



Design & Access Statement

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Introduction

1.1 The purpose of this Document

The following report has been prepared by Kruszelnicki Leetch Architects on behalf of Agamemnon Ltd, in support of their Application for Planning Permission at 10 Agamemnon Road, NW6 1DY, London. For the change of use from 7 individual studio flats and 2 bedsits, to a 4 x 2 bedroom flats.

Extension of basement to form a 2 bedroom flat, extension of return to form living dining room. Bin storage enclosure and new boundary fence to front of property.

Site information

2.1 Location

The site is located in the London Borough of Camden, Fortune Green was originally part of the district of Hampstead but became physically separated from it by the building of the new turnpike road (now Finchley Road) in the 1830s.

Fortune Green Ward is located in the north west of the borough. The borough boundaries with Barnet and Brent form the northern and western extents, while Finchley Road forms the eastern boundary. To the south (east to west) the boundary consists of West End Lane and Mill Lane, down Broomsleigh Street, cutting across the railway and along Maygrove Road.

The name of Fortune Green is derived from foran-tune meaning in front of the tun, probably an inn in the area. Originally Fortune Green was a patch of manorial waste, now in the north of the ward, where local residents had the right to graze animals, dig turf and play sports. The Green dwindled considerably in the 19th century when the lord of the manor granted enclosure rights for about a third of the area.

The arrival of the Midlands Railway in 1871 brought rapid development and many large houses were demolished in favour of higher density buildings. Victorian residential buildings display considerable variety in their design and detail and there are a number of large distinctive red brick mansion blocks, most of which have remained unaltered.







Aerial south view



Aerial north view



Aerial west view



Aerial east view



1. View from the intersection between Agamemnon Road and Achilles Road.



2. View from Agamemnon road.

2.3 Site Photographs





2.4 Sun Path Diagramme



Planning History

Sept 15 – KLA submitted a scheme for the conversion of the building from 9 studio/bedsit units, to a single five bedroom family dwelling. We were subsequently asked to withdraw the application as the proposal was viewed as contrary to Camden’s policy; to resist the loss of residential units.

We were however advised that a revised scheme which improved the living accommodation would be acceptable. We therefore have reviewed the scheme and are now proposing 4 x 2 bedroom flats. Although this represents a loss of 5 units, the existing flats are of a very poor standard; the existing house is divided up into 2 bedsits with a shared bathroom and 7 individual studios the unit sizes are as follows:

Ground Floor

Unit 1 Bedsit = 11.5m2 GIA -

Unit 2 Bedsit = 12.2m2 GIA

Unit 3 Studio = 21.7m2 GIA

First Floor

Unit 4 Studio = 18.5m2 GIA

Unit 5 Studio = 14.7m2 GIA

Unit 6 Studio = 14.9m2 GIA

Second Floor

Unit 7 Studio = 15.8m2 GIA

Unit 8 Studio = 14.2m2 GIA

Unit 9 Studio = 18.6m2 GIA

As such the standard of accommodation is sub-standard, varying between 32 – 65% below Camden councils minimum space standards of 32m2.

In consideration of the above it is our view that the proposed development fulfils a stated need in the ward by replacing sub-standard units with 4 x 2 bedroom units, and therefore complies with Camden’s relevant planning and development policies.

Design and Materials

We propose cladding the extension in timber, we have chosen this material due to its association with garden structures.

The extension has been designed to appear subservient to the house. We have endeavoured to achieve this by breaking down the massing of the extension into simple forms, which are further broken up with glazing. The walls are clad in timber with shadow gaps providing additional visual interest.

The garden wall treatment of timber strips with gaps, is taken up to clad the extension. The existing basement will be extended to cover the full depth of the house, in addition the basement will benefit from a lowered area at the front of the property and will have a yard area at the rear.

Layout

The flats are arranged to cover each floor. The existing staircase provides access to the upper flats whilst an external stair provides access to the basement flat, the ground floor flat is accessed from the main entrance.

On the ground and basement floors the flats are organised with the living spaces to the rear, this is to take advantage of access to external amenity space. On the first and second floors the living spaces are organised to the front, this is to take advantage of the better room proportions.

The lower section of the front elevation will be constructed in red rubber bricks to match the existing. As indicated on the elevations we have simplified the details here as it was felt that the reproduction of the concrete capital columns and base would not be appropriate and would lead to a confused reading of the existing building.

Proposal

Bins and Bikes

Bin storage is provided on the street and will be housed in a timber enclosure that doubles up as the front garden wall. We have allowed for 6 x 240l bins in total.

2 x dedicated bike storage spaces are provided for each of the flats which are clearly marked on the drawings.

Example of garden wall treatment

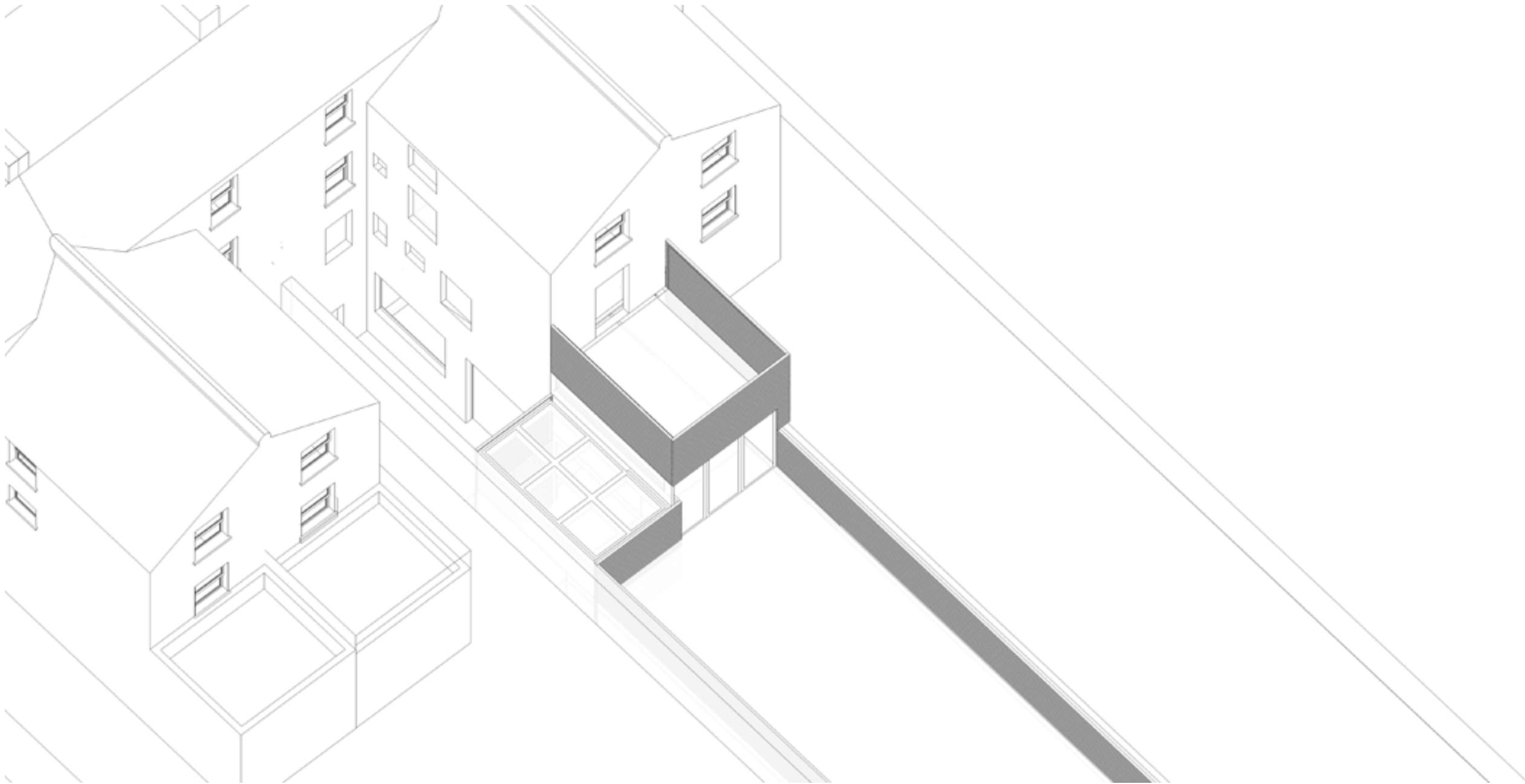
Munkenbeck & Marshall Mount Stewart Visitor Centre



Rear View



Rear Axonometric View



Rear View

