

## **Design and Access statement**

for  
single story side extension  
to  
garden flat  
at  
102 Agar Grove London NW1. 9TL  
for  
Lukas Kudic-Gloster

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### **prepared by**

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## **1.0 introduction**

The property that is the subject of the planning application forms the garden level of a semi-detached 4-storey villa type residence built just after the mid-19<sup>th</sup> century; the side elevation of the house is to St Paul's Crescent. Essentially, the garden level of these properties is at street level or just below this. Access to the garden flat is currently via a narrow passage between the boundary wall to St Paul's Crescent and the flank wall of the house.

102 Agar Grove is of brick construction, with the front elevation showing rusticated render to the raised ground and garden levels, stepped quoins to the flank wall, and rendered architraves to the windows at first and second floor levels. Windows are timber, generally as double hung sliding sashes, although with a number of side hung casements to the flank and rear elevations. There is a rendered portico to the front door; this is accessed by 8 steps providing the raised ground floor characteristic of the older houses in Agar Grove. The house has lost little of its original detail, although could benefit from periodic decorative maintenance.

The side and rear elevations are of plain brick construction with no rendered embellishments. Windows are timber, either double hung sliding sashes or timber side hung casements. A pair of timber French windows provide access to the garden. Around 10 years ago, a single story brick extension was built to provide a kitchen-diner off the living room of the property; this extension is slightly offset from the boundary wall.

The garden flat requires complete renovation in respect of decorative finishes, building services, insulation standards, sanitary accommodation, and general layout. The following aspects of the property require particular attention:

- the existing access to the flat between the flank and boundary walls is extremely narrow, requiring any visitors to pass by gas meter cupboards and informally arranged refuse facilities. It is poorly lit, insecure, and currently accessed via a timber deck and steps that are slippery during rain/winter. The planning application proposes a secure new access to the flat from St Paul's Crescent and, with the rebuilding of the brick boundary wall (currently in poor condition), improved aspect to the front and side elevations of the house, and associated refuse facilities
- the current layout of the flat (which has three bedrooms) is impractical in that there is only one double bedroom; the remaining two bedrooms are both narrow (around 2,00 metres wide), and will barely accommodate a single bed. The planning application proposes a small (c. 4,00sq m) extension to the second bedroom to make it possible to accommodate a double bed. The extension will form a small infill between the existing flank wall and boundary wall, similar in form and size to the extension made at garden level to 104 Agar Grove.

## **2.0 site description**

Agar Grove runs generally east-west in direction, with the front elevation of the property forming the subject of this planning application facing north-north-west; 102 Agar Grove is situated at the junction of Agar Grove and St Paul's Crescent. The house is located centrally in a run of residences of similar age and size that

characterise the mid 19<sup>th</sup> century development of Agar Grove resulting from the granting of leases by the widow of William Agar.

This particular house is typical of this section of Agar Grove, excepting its location at the junction with St Paul's Crescent. The front elevation retains the three piers originally containing the front garden gates (no longer present), and the low brick-built wall to the front garden. These piers require some attention to return them to their original appearance. A brick built boundary wall encloses the side elevation; again, this wall requires attention to improve its appearance and structural stability. The rear section of this boundary wall also encloses the garden to the garden flat.

The rear of the garden to the property forming the subject of the planning application is enclosed to the south by the flank wall of a modern house (presumably constructed in the 1980/1990s as a backlands development). The garden of the property has a medium sized olive tree, and miscellaneous bushes at the party fence wall with 100 Agar Grove. The party fence wall requires repair.

The garden is mainly south facing with good light, although quite private.

### **3.0 relevant planning policies**

The property falls within the area defined in the Camden Square Conservation Area Appraisal and Management Strategy (2011). The current planning application is sensitive to the requirements of this strategy, and the aspiration to achieve wide-ranging environmental and architectural improvements in the conservation area. Particular elements of the proposals reflecting the strategy are as follows:

- '...restricted vehicular access'

*there is no proposal to create vehicular access or hard standing on site*

- '...glimpsed views of trees'

*the existing trees in the garden will be retained and carefully pruned to reinstate their shape and canopy*

- '...glimpsed views of gardens'

*the repaired boundary wall will be retained at its existing height to ensure glimpses of the garden are given*

- '...poor condition of many properties; in need of investment and reinstatement of detail'

*the applicant is committed to investing in the property, and making it his home*

- '...walls are stock brick, stucco or a combination of the two, restrained classical and Italianate in detail in nineteenth century properties, and with variations in this plus timber, metal, new and reclaimed stock brick in the twentieth century'

*all new work or repair work to masonry will be in reclaimed stock brick*

- '...windows in the period buildings are generally timber sashes'

*all windows will be timber double hung sliding sashes*

- '...a lively aspect from the street is stopped by obscuring barriers - often internal and beyond planning control - to afford privacy to living and working spaces'

*a short section of the boundary wall will be infilled with a metal screen to allow views out of the garden flat onto the streetscape*

- '...granite setts survive and are very important to the character of the mews'

*the area immediately outside the new side entrance form St Paul's Crescent will be finished in granite setts*

- '...private front gardens add colour and biodiversity to the residential street scene. The loss of any of these gardens through parking, ancillary structures, hard-standing or neglect severely erodes the character of the streets'

*there are no proposals to lose any of the visual amenity of the front garden to the property*

- '...private rear gardens quietly add to the quality and biodiversity of the area. The gardens are almost all hidden from the street, glimpses to green space hidden behind and between buildings are precious and add to the quality of the area'

*the existing rear garden will be properly maintained, with all trees and bushes carefully pruned to return their canopy to an appropriate profile*

- '...side walls and gardens give a green break to the built layout'
- as previously mentioned, the repaired boundary wall will be retained at its existing height to ensure glimpses of the garden are given*

- '...boundary walls, fences and hedges continue to be problematic, with some deteriorating and others being built up inappropriately'

*all repair and rebuilding work to the boundary wall will be executed in reclaimed stock brick to match existing*

- '...incremental repair and reinstatement of original or creation of enhancing elevation and boundary details would benefit the area and should be actively encouraged'

*the existing boundary wall is in poor repair and will be either rebuilt or repointed in reclaimed stock brickwork*

- '...the green spaces and trees are critical to the quality of the area. Many trees are mature; planning for maintenance and reinstatement is an important and on-going concern'

*the existing olive tree on the site will be carefully pruned to return its canopy to the appropriate profile*

- '...promoting the retention and reinstatement of front gardens and boundaries, promoting repair of original features and high quality new design, and resisting inappropriate replacement of original window, door, stucco, balcony and other characteristic details'

*the front garden will be retained in its original form; the boundary condition in the area of the existing piers to the front gate will be repaired to match existing; the side boundary wall will be repaired and repointed as required; all new windows will be timber double hung sliding sashes; the new French doors will be timber*

- '...if existing features are beyond cost-effective repair you may wish to replace them with like-for-like replacements. Like-for-like replacement and repair does not need planning permission. Like-for-like approaches are those that: match in materials, colour and surface finish (e.g. bricks and mortar)
  - have the same dimensions, and have the same pattern and detailed profile
  - replicate original details such as window catches, handles etc.
  - for example if you are rebuilding sections of boundary wall to match the existing, using matching bricks, matching mortar and matching the profile of the mortar pointing, this will not need planning permission

- replacement windows should match the glazing bar/frame/window sill dimensions and way of openings - for example vertically sliding sash windows or side- or top-hinged casements can be replaced like-for-like without planning permission'

*please refer to all the foregoing points re materials and detail design*

- '...boundary walls and other details characteristic of the street should be retained or reinstated unless new solutions can be presented which enhance the area'

*the existing boundary wall will be reinstated in reclaimed stock brick to match existing*

- '...where refuse bin stores are considered necessary, these should be located within rear garden spaces if at all possible. If location within the front garden area is the only possible solution, great care should be taken to ensure that the store is located sensitively. This would include concealment by existing boundary walls and planting, the use of sensitive materials and siting away from the main frontage of the building'

*there will be a new bin store area created to improve the appearance of the side elevation, and remove the bins from the immediate vicinity of the front garden*

#### **4.0 relevant planning history**

The planning consent for the single story kitchen diner shown on the accompanying plans dates from 18 May 2005 (application reference 2005/1162/P); the flat roofed extension is of modern cavity construction using reclaimed stock brickwork.

#### **5.0 description of proposed development garden level flat with new side access**

- strip out all wall and ceiling plaster, all floor finishes, building services etc.
- retain fireplace surround and wood burner in living room
- new insulated concrete slab and screed
- new blockwork partitions, all as supplied drawings
- form cupboards to bedroom 1; shelves to bedroom 3; cupboard to hall
- new doors, skirtings, architraves, cornices throughout; eggshell paint finish
- 1no new pair French doors (to rear garden); 5no new timber double hung sliding sash windows; fix ironmongery
- waterproof render to all external and party walls
- rebuild/repair/repoint boundary wall to St Paul's Crescent, forming new concrete steps and entrance to flat from St Paul's Crescent
- form Safegrid/Flowforge screen, entrance door in screen with digital lock
- form new bin store area to side of property
- enlarge bedroom 2; reclaimed stock brickwork; code 5 lead roof over
- form shared wet room off hall
- form ensuite wet room to bedroom 1
- install new central heating system; combi boiler+rads
- rewire throughout
- fix new rustic finish engineered oak floor finish throughout

**6.0 access and parking**

The proposal is to revise the access to the garden level flat by removing the narrow, dangerous, and insecure access way from the front of the property, and create a new short stair to the flat's front entrance door from St Paul's Crescent. This will be accessed through a light metalwork screen improving natural lighting to the interior of the flat, and provide a context to repair (and, where necessary, rebuild) the entire boundary wall to the crescent; the boundary aspect to St Paul's Crescent will be fully enhanced. Finally, the proposals will significantly improve the unsightly arrangements for bin storage (currently in the area of the front garden adjacent Agar Grove).

There are no proposals for any on site parking arrangements; the applicant will park in the CPZ along Agar Grove or in St Paul's Crescent.

**7.0 trees and landscaping**

All existing trees and landscaping will be retained.

**8.0 conclusion**

The proposals in this planning application accurately reflect the ethos and design guidelines set out in the Camden Square conservation area strategy, and provide an enhancement to the area in general and to the specific property forming the basis of the application.

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