

# DESIGN AND ACCESS STATEMENT

98 AGAR GROVE  
LONDON,  
NW1 9TL

## Application is for:

A single storey rear extension, making the lower ground floor into a large open plan 'family' area consisting of the kitchen, dining and living area with direct access into the garden.

## Design

### Assessment: Context of the site and its surroundings

The application building is located on Agar Grove, London, NW1 which, runs roughly East to West. The site is a rectangular in shape with pedestrian and vehicular access.

Agar Grove is Located within very short walking distance of the 'Camden Road' as well as to both Underground and Over-ground services. There are buses running to local amenities and into central London.

Within this section of Upper Agar Grove, the properties are quite uniform in both size and style. The three four storey home, has been maintained as a single family dwelling and will remain a single family dwelling.

## Overview

The application premises does lie within a Conservation Area (Camden Square Conservation Area), however it is not a listed building, or locally listed structure.

## The Application Building

At present the property is a Semi-Detached, single family dwelling converted with a small front and much larger rear garden.

## Proposed Layout

We are proposing a modest increase in size with the addition of a single storey rear extension

## **Appearance**

The design scheme for the development is one which is sensitive to its immediate contextual surroundings with regards to external materials and form. The proposed scheme will be constructed of matching brickwork in keeping with neighbouring properties and the overall volume is responsive to the currently existing extensions within the rest of Conservation Area.

The extension and dormers are sympathetic to the overall design of the property by retaining a generous gaps between the rear elevation of the extension and the front elevation.

The intention is to maintain the existing side entrance in to the private rear garden by holding off the rear extension by a metre from the neighbouring boundary.

The design strategy for the proposed application is considered to be of minimal impact to the existing architectural characteristic of the development and of its immediate surroundings.

## **Scale**

The application is for a residential additon in a residential area and is consistent with existing development in terms of size, scale and use. This does not cause any other material harm and is consistent with wider planning policy objectives.

The proposed extension is comparable in height, bulk, depth and scale to development in the vicinity. The development would not be readily visible from public view therefore it would have no discernible impact on the street scene and the design is considered to be appropriate and in keeping with the host building

## **Access**

Access to the property will remain unchanged as part of the development.