

142A AGAR GROVE

LONDON, NW1 9TY

PLANNING APPLICATION FOR A 2 STOREY REAR
EXTENSION WITH A FIRST FLOOR TERRACE

DESIGN AND ACCESS STATEMENT

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INTRODUCTION

142A AGAR GROVE IS A 2 STOREY LOWER GROUND AND GROUND FLOOR FLAT. IT IS ONE OF TWO FLATS FORMED FROM A 4 STOREY VICTORIAN TERRACE. THE FLAT HAS ITS OWN FRONT ENTRANCE VIA A FRONT GARDEN, AT LOWER GROUND LEVEL . AS WELL AS A REAR GARDEN, ALSO AT LOWER GROUND LEVEL.

IT IS PROPOSED TO EXTEND TO THE REAR OF THE PROPERTY AT LOWER GROUND AND GROUND LEVEL. INCLUDING A GROUND LEVEL TERRACE . INTERNAL REFURBISHMENT IS PROPOSED TO FORM AN ADDITIONAL BEDROOM AND RECONFIGURE THE LAYOUT TO INCLUDE THE LIVING ACCOMODATION AT LOWER GROUND LEVEL.

THE SITE LIES WITHIN THE CAMDEN SQUARE CONSERVATION AREA.

ACCOMPANYING DRAWINGS AND REPORTS

CONTEXTUAL PHOTOGRAPHS AND LOCATION MAP ARE CONTAINED WITHIN THIS STATEMENT. DRAWINGS OF THE EXISTING PROPERTY AND ASSOCIATED PROPOSALS ACCOMPANY THIS STATEMENT.

OWNERSHIP

The property is owned by MR + MRS VIREN + MARIE LALL.

PLANNING POLICY

POLICY CONTEXT

The following policies have been considered as part of this application:

Camden Core Strategy 2010-2015:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

Camden Development Policies (Adopted 2010):

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance (Sections and paragraphs are quoted within the report where appropriate):

CPG1 (Design)

CPG2 (Housing)

CPG6 (Amenity)

Camden Square Conservation Area Appraisal and Management Strategy 2011

London Plan 2011

London Plan SPG Housing 2012

National Planning Policy Framework 2012

PRE-PLANNING APPLICATION

A PRE-PLANNING ENQUIRY WAS SUBMITTED , 27 OCTOBER 2014. WITH SUBSEQUENT CORRESPONDENCE FROM PLANNING OFFICER JONATHON MCCLUE, DATED 03 AND 05 DECEMBER 2013.

THE CORRESPONDENCE OF 03 DECEMBER SET OUT THE FORMAL ADVISE RESPONSE TO THE PRE-PLANNING APPLICATION. THE KEY APSECTS OF THE ADVISE WERE:

1 - SCREENING IS REQUIRED TO THE UPPER LEVEL TERRACE TO OVERCOME ANY POTENTIAL FOR OVERLOOKING TO AND FROM THE NEIGHBOURING PROPERTIES.

2 - EXTERNAL WALL FINISH TO BE FACING BRICK TO MATCH EXISTING

PROPOSALS WERE ACCEPTABLE IN TERMS OF SCOPE. WITH SIMILAR DEVELOPMENTS ALLOWED NEXT DOOR AND TO A NEAR PROPERTY.

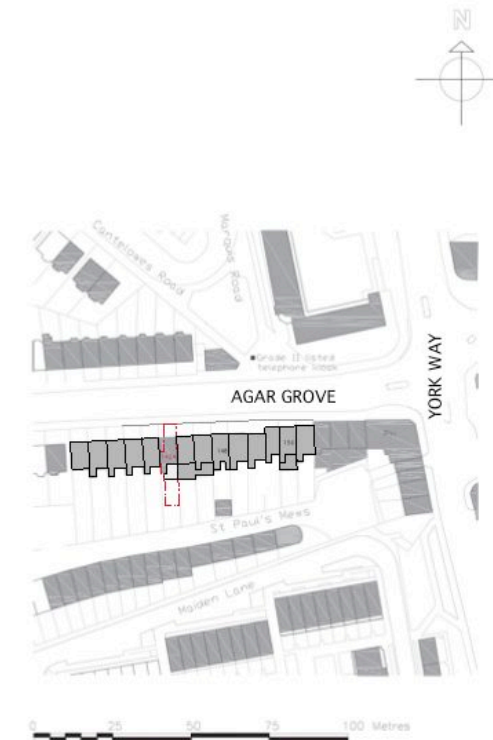
THE EMAIL OF 09 DECEMBER FROM JONATHAN MCCLUE, CONFIRMED THAT IT WAS ACCEPTABLE THAT THE PROPOSALS REFLECTED 3 BEROOMS, NOT 2 AS NOTED IN THE ADVISE REPORT OF 3 DECEMBER AND THAT A SITE VISIT WAS NOT NECESSARY FOR A PRE-PLANNING APPLICATION. ATTEMPTS FRO THE OFFICER TO VISIT THE SITE HAD BEEN MADE PRIOR TO THE ADVISE BEING ISSUED.

CONTEXT + SITE



LOCATION AND CONTEXT

142A AGAR GROVE IS IN THE CAMDEN SQUARE CONSERVATION AREA. IT IS ONE OF TWO APARTMENTS FORMED FROM A FOUR STOREY TERRACE HOUSE WITHIN A LARGE TERRACE GROUP. ADJACENT PROPERTIES HAVE BEEN DEVELOPED SIMILARLY AS WELL AS OTHER EXTENSION TYPES AND DEVELOPMENT.



DESIGN AND ACCESS

OVERVIEW

THIS PLANNING APPLICATION PROPOSES THE CONSTRUCTION OF A TWO STORY REAR EXTENSION AND INTERNAL REFURBISHMENT. IT IS PROPOSED TO FORM THE LIVING AREAS TO THE LOWER GROUND LEVEL TO ACCESS DIRECTLY THE AMENITY OF THE REAR GARDEN. AN ADDITIONAL BEDROOM IS PROPOSED TO FORM A 3 BEDROOM PROPERTY. THE MASTER BEDROOM TO THE UPPER GROUND LEVEL WILL HAVE DIRECT ACCESS TO A NEW ROOF TERRACE.

DESIGN

THE PROPOSALS IN TERMS OF SCALE, MATERIALS AND OVERALL DESIGN ARE APPROPRIATE TO THIS CONTEXT, RESPECTING THE ARCHITECTURAL CONTEXT AND NEIGHBOURING PROPERTIES.

REAR LOWER GROUND LEVEL:

1. ALIGNS WITH NEIGHBOURING PROPERTY
2. INNER COURTYARD TO BRING NATURAL VENTILATION AND LIGHT INNER FLOOR AREA.
3. TERRACE WITH TIMBER SCREENING TO EACH BOUNDARY TO 140 AND 144.
4. LONDON STOCK FACING BRICK EXTERNAL WALL FINISH.

REAR GROUND LEVEL:

1. ALIGNS WITH NEIGHBOURING PROPERTY EXTENSION AT LOWER GROUND AND GROUND LEVELS.
 2. FOOTPRINT REDUCED TO FORM COURTYARD BELOW AND TO BE HELD BACK FROM THE SHARED AREA TO FLAT B.
 3. LONDON STOCK FACING BRICK EXTERNAL WALL FINISH.
- THE DESIGN VOCABULARY IS TO MATCH THE KEY EXISTING FINISHES - LONDON STOCK FACING BRICK

NEW WINDOWS AND DOORS ARE DOUBLE GLAZED POWDERCOATED ALUMINIUM.

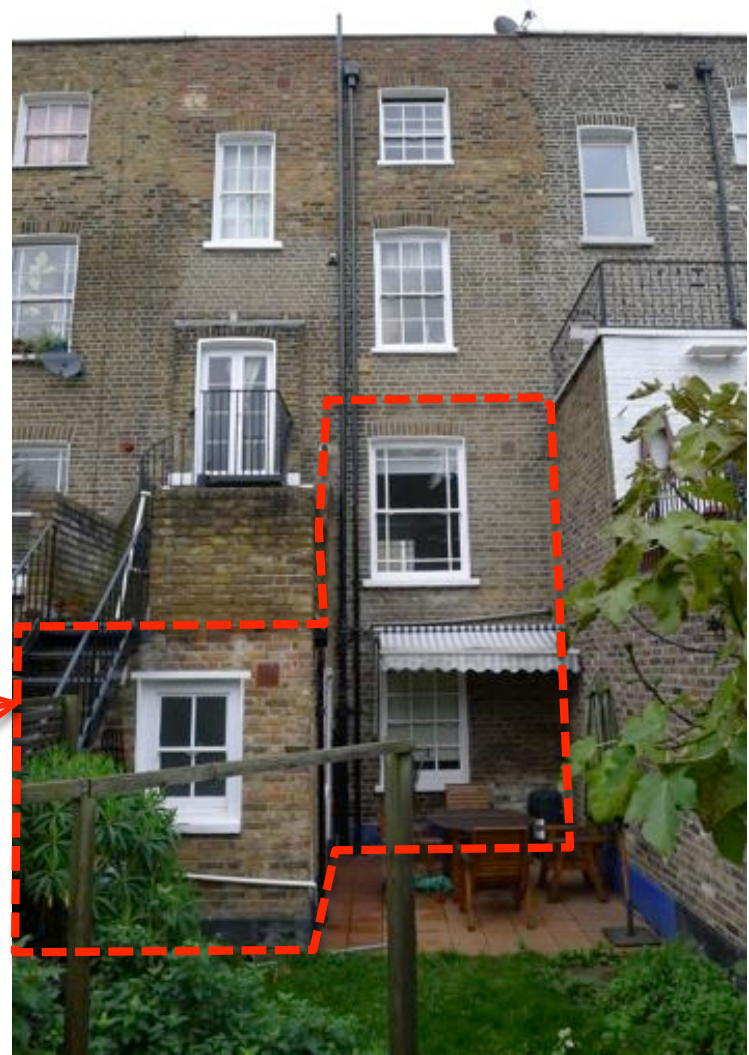
ACCESS

THE PROPOSED WORKS DO NOT CHANGE OR ALTER EXISTING ACCESS TO OR FROM, OR MOVEMENT WITHIN THE PROPERTY.

CONTEXT PHOTOGRAPHS



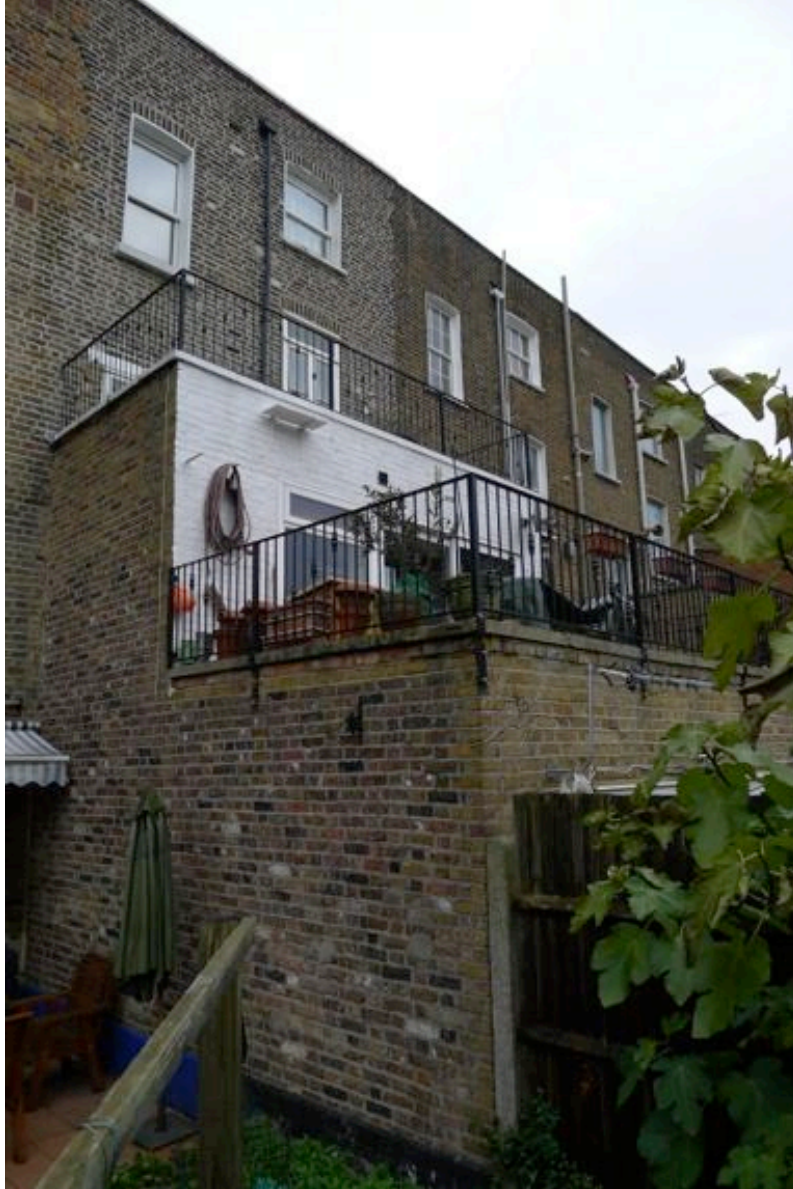
FRONT ELEVATION



REAR ELEVATION

142A
AGAR GROVE

CONTEXT PHOTOGRAPHS



REAR ELEVATION - NO.144



REAR ELEVATION LOOKING EAST PAST NO.144

CONTEXT PHOTOGRAPHS



REAR ELEVATION LOOKING WEST, PAST NO.140



REAR ELEVATION - NO.140

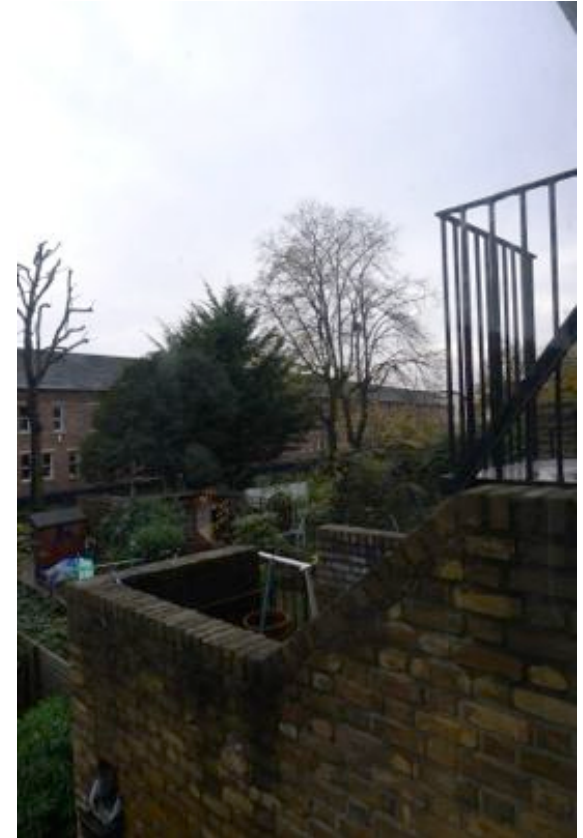
CONTEXT PHOTOGRAPHS



VIEW FROM UPPER GROUND
REAR WINDOW TO NO.144



VIEW FROM UPPER GROUND
REAR WINDOW TO
PROPERTIES BEHIND



VIEW FROM UPPER GROUND
REAR WINDOW TO NO.140