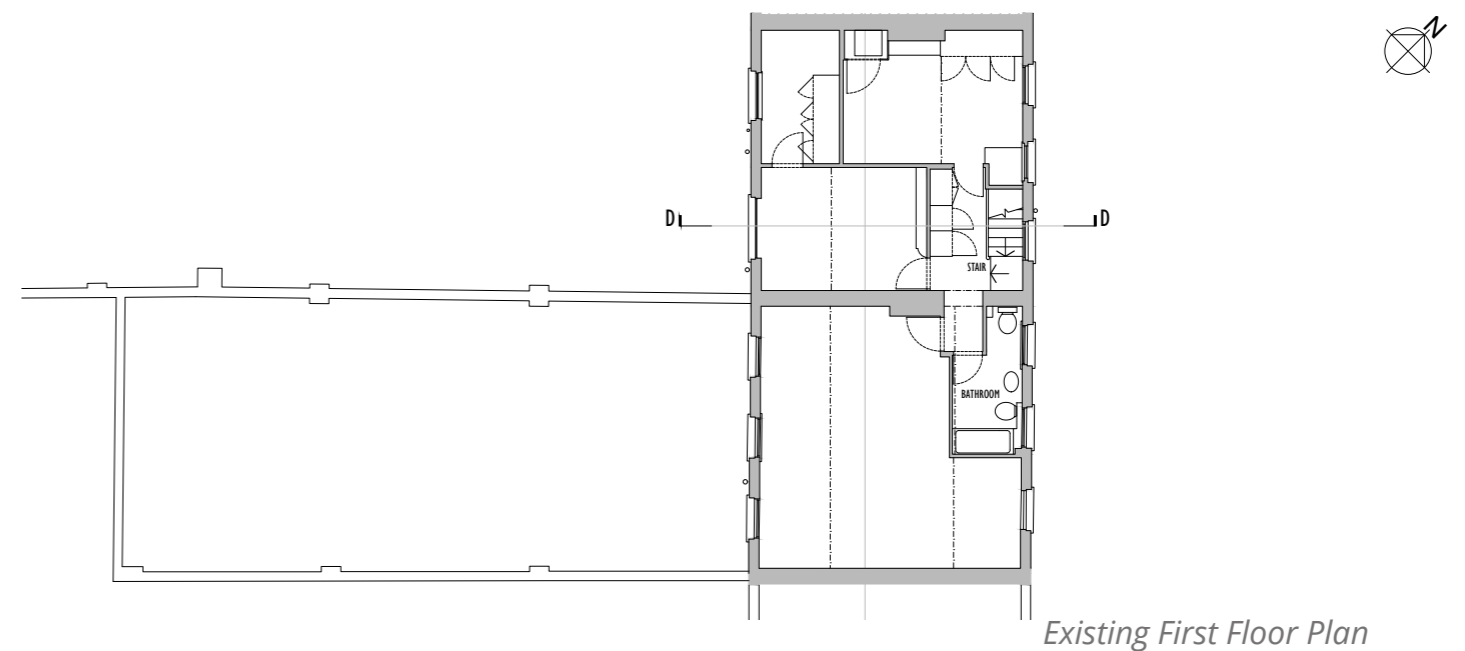
Existing



Existing Ground Floor Plan

Existing Key

Existing



Existing First Floor Plan



Existing Rear Elevation

Abercorn Close, 10

Proposed drawings

Ground Floor and First Floor -No changes to the floor plan layouts.

Pre- application advice REF: P23/00365

Given our advice above, regarding the unacceptable demolition of the rear façade and the new faced incorporating the solar shading, you may wish to pursue the Juliette Balconies as permitted development as these appear to be works falling under Schedule 2, Part of 1 of The Town and Country Planning(...)

Following the pre application advice, we have taken on the points raised and it is proposed to have a more sympathetic and modest alterations to the rear elevation:

Ground Floor:

The owner owns 106 Hamilton Terrace, which the mews was always historically a subsidiary too and part of the same ownership.

The owner has a collection of cars which they would like to be able to see from the garden of 106HT.

It is therefore proposed is form two glazed French doors, matching the style of the approved French doors.

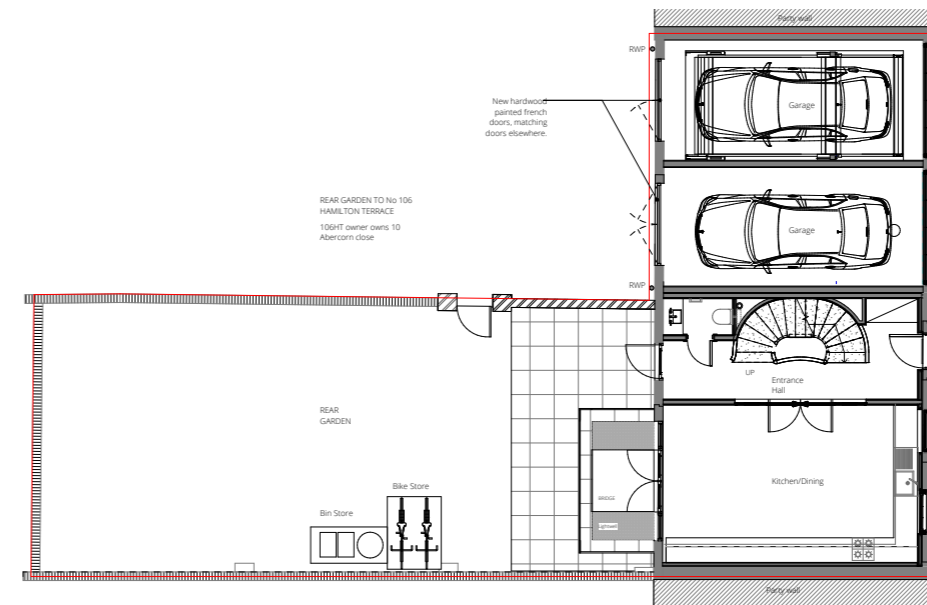
First Floor:

Following the pre application advice, it is proposed to form a Juliette balcony off the first floor sitting room.

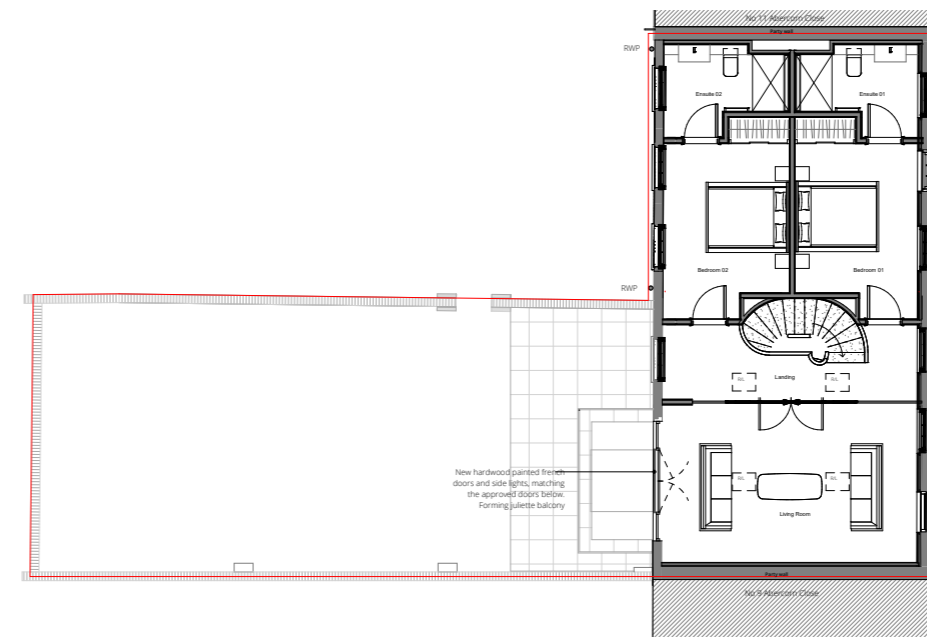
The style and size has been considered to match the approved French doors directly below.

Conclusion

The proposed rear facade No 10 Abercorn Close have been sensitively designed to take into account the pre application advice, making sure the proposed alterations have no negative harm to the character appearance of the mews, to this part of St'Johns wood, Conservation area.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Rear Floor Plan



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