

Design and Access Statement

For 93 Agar Grove, London, NW1 9UE

Project Application for a two storey side extension to create a one bedroom maisonette.

Camden

Revision (--) **Mar 2017**

job no **013**

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1.0 Introduction

Applying on behalf of my client for a 2 storey side extension of 93 Agar Grove, aimed at providing new accommodation in a one bedroom, one person maisonette.

The above would be achieved by adding 2 storeys to the existing side extension which is currently in residential use.

On the basis of increasing demand for accommodation in the area and in particular the demand for affordable urban residences for local young professionals, we consider the proposed development as highly beneficial for the area.

We believe the development is particularly valuable in Camden as it offers the benefits of a high quality, self-contained dwelling without spreading over a large amount of space therefore achieving lower living costs for the inhabitant.

The proposed works are aimed on one hand to maximize available space whilst offering high quality accommodation at contemporary standards of living. The latter would be achieved through bringing generous amounts of light indoors along with the use of high quality materials, building technology and finishes.

All new build aspects of the project would be built in accordance with current building regulations, British Standards and in line with any planning approvals and conditions. All new external works would be designed in style and scale to match existing and complement it in material choice as well as finish.



Bird's eye view of site and Surroundings (93 Agar Grove)

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2.0 Assessment

2.1 Physical Context The house site is located approximately 750 metres from Camden Road overground station in the Borough of Camden.

The boundaries of the site are defined by:

North; Canteloves Road.

East; Canteloves Road/Agar Grove.

South; Agar Grove

West; 91 Agar Grove.

2.2 Social Context Socially the development does not impose any negative impact on local residents. The upgrading of the rear of the property is proposed taking into consideration the precedents at the rear of the properties in Camden Square Conservation Area.

2.3 Economical Context Not applicable.

2.4 Planning Policy Context

The proposal is located in the Canteloves Ward, within the Camden Square conservation area. The property is not listed nor noted as of special architectural interest.

Amongst Relevant Policies and documentation of Particular Importance are:

LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving our heritage

DP2 Making full use of Camden's capacity for housing

DP12 Supporting strong centers and managing the impact of food, drink, entertainment and other town center uses

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbors

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3.0 Evaluation

Most of the existing original features of the property will be retained and new built elements of the proposed extension will be like for like with the existing. In the appraisal of involvement and assessment we defined that it would be appropriate to try and maximize the proposed net. internal area.

Context:

Boundary to Nr. 91 Agar Grove:

Regarding the rear garden of number 91 Agar Grove, the existing tree on the property border blocks most of the viewing angle from the proposed extension over the neighboring garden, therefore not generating overlooking issues.

Boundary to Agar Grove:

This proposal is not seen as intruding on the Street's character

Boundary to Cantelowes Road:

The proposed alterations at the rear of the property will make use of existing materials and proportions, therefore keeping in line with the existing building and the wider context of the terrace. In the same time, the proposed extension will be vertically dimensioned to line up with the rear Victorian bays of the Agar Grove terrace.

4.0 Design Constraints

The site is within Camden Square Conservation Area

The property is not a listed building and is not of Architectural merit.

The site is in a small plot at the end of Agar Grove terrace.

4.1 Design Ethos

Particular attention is paid to the relationship between the existing dwelling and the proposed addition as well as the integration of the proposed ensemble in the wider context of the terrace.

Thus, the proposed extension is subordinate in volume and height to the existing building.

The proposed addition's proportions and narrow, recessed front contribute to the reduced visual impact and generate a light volume similar in size and presence to the side access lobbies and staircases of other detached and semi-detached dwellings on Agar Grove.

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The proposed front fenestration consists in two aluminum sash windows similar continuing the style of fenestrations on Agar Grove frontage; at the rear, two central aluminum sash windows establish a dialogue with the rear of the Agar Grove terrace.

The proposed open layout and spread over two floors enable a versatile use of the space, allowing great potential for use the as home office or workshop at the ground floor while not taking away from the intimacy of the bedroom area at the first floor.

Bike parking will be provided within the private ground floor courtyard.



Side staircase example on Agar Grove



Existing view of the rear of 93 Agar Grove

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- 4.2 Amount** The development proposes the addition two new storeys over the existing side extension. The height of these storeys will be proportionate with the floor area on the inside to achieve a high quality of indoor space and align with the rear Victorian bays of Agar Grove terrace when seen in the rear elevation, keeping a subordinate proportion of the extension in relation with the main building
- 4.3 Layout** The layout for this development includes opening a new access from the existing interior staircase of the building. Access at the existing maisonette will remain unchanged.
- 4.4 Scale** Particular consideration was given to designing the proposed fenestrations regarding the sizes of frames and mullions.
- 4.5 Appearance** The appearance of the building is not seen as changing from its current condition.
- 4.6 Building Regs.** The proposal has been designed with building regulations in mind. A separate building regulations submission will be rendered upon planning approval.
- 4.7 Access**
- Highways* Vehicular paid parking provided by Camden Council on Agar Grove, opposite the property, is to remain unaltered.
- Servicing* The site is within walking distance from several shopping areas. It is within the proximity of post offices, local stores, supermarkets and other amenities in Camden Road and York Way.
- Disabled Access* The layout, design and material specifications for the proposed additions and layout alterations will comply with all Building Regulation Guidelines and the policies set out in the DDA Act, providing unaltered access to the main entry.
- Transport* The Borough of Camden has generous access to road networks within and outside of London, bus routes (Camden Road), London tube and overground (Camden Town, Camden Road), and pedestrian traffic. The proposed scheme will not increase the number of parking bays.
- Refuse* A new refuse collection point will be provided in the rear courtyard proposed staircase while the existing refuse will be serving the proposed flat.