Design & Access statement

158 Agar Grove, Camden, London. NW1 9TY

THE SITE

The property is a mid Victorian terraced house located within Camden. The site is close to good transport links, shops, tourist attractions and all amenities. The local building stock is predominantly Victorian terraced houses, with great architectural and historic attributes.

This area is newly developed and will continue to be with new build developments being the largest of Camden’s council’s community investment projects, shaping the future of their neighbourhood and ensuring the development within the residential area.

The property – 158 Agar Grove is currently divided into Two maisonettes. The application relates to the upper maisonette, which doesn’t have the benefit of any outside area or anywhere to store garbage, which is only collected every two weeks by the council. At present the garbage is stored outside on a flat roof, which is neither healthy nor desirable.

THE PROPOSED DESIGN

The proposed design is to Convert the loft space to provide a mansard which will include a bedroom and a W.C with an outside terrace. There will also be a garbage storage area on the second floor. The design will be in keeping with the original features and materials of the property and the residential area.

The design of the mansard is set back from the front of the building with no windows so the line of the terrace is effectively unaltered.

The proposed project does not overlook any neighbouring properties in any way that they are not over looked at present.

The roof structure is timber supported by the existing party walls on either side of the property in exactly the same way as all the floors inside the property.

All new external windows and doors will match the existing ones on the house.

All health & safety provisions will be adhered too during construction and all the necessary measures will be put in place regarding fire protection such as extra fire alarms.

DEVELOPMENTS WITHIN THIS AREA

There are on going developments in Agar Grove being constructed by the council, which are far higher than the terraced housing such as the one that we are proposing to carry out works on.

The property 158 Agar Grove is owned by a charity – The Phyllis Wallbank Educational Trust which intends to rent out this property on the completion of work, which we believe, will increase the housing stock in the area.

As you will see in our attached photo named: Housing crisis Advert. The council are already tackling the housing crisis by building new homes to accommodate the rising number of people needing homes in the area. Our application will also contribute to help out the housing crisis.

We also note what was formally known as The Murray Arms pub also in Agar Grove has recently had a planning application granted to construct a mansard.

Please see photo attached named: Murray Arms Pub – Mansard.

Please also find attached photos 1-5 named: Mansard And Roof Garden. These photos show a similar row of terraced houses with both a mansard and a roof garden showing.

ACCESS

Access to the site is via the main road Agar Grove and has a coherent network of streets and squares stitching it back into local context. The streets provide pedestrian, cycle and vehicle access to and from Agar Grove.

The proposed project will not affect or hinder any access in any way.

If permission were to be granted there would be no issues with accessing the property to carry out the work.

SUMMERY

To summarise, the proposed project will contribute to the housing crisis in this area, as the property will be rented out. The proposed works will solve the garbage issue at the property, as there will be a garbage storage area on the second floor.

There are currently properties within the vicinity that already have a mansard so our design will also be in keeping with similar properties to allow the flow of design in this residential area.

All materials used will be in keeping with the original building and be either like for like or similar so the look of the building does not alter dramatically and still integrates as part of the terraced row.

The main thought and aim throughout this project will be to preserve the architectural and historic theme.

Report provided By: Tracey Glendinning

Pro Arkitects

Dated: August 27th 2019