

21C Agincourt Road.

Planning Application – Design and Access Statement

21C Agincourt Road

Camden

NW3

November 2023

This statement is presented in respect of a full planning application for the insertion of two rooflight windows in the rear roof slope to facilitate the access to the existing roof terrace above the rear outrigger, submitted to the London Borough of Camden by

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Introduction:

The Design and Access Statement should be considered together with the submitted drawings as part of the application. The design has been approved by the owners of the property.

This statement deals with the principles of design of this development.

Methodology:

This report has been prepared after on-site analysis of the application site and immediate context. Desktop research includes consideration of the London Housing Design Guide, Camden LDF, and the Mansfield Conversation Area Appraisal and Management Strategy December 2008.



Site Information

The site is located on the northern part of Agincourt Road, close to its intersection with Cressy Road. The site is not listed but is located within the boundary of the Mansfield conservation area.

The Existing Building

The site is currently occupied by a three-storey mid-terraced house. Flat C, the subject of the planning application, occupies the top floor, including the roof terrace formed on the rear outrigger. It is accessed from a communal hallway at first floor level.



Design Principles:

Layout:

The property currently has a roof terrace above the rear outrigger which is accessed via the bedroom window. The proposal is to create an access door to the roof terrace which will replace the existing rooflight; along with the insertion of a conservation style rooflight in the roof above the existing dormer.

Access:

The current access to the property will remain as existing. A new access to the roof terrace is proposed via a multi panelled Velux rooflight door accessed from a new internal staircase flight.



Photos of the existing rooflight and access via the window taken from the roof terrace

Appearance:

The proposed rooflight door will match the colour of the existing roof tiles. The rooflight will be a conservation style rooflight and will also match the colour of the existing roof tiles.

Conclusion:

The materials and design have been chosen to respect the character of the existing property and would not harm the character and appearance of the terrace or the wider conservation area.

The proposal matches the previously approved applications on Agincourt Road:

- Ref: 2012/4998/P 31B Agincourt Road NW3 2PB
- Ref: 2020/5728/P 33 Agincourt Road NW3 2PB

We therefore respectfully request that you support this application for planning permission.

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