



Design & Access Statement

Amalgamation of two flats to create a single dwellinghouse (C3), erection of rear extension and loft conversion.

24 Agamemnon Road

**London
NW6 1DY**

1.0 - Introduction

This Design and Access Statement accompanies the planning application for the amalgamation of two flats into a single-family dwelling, along with the construction of a rear extension and a loft extension at 24 Agamemnon Road, London, NW6 1DY. This document outlines the site's context, historical background, design principles, access considerations, and compliance with relevant planning policies, including the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework (NPPF) 2024.

2.0 - Context

Location and Surroundings:

24 Agamemnon Road is situated within the London Borough of Camden, bearing the postcode NW6 1DY. The street is predominantly residential, characterised by late 19th to early 20th-century terraced houses. The area benefits from proximity to local amenities along Kilburn High Road and is well-served by public transport, including Kilburn High Road railway station and West Hampstead underground station.

Historical Background:

Kilburn, encompassing Agamemnon Road, developed along the ancient Watling Street (now the A5), historically serving as a linear hamlet. The area has a rich cultural history, notably housing London's highest Irish population and a significant Afro-Caribbean community.

3.0 - Proposed Development

- **Use:** Amalgamating two existing flats into a single-family dwelling to provide a more spacious and functional living environment.
- **Amount:** The development will result in one residential unit, enhancing the property's suitability for family occupancy.
- **Layout:** The internal reconfiguration will optimise the flow between living spaces, while the rear extension will expand the ground floor living area. The loft extension will add an additional bedroom and bathroom, improving the overall functionality of the dwelling.
- **Scale:** The rear extension and loft conversion are designed to be subordinate to the original building, ensuring they do not overwhelm the existing structure. The scale aligns with similar developments in the vicinity, maintaining the street's cohesive appearance.

- **Landscaping:** The proposal includes enhancements to the rear garden to complement the new extension, providing a harmonious indoor-outdoor living experience.
- **Appearance:** Materials and finishes for the extensions will match the existing property, preserving the architectural coherence of the terrace.



Front elevation



Rear elevation/ garden view

4.0 - Design Considerations

Context Appraisal:

The design respects the character of Agamemnon Road, ensuring that the proposed extensions harmonise with the existing architectural style. The alignment and height of the proposed rear extension and loft conversion are consistent with neighbouring properties, particularly the adjacent 26 Agamemnon Road, which has undertaken similar developments.

Access:

The main entrance will remain at the front, accessible directly from Agamemnon Road. Internally, the design will comply with Building Regulations to ensure accessibility and safety. The proposal ensures that all users, regardless of age or ability, will have equal and convenient access to the building and its amenities.

5.0 - Planning Policies Compliance

The proposal aligns with several key policies:

Camden Local Plan 2017

- Policy H1: Maximising Housing Supply – By converting two smaller units into a single-family dwelling, the proposal addresses the need for larger family homes in the borough.
- Policy D1: Design – The extensions are designed to respect the character of the existing building and the surrounding area, ensuring high-quality design standards.
- Policy A1: Managing the Impact of Development – The development has been designed to minimise any adverse impacts on neighbouring properties, preserving residential amenity.

London Plan 2021

- Policy H8: Loss of Existing Housing and Estate Redevelopment – This policy addresses the loss of housing units through amalgamation. While the London Plan counts such amalgamations as a loss of housing, it does not prohibit them outright. The policy encourages boroughs to resist the loss of housing where it is leading to sustained loss of homes and not meeting the identified requirements of larger families. In this proposal, the amalgamation results in a family-sized dwelling, aligning with the policy's intent to meet the needs of larger households.
- Policy D3: Optimising Site Capacity Through the Design-Led Approach – The proposal optimises the site's capacity by enhancing the existing structure while respecting the local context and character.

National Planning Policy Framework (NPPF) 2024

- Section 5: Delivering a Sufficient Supply of Homes – The NPPF emphasises the need to deliver a sufficient supply of homes, including meeting the needs of different groups, such as families. The proposed development contributes to this objective by providing a larger family dwelling.
- Section 12: Achieving Well-Designed Places – The NPPF encourages developments that are visually attractive, function well, and add to the overall quality of the area. This proposal's design aligns with these principles by enhancing the property's functionality and aesthetic appeal.

6.0 - Precedents and Similar Applications

Notably, the neighbouring property at 26 Agamemnon Road received approval for a loft conversion (via appeal) involving the installation of a rear dormer extension. The proposed rear extension and loft extensions at 24 Agamemnon Road have been meticulously designed to align with these established precedents, ensuring architectural harmony and consistency within the terrace.

7.0 - Conclusion

This proposal seeks to enhance 24 Agamemnon Road by amalgamating two flats into a single-family dwelling and adding sensitively designed rear and loft extensions. The design respects the architectural character of the area, is subordinate to the host dwelling, complies with Camden's planning policies and aligns with the London Plan and the National Planning Policy Framework. The proposal will positively affect its future inhabitants and their quality of life.

8.0 - Proposed Rear View



Rear view of the proposed extension and loft conversion