

Design and Access Statement

44 Agamemnon Road, London, NW6 1EN

PLANNING APPLICATION, OCTOBER 2015

SIDE RETURN INFIL

BACKGROUND/LOCALITY

44 Agamemnon Road is an attractive terraced house situated in the London Borough of Camden. The property is a 2 storey brick building with a front bay and slate roof. It has a small front garden and a garden to the rear that is approximately 6.1 metres in length.

The property is very well located with West Hampstead underground and overground stations, and the Thameslink railway station all less than a 10 minute walk away. West Hampstead high street is a stones throw away, enabling easy access to a large variety of local amenities, including shops, pubs and restaurants.

THE PROPOSAL

SINGLE STOREY SIDE RETURN EXTENSION

The proposal seeks permission for a single storey side return infil extension.

The proposed extension will be constructed of brick to match existing, with a flat roof and a coping stone. The proposed height of the extension will match the rear extension at no. 46. The rear elevation of the proposed extension will have timber framed french doors and sash windows which will fit comfortably within the context of the existing architectural language of both this house and the neighbouring buildings. The proposed flat roof will have five flush glazed roof lights which will be equally set out and sized accordingly. The additional space created by the extension will accommodate a large kitchen, living and dining room.

BICYCLES

Remains unchanged

REFUSE STORAGE

Remains unchanged

ACCESS

There will be no changes to the current access to the dwelling.

CONCLUSION

The proposed extension has been sensitively designed and by reason of size, position and detailed design would preserve the character and appearance of the dwelling.

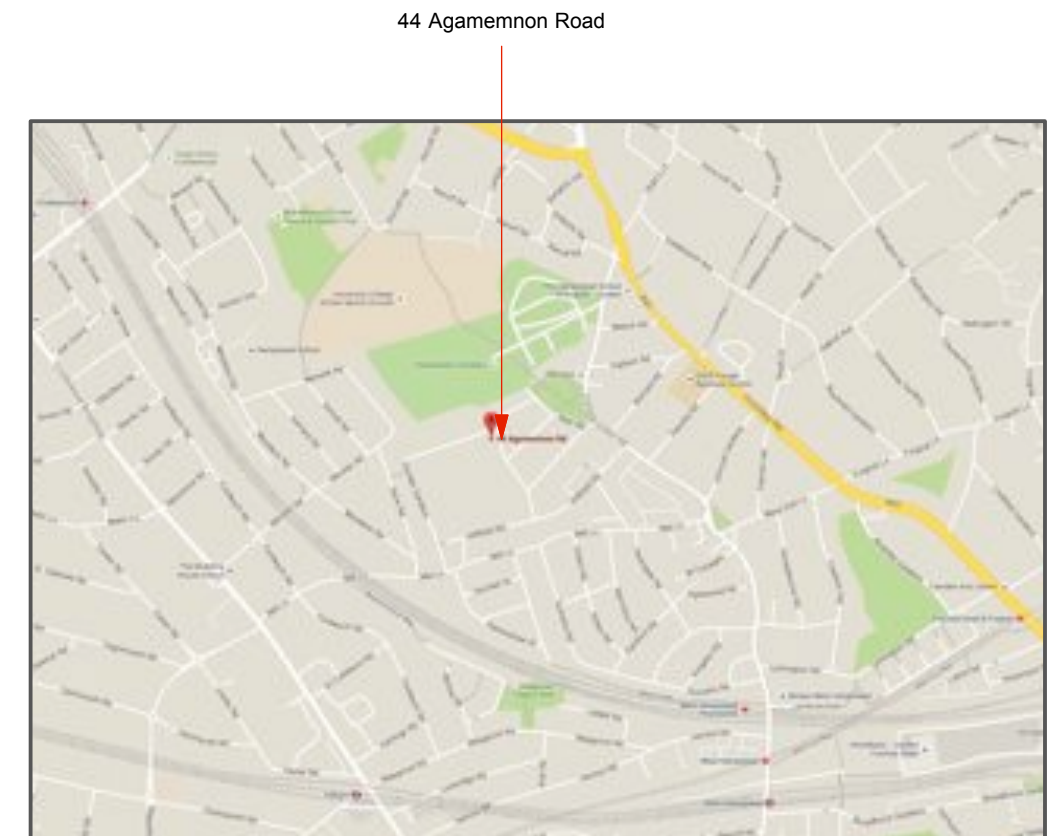
It is also concluded that the works would not impact harmfully upon levels of amenity enjoyed by residents of neighbouring properties. Therefore, it is concluded that the development would be in accordance with the relevant policies of the development plan.



FRONT ELEVATION



BIRDS EYE VIEW



MAP