

NICHOLAS JAMIESON ARCHITECT

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94 AGAMEMNON ROAD, NW6 1EH – DESIGN AND ACCESS STATEMENT

The existing property and context

The existing property is a semi-detached four-bedroom two-storey Victorian house. The house is located on a tight, end-of-terrace site. Although the terrace as a whole faces south, onto Agamemnon Road, the front of the property faces east, onto Ajax Road. Directly across Ajax Road from the property is a play park, located in the northwest corner of Fortune Green.

The external walls of the property are constructed of brickwork decorated with painted lintels, capitals and mouldings cast in artificial stone, and with terracotta stringcourses. The windows have sliding sashes. The roofing is of slating, with ridge and hip tiles, and lead sheet flashings and valleys.

The principal elevation (see Photo 1) is composed of two wings. To the south is a principal wing and to the north is a subordinate wing, or 'closet extension'.

The principal wing comprises a two-storey bay to the south, an arch to the north, forming the main entrance - and a hipped roof above.

The closet extension is single-storey, is recessed behind the principal wing, has plain walls without applied decorative features, and has a mono-pitch roof.

There is a small yard to the north of the closet wing. At the north end of the yard is a single-storey garage, of unsympathetic modern construction (see Photo 2).

There is an existing coal cellar located at the southwest corner of the site. The property has no facilities for off-street parking.

Across Agamemnon Road to the south, at 3 Ajax Road, is a house the principal elevation of which also faces Fortune Green. The two houses are of similar design, except that the principal elevation of the house to the south has two bays, one on each side of the main entrance arch (see Photo 3).

Design principles and concepts

The external envelope of the property has been well maintained, and is in good condition. The interior has been neglected over many years and is not fit for

immediate habitation. The internal arrangement of the building is unsuitable for modern family life.

The proposal addresses the problem of adapting the house to modern family life while maintaining the character of the original design and townscape. The proposal comprises four main elements: an extension to the principal wing of the front elevation, an extension of the closet towards the front, the replacement of the garage, and the provision of a covered passage between main house and garage.

Extension of the principal wing of the front elevation

The extension will be in the form of a reflection, on the north side of the main entrance, of the existing bay to the south, about the axis of the main entrance. The proportions, features and materials of the extension will replicate those of the existing construction. The extension will therefore look as if it had always been there, as part of the original design (see drawing no L(--07).

Furthermore, the extension will make the principal elevation of the property almost identical to that of 3 Ajax Road, creating a symmetrical arrangement about an axis along the centre of Agamemnon Road. The creation of the symmetrical arrangement will reinforce the impression that the Agamemnon Road extension had always been there, as part of the original design (see drawing no L(--08).

Internally, the extension will provide space for a larger family shower room and fourth bedroom on the first floor, and enough roof space to provide a playroom at a new second floor level.

Extension of the closet wing forwards

The extended closet wing will remain recessed behind the extended principal wing. Its walls will be of plain brickwork, without applied decorative features, to match the existing closet wing walls. The windows to the front will have sliding sashes, and be of proportions and materials to match the existing windows. The roof will be a mono-pitch with the same eaves height, ridge height and pitch as the existing roof. The windows and doors to the north elevation will be of a more contemporary type, with factory finished metal frames. The closet wing extension will allow the addition of a second shower room, and storage to the first floor.

Garage replacement

The existing garage will be replaced with a new structure that will be built in a style more in keeping with the main house, have a pitched roof, and be of a scale that will retain its appearance as a subsidiary structure to the main house. The garage replacement will accommodate book storage at ground floor level and a study at mezzanine level.

Covered passage between main house and garage replacement

The covered passage will provide access from the main house to the garage replacement structure. To emphasise that the passage is not part of the original house it will have a fully glazed east elevation. The roof of the passage will be lower

than the fencing to both east and west boundaries: so the passage will be invisible from ground level anywhere outside the site.

Cellar extension

Please note it is also intended to extend the coal cellar. The extension is small, is of a single storey of low floor to ceiling height, has no effect on external elevations, nor has any other planning implications. It is therefore assumed planning permission is not needed for the cellar extension.

Access

Access to the property will remain as existing, via the front door. It is not proposed to provide parking facilities within the property.