

## **Design & Access Statement**

46 Agamemnon Road  
London  
NW6 1EN

17<sup>th</sup> November 2014

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## 1.0 Assessment

### 1.1 Project Description

client: Mr & Mrs Rosen  
46 Agamemnon Road  
London  
NW6 1EN

designer: **dnkdesign**  
18 Burrard Road  
London  
NW6 1DB

#### Description of Works

The proposal comprises of the removal of the existing lean-to and the building of a new single story rear and side extension with the inclusion of 2 new skylights.

### 1.2 Location

The site is located at 46 Agamemnon Road, London, NW6 1EN

Set within a quiet residential area within walking distance of to the local amenities of West Hampstead.

The general style of architecture is Victorian Terraced 46 Agamemnon Road is typical of the houses in the street and Agamemnon Road Road is typical of streets in the area and its surrounds.

### 1.3 Existing Facilities

The dwelling is approached along the public road of Fortune Green Road and set within the area know as the Greek Roads adjacent to Fortune Green Park area.

The property has no off street parking but there is general restricted permit parking outside and on the surrounding roads there is pedestrian access directly off the pavement.

The dwelling is approached on foot along public pathways and has a small front garden with a single gated approach to the front door.

The main entrance has a solid timber door and a large glazed over panel. The rear has a timber and glass lean-to structure.

The internal layout has level changes from front to back accommodating the slope of the site.

Currently the house has a partial cellar and living accommodation on the ground, first and second floor. Currently there is a loft space which is not utilised.

### 1.4 Restrictions

The premises is not set within any conservation or trust area and as such there are no considered restrictions

## 2.0 Involvement

### 2.1 Planning Consultation and Progression

The local authority planning department has been consulted prior to the submission of this planning application and the response letter is included within the application

### 2.2 Community Consultation and Progression

There are none know for consultation

### **3.0 Evaluation**

#### **3.1 Project Design**

The design changes are limited to the rear aspect and side and have been generated by a need for more space within the main living spaces. The layout has been driven by a more modern approach to open plan and lateral living without impacting on the general style and appearance of the premises. The area to the rear of the ground floor is raised by one step this will be removed to create a level access throughout the ground floor.

The ground floor extension is to be single storey extended by 3200mm in total.

The side returns of the extension and return are to be brick built using matching stocks.

New sliding aluminium framed powder coated doors will be installed at ground level to the rear and all new windows and doors to be timber sash or casements with profile and frame details to match the existing.

#### **3.2 Context**

The building is in an elevated position with the ground sloping down to the garden at the rear.

The building is a period terraced residence over 4 floors and matches others on Agamemnon Road.

### **4.0 The Design**

#### **4.1 General Considerations and Intent**

In general the responsibility for the design of this scheme rests with the design team identified within section 1.0 of this plan and is based on the drawings issued for Planning and Building Regulations approvals.

**dnk**design is committed to a policy of equality, inclusion and accessibility in the execution of the designs that it provides to its clients.

Whilst the physical limitations of the existing building may impose some constraints on what Mr & Mrs Rosen are able to do, they fully intend to comply with current regulations and good practice. They wish to make the new extension to the premises as accessible as the site permits.

#### **4.2 Specific Considerations & Intent**

Mr & Mrs Rosen acknowledges that the development presents issues relating to accessibility and inclusion which need to be addressed if the obligation imposed on them by the DDA are to be met

The design team has given consideration to the access methods for this specific location and it's individual difficulties.

This takes into account all user groups such as visually impaired, disabled, ambulant disabled & families with small children.

The areas of the dwelling are denoted by changing in finishes and any unavoidable change in level is highlighted.

The proposed extension gives improved level access to the terrace and garden area.

Lighting within the proposed extension and the new terrace will be to a high level to assist those who require a high level of light.

The colour scheme is such that walls, floors and ceilings are highlighted and visually separated from others. This also applies to the furniture, doors and ironmongery which all illustrate contrast for those with a requirement for greater distinction.

## 5.0 Addendum

- 5.1 Below are existing photos of the front and rear elevations where the works are proposed.



Front Elevation on Agamemnon Road



Rear Elevation on Agamemnon Road