

DESIGN & ACCESS STATEMENT

FLAT 1, 18 AGAMEMNON ROAD, LONDON NW6
1DY

ON BEHALF OF:

JOSEPH FATTAL

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1.00 INTRODUCTION

- 1.01 This Design and Access Statement has been prepared to support the Planning Application submitted to The London Borough of Camden for a single-storey side and rear extension to the ground floor property known as Flat 1, 18 Agamemnon Road, London NW6 1DY.
- 1.02 This Statement should be read in conjunction with the Application Form, application drawings and other supporting documents.

2.00 DESIGN AND ACCESS STATEMENT/PLANNING STATEMENT

(I) The Design Process

- 2.01 Prior to the initial concept sketches/plans being created, we took into consideration the surrounding properties and the local architectural form along with grants of permission relevant to this Planning Application made by neighbours and nearby properties. Although it is clearly understood that the Council deals with each individual Planning Application on its own merit, it was considered beneficial in order for the initial designs to be in keeping with the local development.
- 2.02 The following list sets out the National and Local Planning Policy and Guidance documents which are relevant and those which have been given due consideration in relation to this proposal:

National:

- *National Planning Policy Framework – as revised in 2021.*
- *Technical housing standards – nationally described space standard (2015).*

Local:

- *The London Plan (2021);*
- *Camden Local Plan (2017)*
- *Home Improvements Camden Planning Guidance (2021).*

- 2.03 There are several similar granted applications nearby:

Planning application: 2022/3070/P

Address: 82 Agamemnon Road, London NW6 1EH

Proposed development: Rear single-storey ground-floor infill extension, in addition to associated interior and exterior alterations.

Decision: Approved - 07-10-2022

Planning application: 2022/2820/P

Address: 38 Agamemnon Road, London NW6 1EN

Proposed development: Erection of single-storey side and rear extension.

Decision: Approved - 21-10-2022

Planning application: 2020/0300/P

Address: 39 Achilles Road, London NW6 1DZ

Proposed development: Erection of a single-storey side and rear extension at ground floor level.

Decision: Approved - 03-06-2020

Planning application: 2019/5556/P

Address: Flat A 14 Agamemnon Road, London NW6 1DY

Proposed development: Erection of single-storey side and rear extension.

Decision: Approved - 26-02-2020

Planning application: 2019/1241/P

Address: 30 Agamemnon Road, London NW6 1EN

Proposed development: Single-storey rear infill extension

Decision: Approved - 12-07-2019

Planning application: 2016/6669/P

Address: Ground Floor Flat, 26 Agamemnon Road, London NW6 1DY

Proposed development: Erection of single-storey side infill and rear extension.

Installation of Juliette balcony in rear elevation at first floor.

Decision: Approved - 10-02-2017

Planning application: 2015/6355/P

Address: 42 & 44 Agamemnon Road, London NW6 1EN

Proposed development: Erection of a single-storey infill extension at No. 42 and a wraparound single-storey side and rear extension at No. 44 Agamemnon Road (following removal of single storey rear extension at No. 44).

Decision: Approved - 26-01-2016

Planning application: 2014/7175/P

Address: 46 Agamemnon Road, London NW6 1EN

Proposed development: Erection of single-storey rear and side extensions with two rooflights.

Decision: Approved - 16-03-2015

Planning application: 8702891

Address: 12 Agamemnon Road, London NW6

Proposed development: Change of use and works of conversion including the erection of a single-storey rear extension to provide three self-contained flats.

Decision: Approved - 30-09-1987

(II) Use, Layout, Scale & Appearance

- 2.04 This application proposes to demolish the existing rear extension and construct a new single-storey rear and side extension in order to provide the existing ground floor flat with additional floor space that will be used as an open-plan kitchen/dining/living room area. The works will also include internal alternations that will improve the flat's layout.
- 2.05 The proposed extension has been designed to be similar to the approved neighbouring extensions and ensure that it does not exceed 50% of the total original garden area.

- 2.06 The proposed extension will have a brickwork finish to match existing, a grey aluminium double-glazed window (to the rear), a grey aluminium double-glazed bi-fold door (to the rear), a white uPVC double-glazed window with frosted glass (within the lightwell) to match existing, a white uPVC double-glazed door and side panel (within the lightwell) to match existing side door and panel, 5no. skylights with frosted glass, and a new warm-deck flat roof with a high-performance felt roofing system. This will not only provide the occupants with more space and an improved layout, but will also provide the proposed extension with plenty of natural light, reducing the reliance on conventional lighting methods.
- 2.07 Enclosing the flat roof will be brickwork parapet walls finished with concrete coping stones to match those that are used for 20 Agamemnon Road's extension and all new weatherings and flashings shall be formed in traditional leadwork.
- 2.08 No alterations are proposed to the front of the property.

(III) Access Statement

- 2.09 Access to the site is from Agamemnon Road, London NW6 1DY and this will not change as a result of the proposed works.
- 2.10 The property is provided with PTAL rating of 4 and is in close proximity to 6no. bus routes and is a 15min walk from West Hampstead station, which operates north-south Thameslink services from Bedford through to Brighton, and a further 2min walk to West Hampstead underground station, which provides TFL Jubilee line services to central London.