

DESIGN AND ACCESS STATEMENT

Inc. Heritage Impact Statement

94 Agar Grove, London, NW1 9TL



INTRODUCTION

This Design and Access Statement (including Heritage Impact Statement) has been written in support of a full planning application at 94 Agar Grove, NW1 9TL.

The application seeks the demolition of the existing rear extension, construction of a single storey rear extension, the relocation of the existing ground floor side door, and alterations to side fenestration.

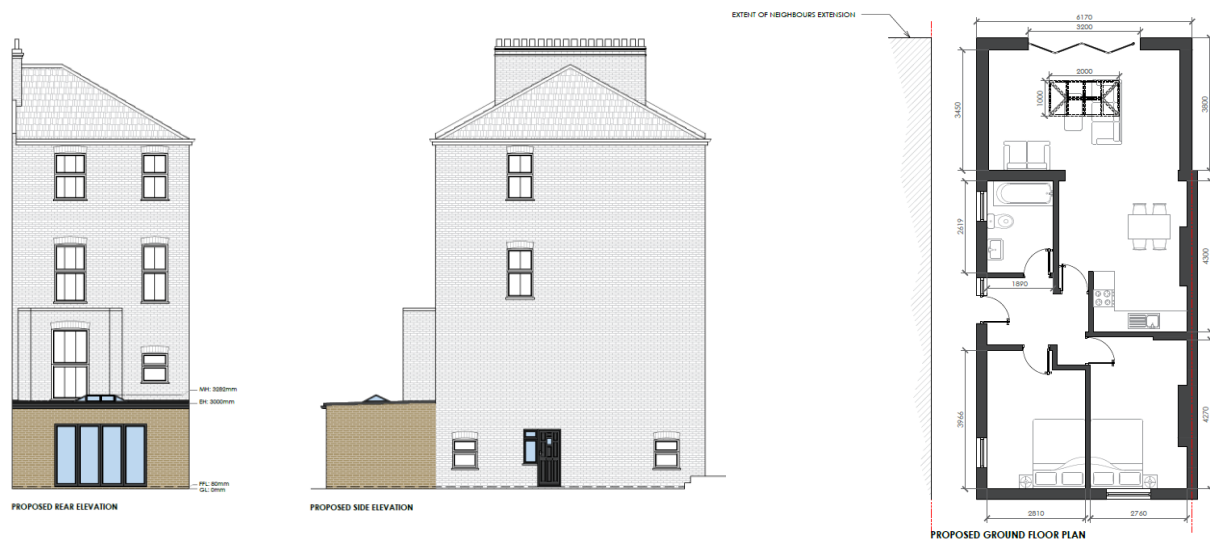
SITE CONTEXT AND PHOTOGRAPHS

The application property is a lower ground floor flat accessed via an independent side entrance.

While it is not statutorily or locally listed, the application site is located in Camden Square Conservation Area.



PROPOSAL DESIGN



The proposed rear extension has been designed to be proportionate and subordinate to the application property. From the original rear wall, the extension has a modest depth of 3.8 metres, which matches the existing neighbouring rear extension at no. 96 Agar Grove. The proposed rear extension has a moderate maximum height of 3.28 metres.

In terms of materials, brickwork is proposed for the rear extension in order to match with the application property. A flat fibreglass roof and a modern aluminium bi-folding door have also been proposed, the latter being complementary to the brickwork.

Relocating the ground floor side door a little further along the side elevation will facilitate the redesign of the flat's internal layout in order to create a more functional space for the residents.

ACCESS

Access arrangements will not change from existing. The side door will continue to be utilised.

HERITAGE STATEMENT

• DESCRIPTION OF CAMDEN SQUARE CONSERVATION AREA

Designated in October 1974 and extended in 1980 and 2002, Camden Square Conservation Area is a triangle-shaped conservation area located on the east side of Camden Borough on the boundary with Islington.

The conservation area is a primarily nineteenth century inner London suburb and a planned development with Camden Square as the centerpiece giving

the conservation area its identity. The conservation area is primarily residential in nature.

Agar Grove, where the application site is located, sits on the south-eastern side of the conservation area. To a large degree, the street exhibits its original pattern of semi-detached houses transitioning to terraces closer towards York Way.

However, particularly on the north side, the character of the street has been eroded progressively due to the insertion of the railway, bomb damage, and the replacement of houses with flats.

- **IMPACT OF PROPOSAL ON CAMDEN SQUARE CONSERVATION AREA**

Due to its position at the rear, the proposed extension will not be in a conspicuous location that is in full view of the public realm and therefore cannot impact the streetscape or the conservation area.

It is important to note that the rear of the application property has already undergone alteration due to the existing rear extension and the proposed rear extension does not extend much further than the existing extension.

High quality materials will be utilised for the proposed rear extension, thereby enhancing the rear elevation of the property and also improving internal living standards for the occupants of the flat.

Even with the proposed rear extension, a substantial amount of private external amenity space is still maintained at the rear of the site. The extension has been sensitively designed to be complementary and proportionate to the host property.

It is considered that the proposed development will not be detrimental to the host property, the streetscape, or to the character and appearance of Camden Square Conservation Area.