

Design and Access Statement

Conversion from HMO (C4 use class) to single family dwelling (C3 use class). And side and rear single storey extension to 8 Agamemnon Road, London. NW6 1DY

General Site Context

The site sits midway on the western side of Agamemnon Road. There is hard standing between the current property and the footpath, with a separate access to the partial basement. The property is a Victorian terrace of 3 original storeys and an original rear addition. The property is currently registered as an HMO (C4).

The property is neither listed, nor does it sit within a conservation area.

The Site

The site of 8 Agamemnon Road is approximately 34m in length and 6m wide. The frontage faces east, with a generous rear west facing garden. The garden is currently only accessible from Unit 3.

The curtilage of 8 Agamemnon Road has been ringed in red on the attached location plan.

Access

Access to the site is via the footpath directly from Agamemnon Road. The rear garden backs onto other private gardens only.

Scale and Appearance

The scale and appearance of the proposed rear extension has been kept within current permitted development guidelines, with a flat roof construction and brickwork cavity walls to match the existing yellow London stocks. The new external rear doors shall be constructed of timber and painted white. 3No roof-lights are proposed all of which are proprietary products. 2No velux style flat roof lights and 1No lantern style roof-light.

Use

The property is currently registered as an HMO. It is proposed to change the use to a single family dwelling (C3).

The existing property consists of 9No units, 6 of which are self-contained and 2 share sanitary facilities. All units are made up of short term private tenants. The property is not currently suitable for wheelchair access and the unit sizes do not achieve the minimum size requirements. The property is in need of both repair and refurbishment and this is not currently viable as a multi tenanted property.

The existing gardens are only accessible by Unit 3, with no roof terraces achievable due to over-looking. The garden is currently overgrown with a small amount of hard standing and is not used, with no boundary fence currently in place between No 8 and No 10 Agamemnon Road. Most properties within the Greek roads are single family

dwelling or self-contained private units. The development also proposes to overhaul the garden and provide a high quality garden for family use.

With this in mind and specific reference to Section 2, DP5 of Camden Councils' development Policies, the current layout of 1 bedroom/studios are of a low priority. The proposal involves returning the property to its original use as a 5 bedroom single family dwelling to market which has a medium priority on the table.

The applicants are end users of the building and the proposals to convert to a single dwelling for their long term use are more in keeping with the other buildings in this area of West Hampstead.

The proposal allows the building to be used to its full potential, with open space and gardens available for the end user family and children of a high quality. There is Fortune Green play area close by that lends the use of the property to a more family orientated use.

The proposal sets out the belief that the development will add generously to the use of the building and ensuring the property is suitably maintained in future.