



**PLANNING APPLICATION
DESIGN & ACCESS STATEMENT**

65 Agar Grove, NW1 9UE, Camden Town

CONTENTS

1. INTRODUCTION

1.1 Planning History

2. EXISTING ASSESSMENT

2.1 Site Location

2.2 Similar Approved Schemes

2.3 Transportation Links

2.4 Historic Context

2.5 Existing Site Context

2.6 Existing Site Plan

1. Introduction

HQ Management Solution LTD have prepared this statement in support of an application enquiry for a residential development in Agar Grove. The address of the property is 65 Agar Grove, NW1 9UE, Camden Town.

The property is located in the Borough of Camden therefore identifying the local planning authority for the area and is located within the Camden Square Conservation Area.

The application seeks full planning permission for the conversion of the above property into three self-contained dwellings (Use Class C3) comprising 1 x 3-bedroom dwelling and 2 x studio dwellings including a modest, single storey, lower ground floor rear extension.

This Design and Access Statement should be read in conjunction with the planning application and covering letter.

1.1 PLANNING HISTORY

There is no planning history recorded for the site, therefore the following listed are planning history of the neighbouring buildings:

Site Address: 71 Agar Grove London NW1 9TL

‘Erection of an extension to rear addition and erection of a structure in rear garden’

Granted (10th June 2005)

‘Amendment to the planning permission granted 10th June 2005 (2005/1580/P) for the erection of an extension to rear addition and erection of a structure in rear garden. The amendment seeks to increase the size of the structure’

Granted (8th November 2005)

Site Address: 73 Agar Grove London NW1 9UE

‘Single storey rear extension to residential dwelling (Class C3)’

Granted (23rd August 2011)

‘Alterations including installation of new stairs, handrails, gate and creation of a bin store at front entrance of dwelling (Class C3)’

Granted (11th May 2011)

Site Address: 59 Agar Grove London NW1 9UE

Three self contained flats comprising maisonette at lower ground and upper ground level and one flat each on first and second floors.

Grant Cert. of Lawful Existing Use (26th September 2000)

Site Address: 67 Agar Grove, London, NW1 9UE

Conversion of house into one self-contained 2-bedroom flat and three self-contained 1-bedroom flats including the erection of a ground floor rear extension as shown on drawing nos.67/AG/985/1 and 2 and as revised on 15th November 1985.

Granted (23 January 1986)

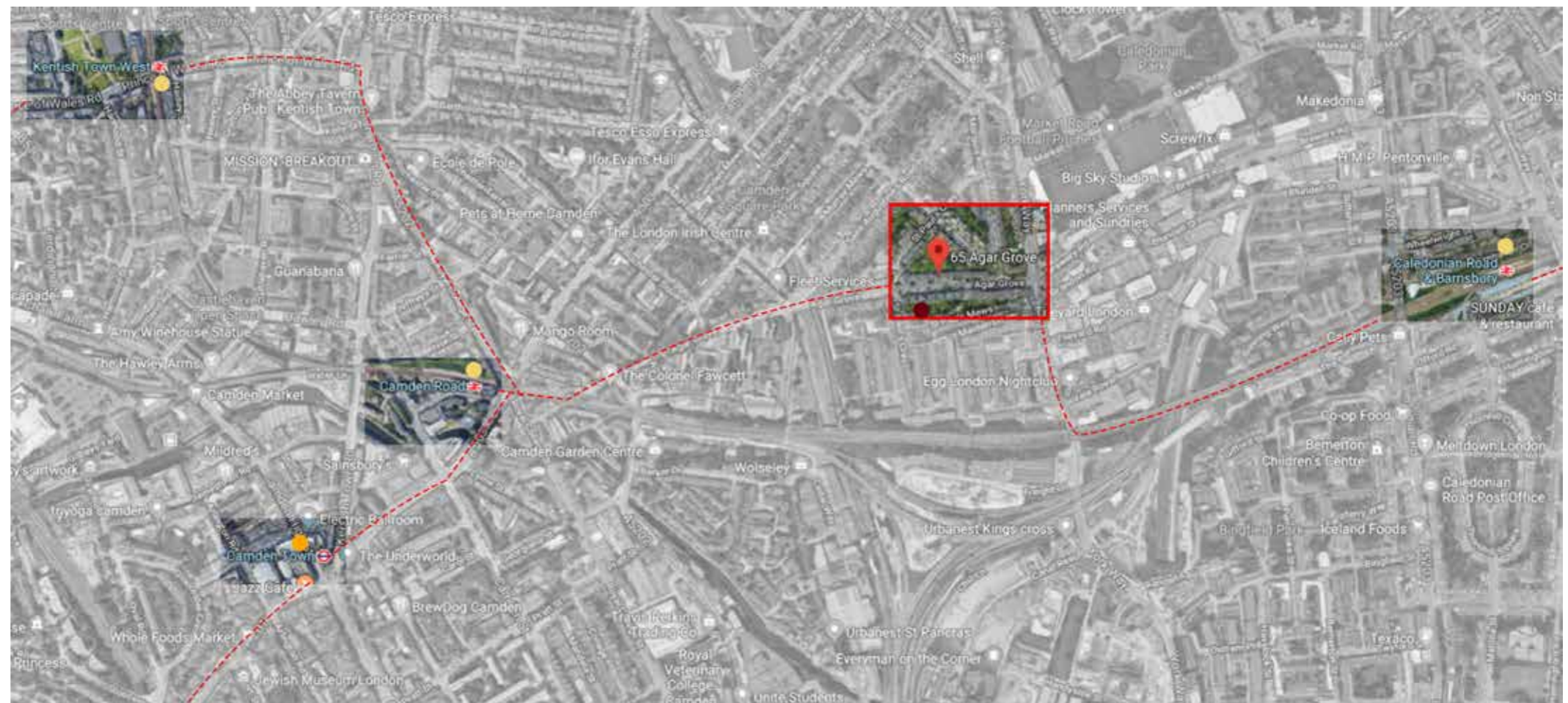


1. Existing Assessment

2.1 SITE LOCATION

- The site is located within the Borough of Camden, London.
- Local bus stop is 2 minutes walk from the site, which goes straight to Camden Town Station in 10 minutes.
- Camden Town Station is 15 minutes walk and Camden Market is 20 minutes walk.

- - OVERGROUND
- - UNDERGROUND
- - BUS STOP
- - - - - PATH
- - SITE



1. Existing Assessment

2.2 SIMILAR APPROVED SCHEMES

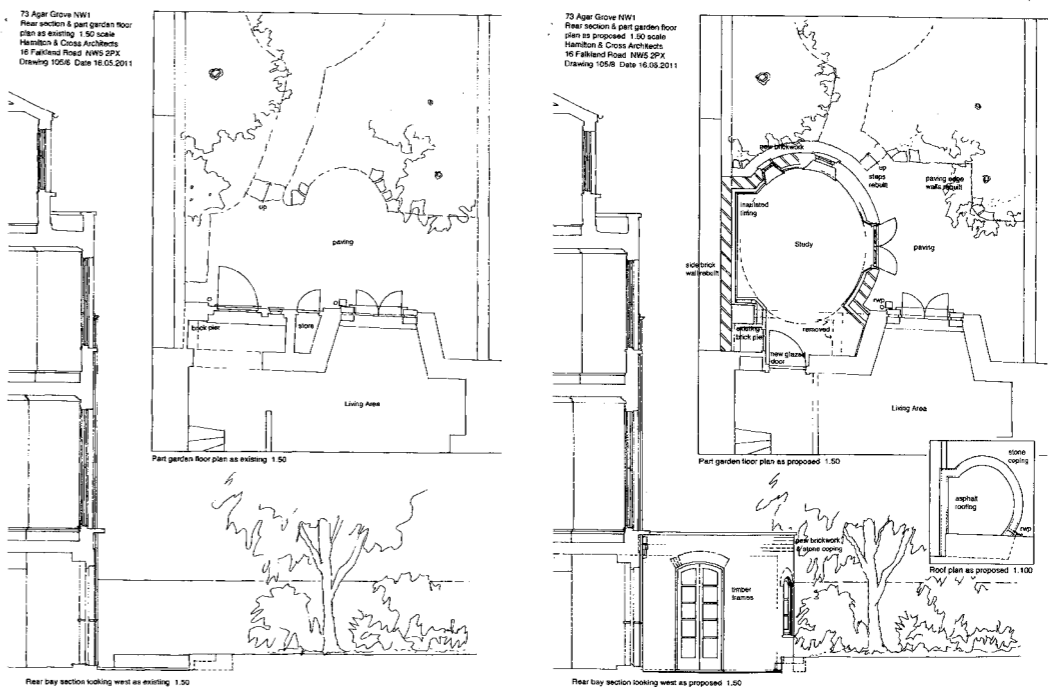
Similar approved schemes in the borough

Address:
73 Agar Grove
London
NW1 9UE

Proposed Scheme:
Single storey rear extension to residential dwell-
ing (Class C3)

REF: 2011/2863/P

Granted (23rd August 2011)



EXISTING

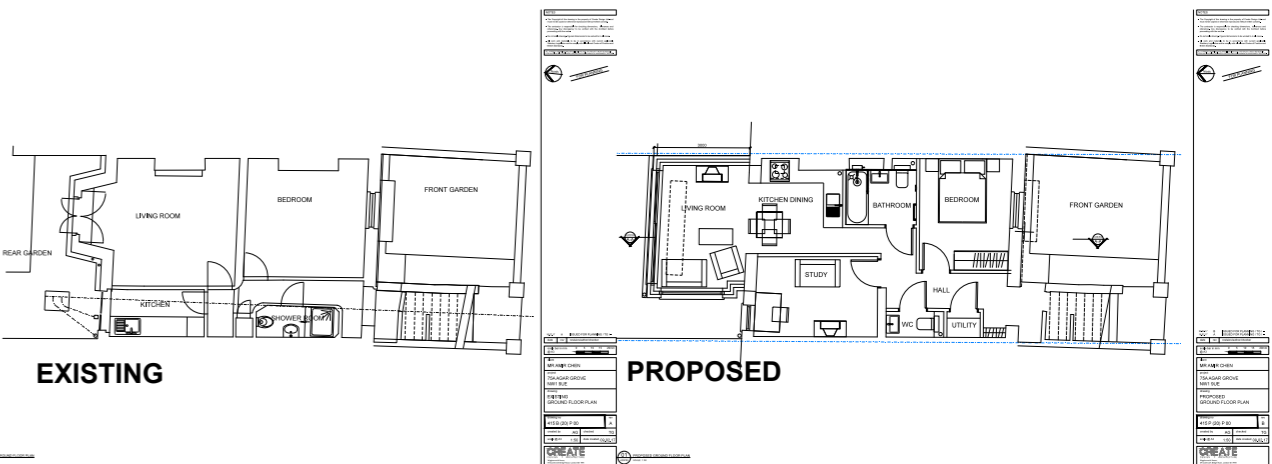
PROPOSED

Address:
75A Agar Grove
London
NW1 9UE

Proposed Scheme:
Erection of single storey rear extension to lower
ground floor flat.

REF: 2017/0987/P

Granted (4th April 2017)



EXISTING

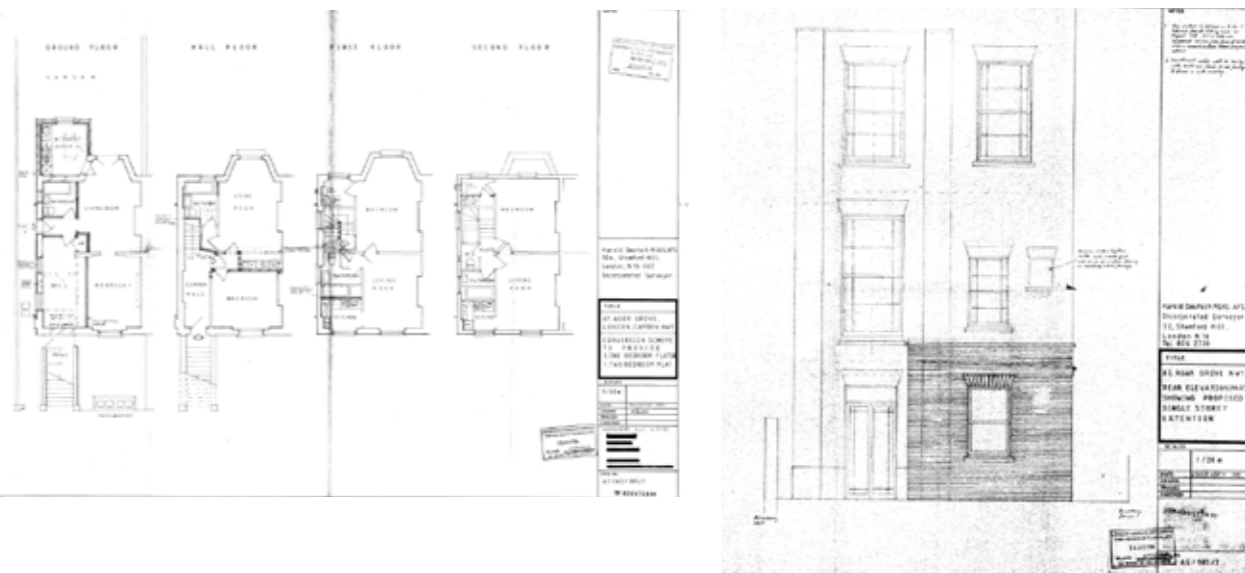
PROPOSED

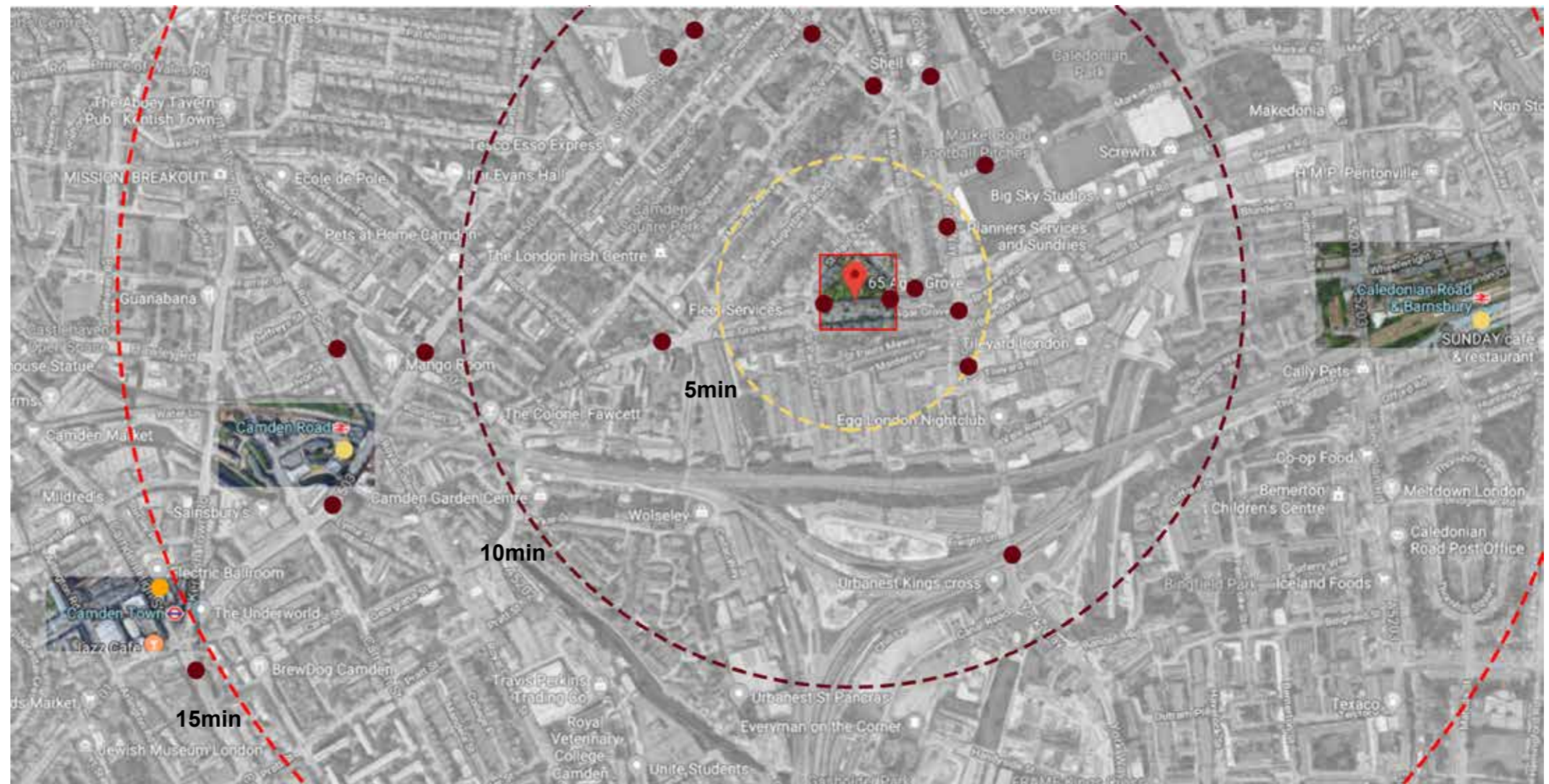
Address:
67 Agar Grove
London
NW1 9UE

Proposed Scheme:
Conversion of house into one self-contained
2-bedroom flat and three self-contained
1-bedroom flats including the erection of a
ground floor rear extension as shown on drawing
nos.67/AG/985/1 and 2 and as revised on 15th
November 1985.

REF: 8501708

Granted (23 January 1986)





1. Existing Assessment

2.4 SITE IMAGES





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- Allowance for construction methods and building tolerances.
- Local authority consents
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Work to figured dimensions only.

NOTE:

CLIENT APPROVAL

X	A - APPROVED
X	C - APPROVED WITH COMMENTS
X	C - DO NOT USE

KEY

Project Name

65 Agar Grove - London - NW1 9UE

Drawing Title

Site Plan

Purpose of Issue

Drawn by

AA

Drawing Ref.

Checked by

RL

Project Name - Drawing No - Status - Revision

PL-001

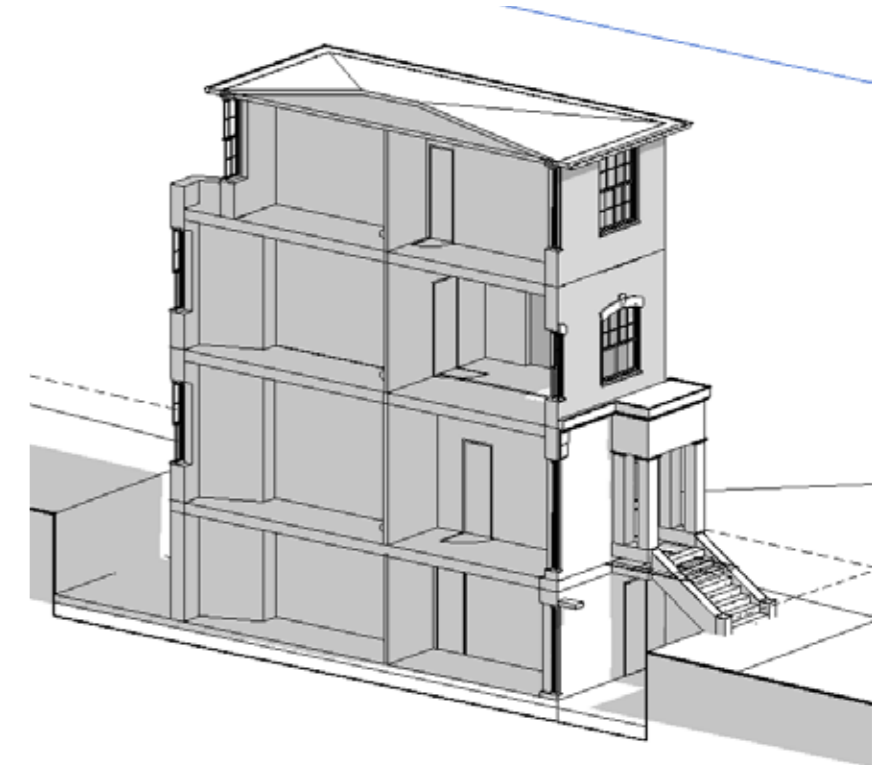
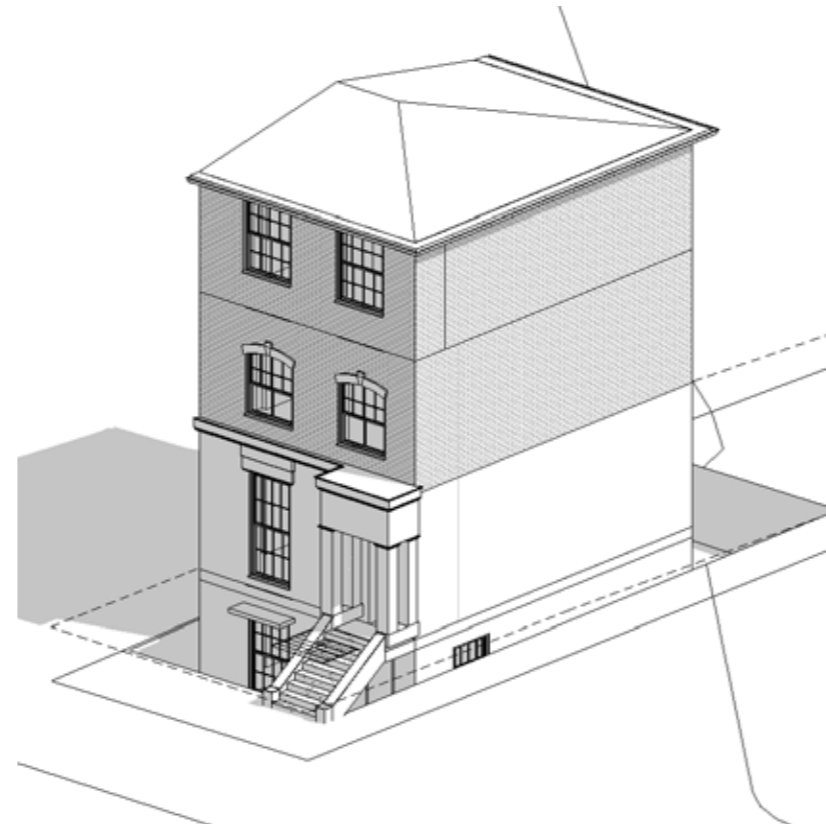
Scale

1:250

A1

1. Existing Assessment

2.4 SITE EXTERIOR AND MODEL



Existing Block Plan



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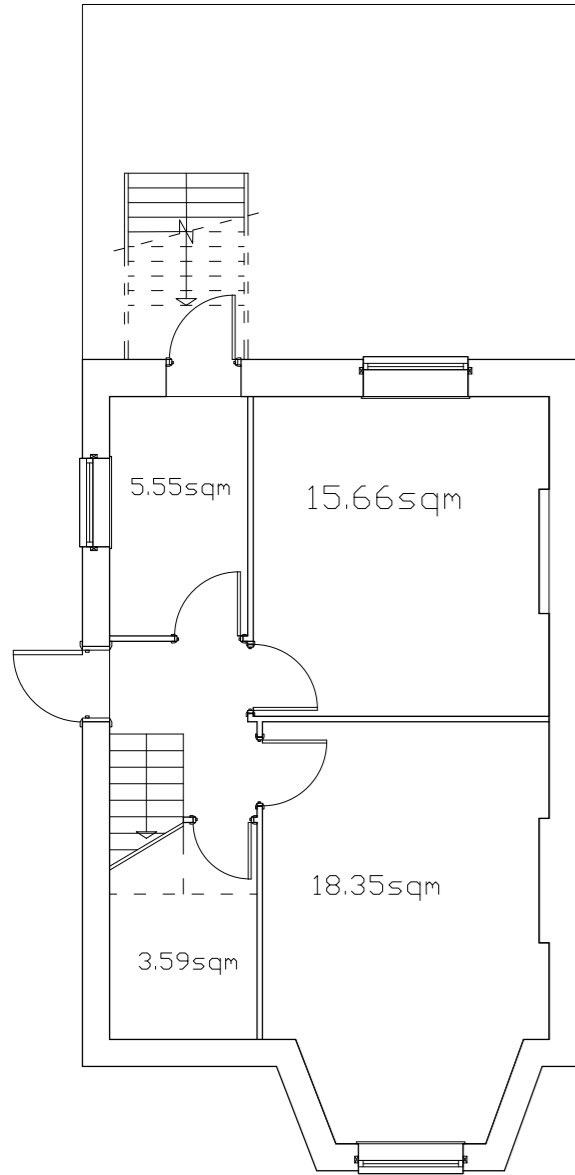
KEY

Project Name
65 Agar Grove - London - NW1 9UE
Drawing Title
Existing Block Plan

Purpose of Issue		Scale	1:100	A1
Drawn by	Checked by			
AA	RL			
Drawing Ref.				
Project Name - Drawing No - Status - Revision				
PL-002				

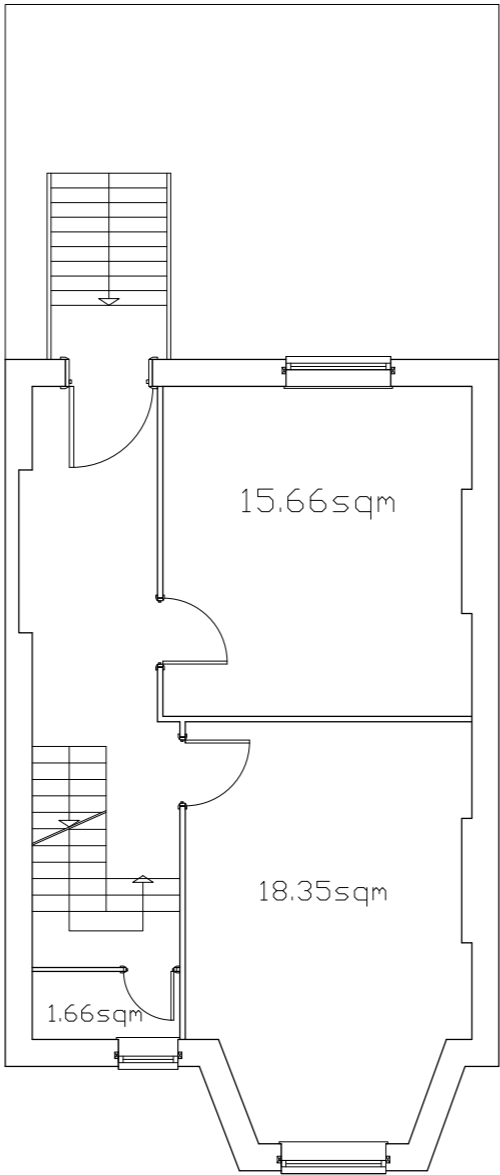
Existing Floor Plan

Ceiling Height: 2375 mm



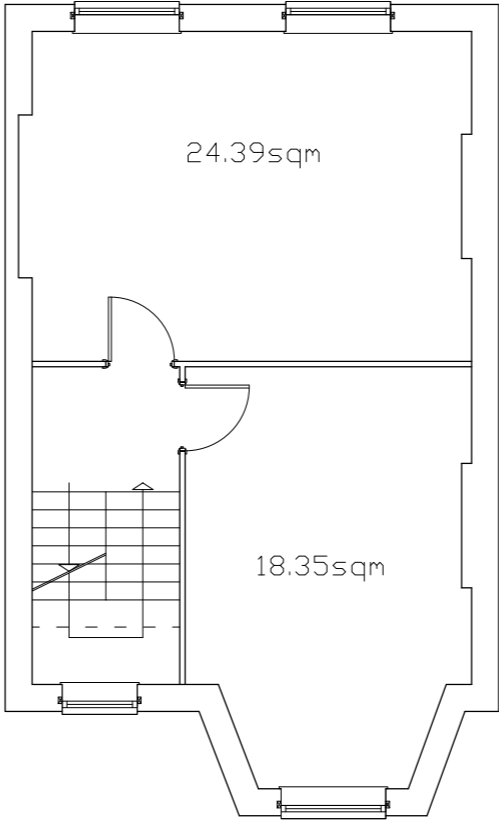
Existing Lower Ground Floor
GIA: 50.65 sqm

Ceiling Height: 3120 mm



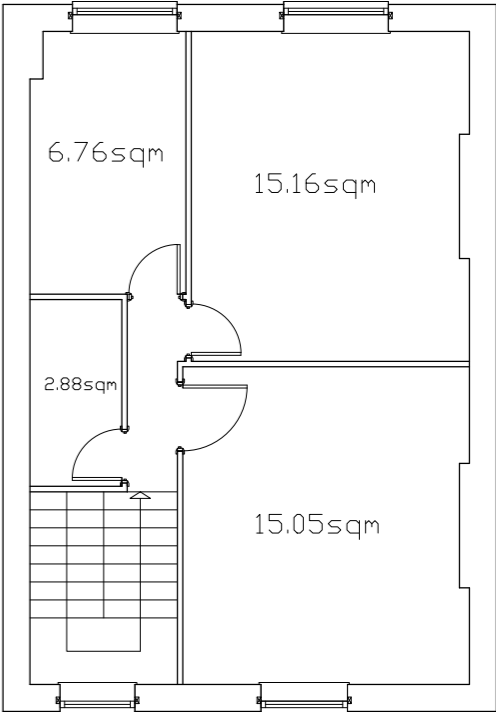
Existing Ground Floor
GIA: 51.76 sqm

Ceiling Height: 2865 mm



Existing First Floor
GIA: 51.76 sqm

Ceiling Height: 2520 mm



Existing Second Floor
GIA: 48.09 sqm

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NOTE:

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X	C - DO NOT USE

KEY

Project Name	
65 Agar Grove - London - NW1 9UE	
Drawing Title	
Existing Floor Plans	

Purpose of Issue		Scale	
Drawn by RC		1:50	A1
Checked by YFL		Date	
Drawing Ref.		Project number	1907
Project Name - Drawing No - Status - Revision PL-003			

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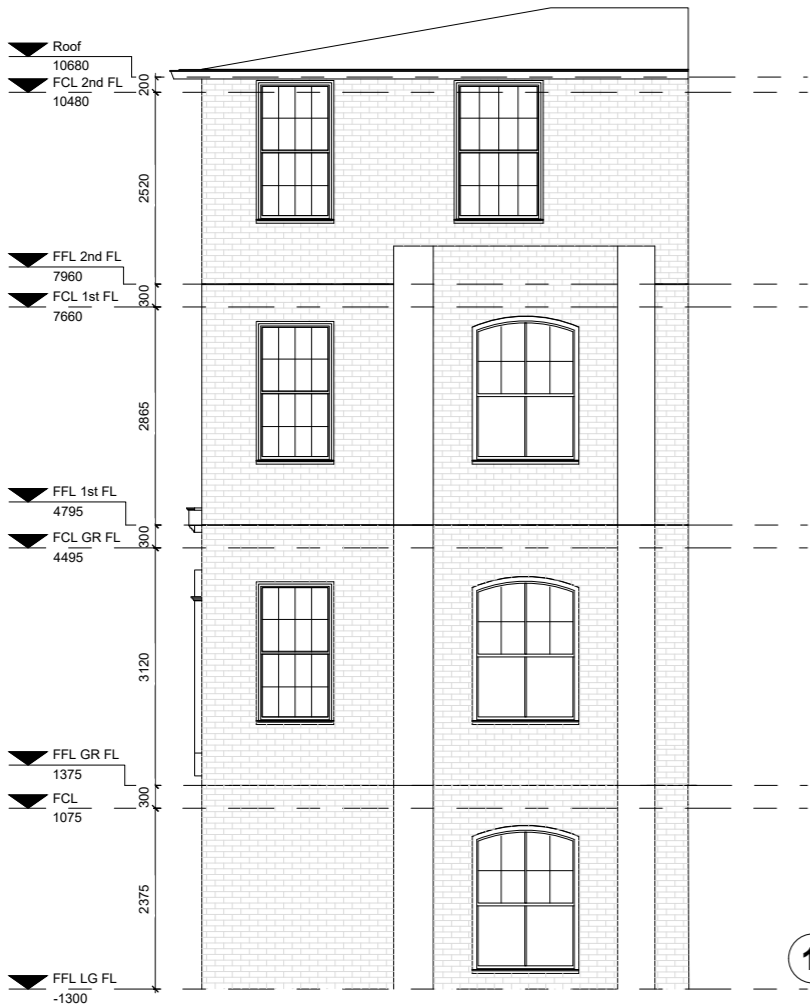
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NOTE:

No.	Description	Date

CLIENT APPROVAL		
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X	C - APPROVED WITH COMMENTS	
X	C - DO NOT USE	

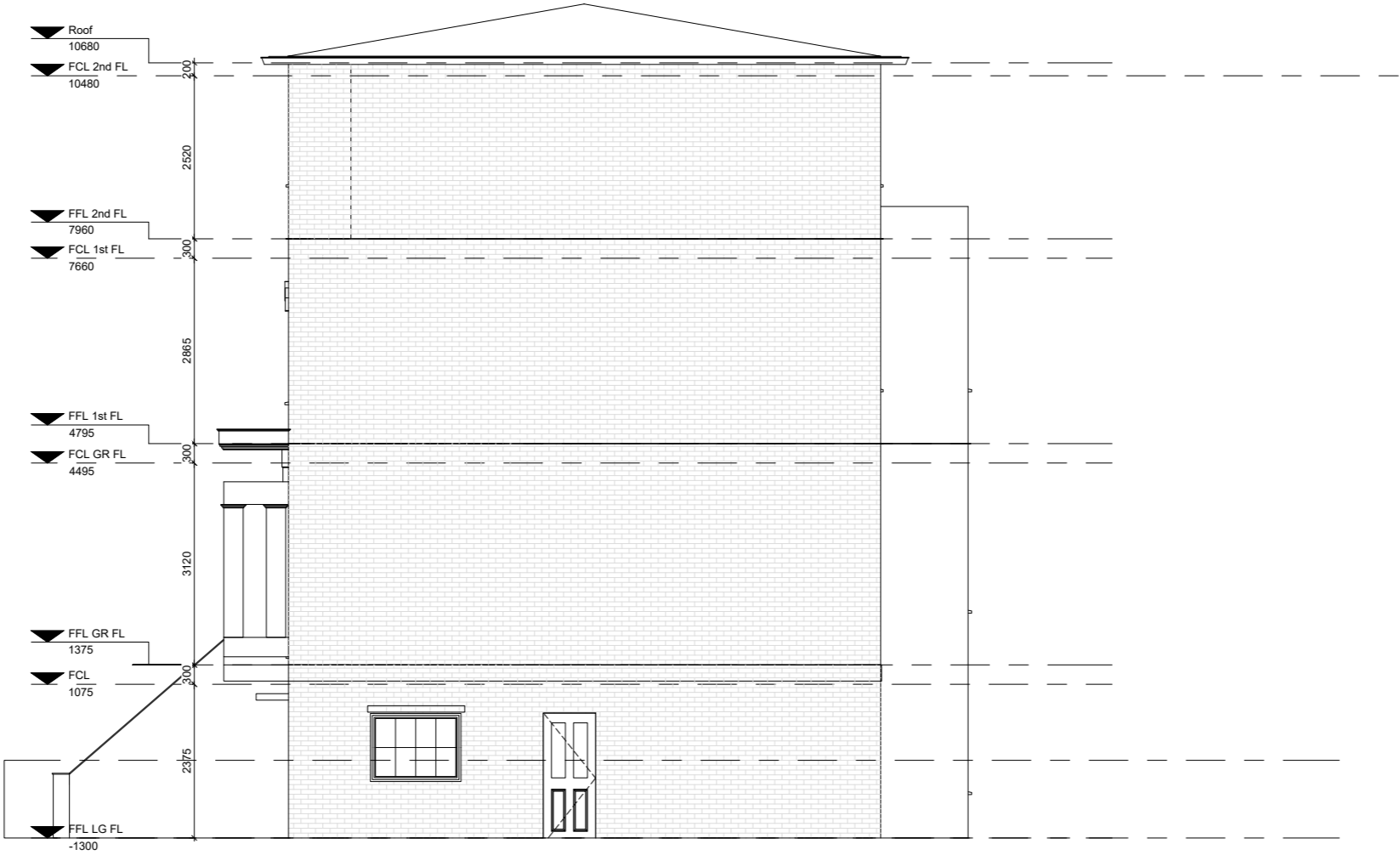
Client HQ Management Solution LTD		
Project Name Camden House 65 Agar Grove - NW1 9UE - London - United Kingdom		
Purpose of Issue PD		
Scale 1 : 50	Date 07/23/19	
Drawn by K.N	Checked by R.L	Project No. Project Number
Drawing Title Existing Elevations		
Drawing No. PL-004	Revision	



1 Back Elevation
1 : 50

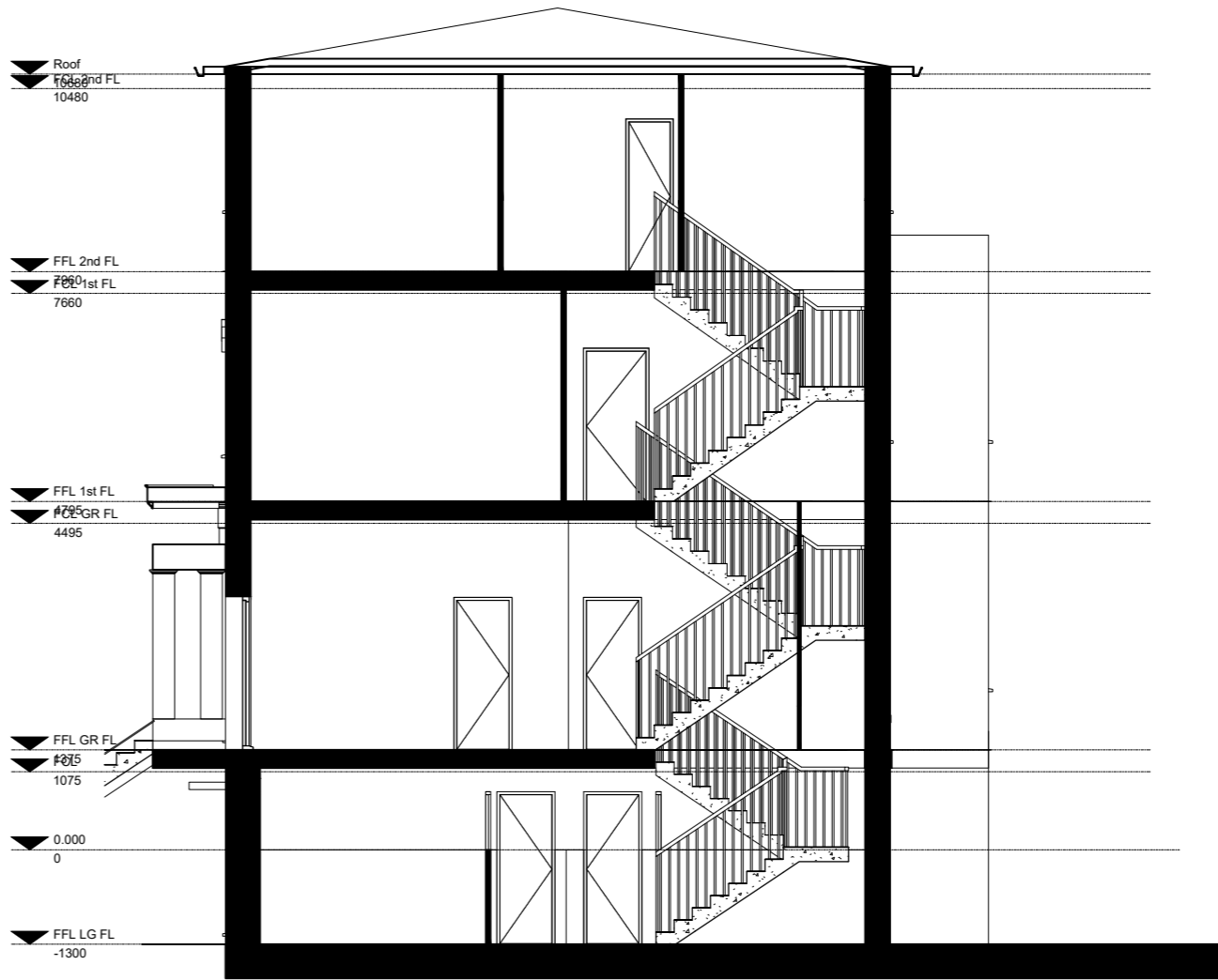
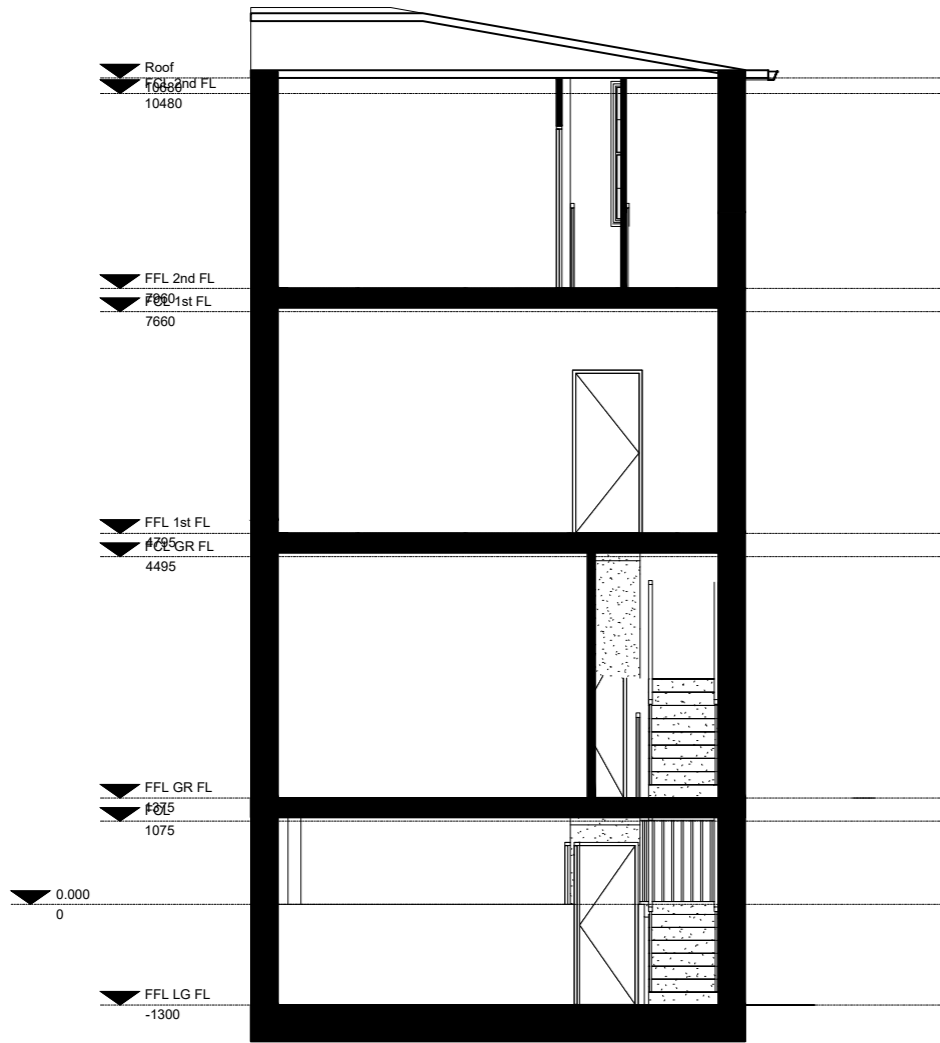


2 Front Elevation
1 : 50



3 Side Elevation
1 : 50

Existing Sections



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X	C - DO NOT USE

KEY

Project Name
65 Agar Grove - London - NW1 9UE

Drawing Title
Existing Sections

Purpose of Issue

Drawn by
RC

Drawing Ref.

Checked by
YFL

Scale

1:50 **A1**

Date

Project number
1907

Project Name - Drawing No - Status - Revision
PL-005

Proposed Block Plan



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KEY

Project Name
65 Agar Grove - London - NW1 9UE
Drawing Title
Proposed Block Plan

Purpose of Issue		Scale	
		1:100	A1
Drawn by	Checked by		
AA	RL		
Drawing Ref.			
Project Name - Drawing No - Status - Revision			
PL-006			



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NOTE:

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X C - APPROVED WITH COMMENTS
X C - DO NOT USE

KEY

Project Name

65 Agar Grove - London - NW1 9UE

Drawing Title

Proposed Floor Plans - 3 units

Purpose of Issue

Drawn by

AA

Checked by

RL

Drawing Ref.

Project Name - Drawing No - Status - Revision
PL-007

Scale

1:50

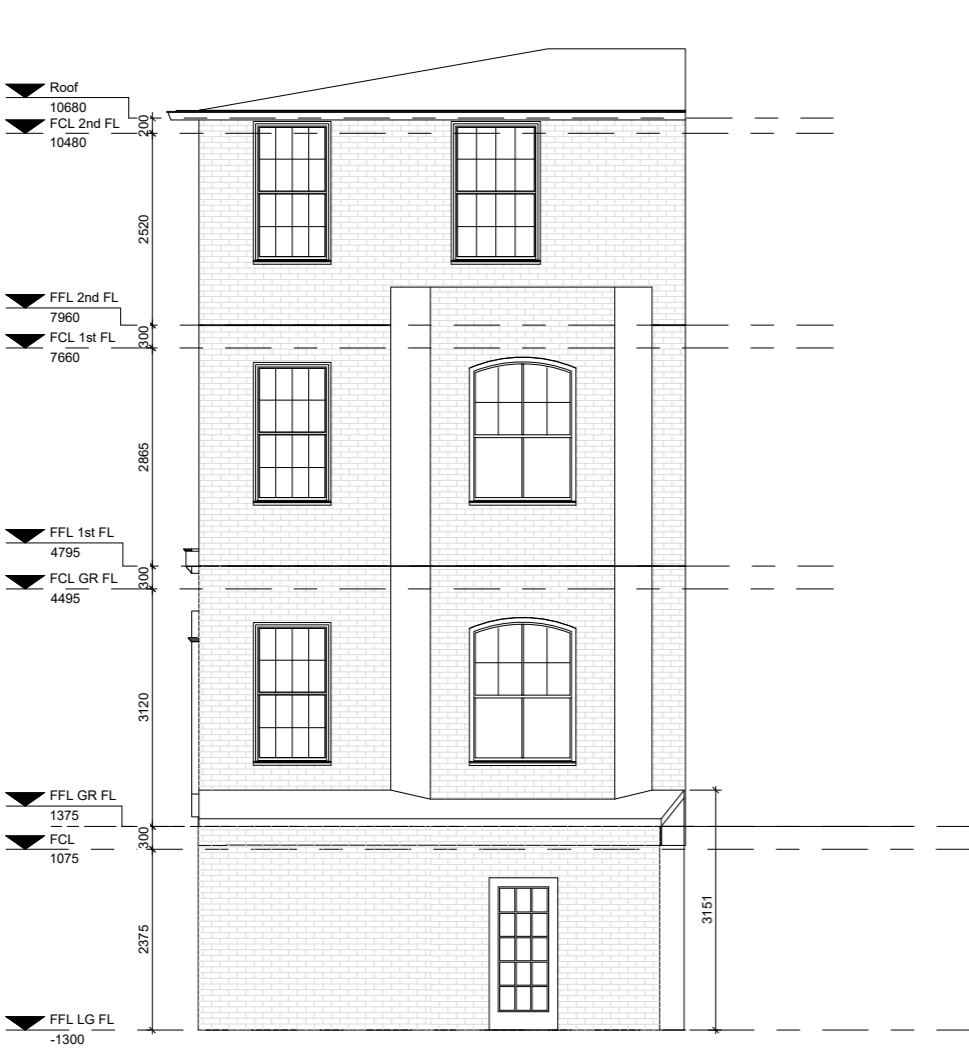
A1

Date

Project number

1907

Proposed Elevations



1 Back Elevation
1 : 50



2 Front Elevation
1 : 50

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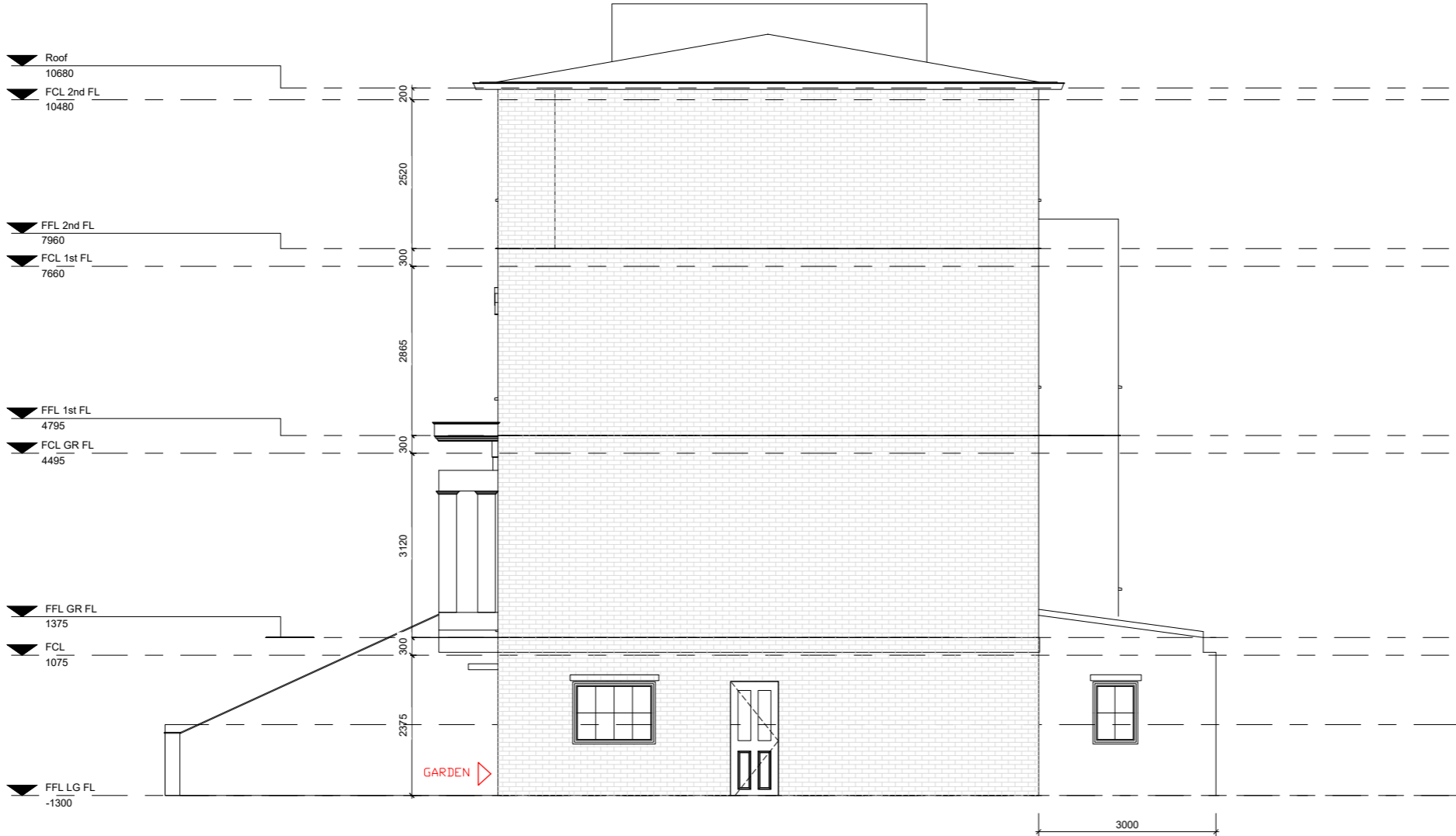
NOTE:

No.	Description	Date

CLIENT APPROVAL		
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X	C - APPROVED WITH COMMENTS	
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Client HQ Management Solution LTD		
Project Name Camden House 65 Agar Grove - NW1 9UE - London - United Kingdom		
Purpose of Issue		
Scale 1 : 50	Date 03.09.19	
Drawn by AA	Checked by R.L	Project No. Project Number
Drawing Title Proposed Elevations - 3 Units		
Drawing No. PL-008		Revision

Proposed Elevations



2 Side Elevation
1 : 50

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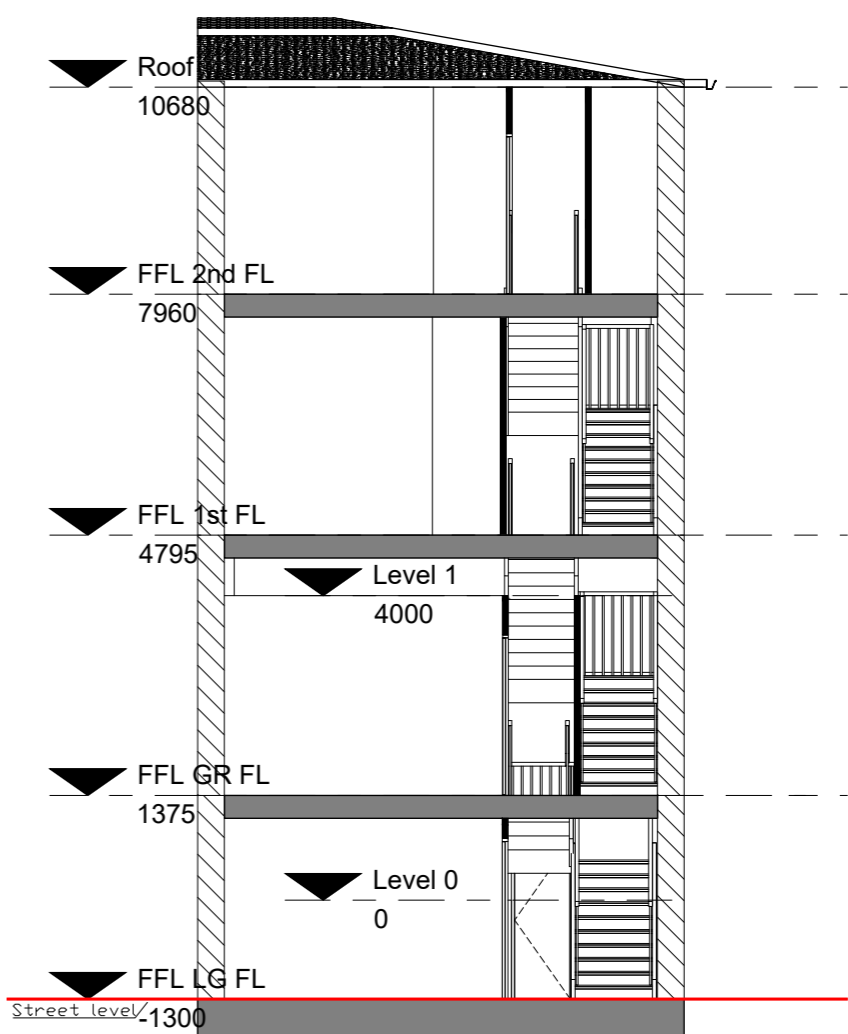
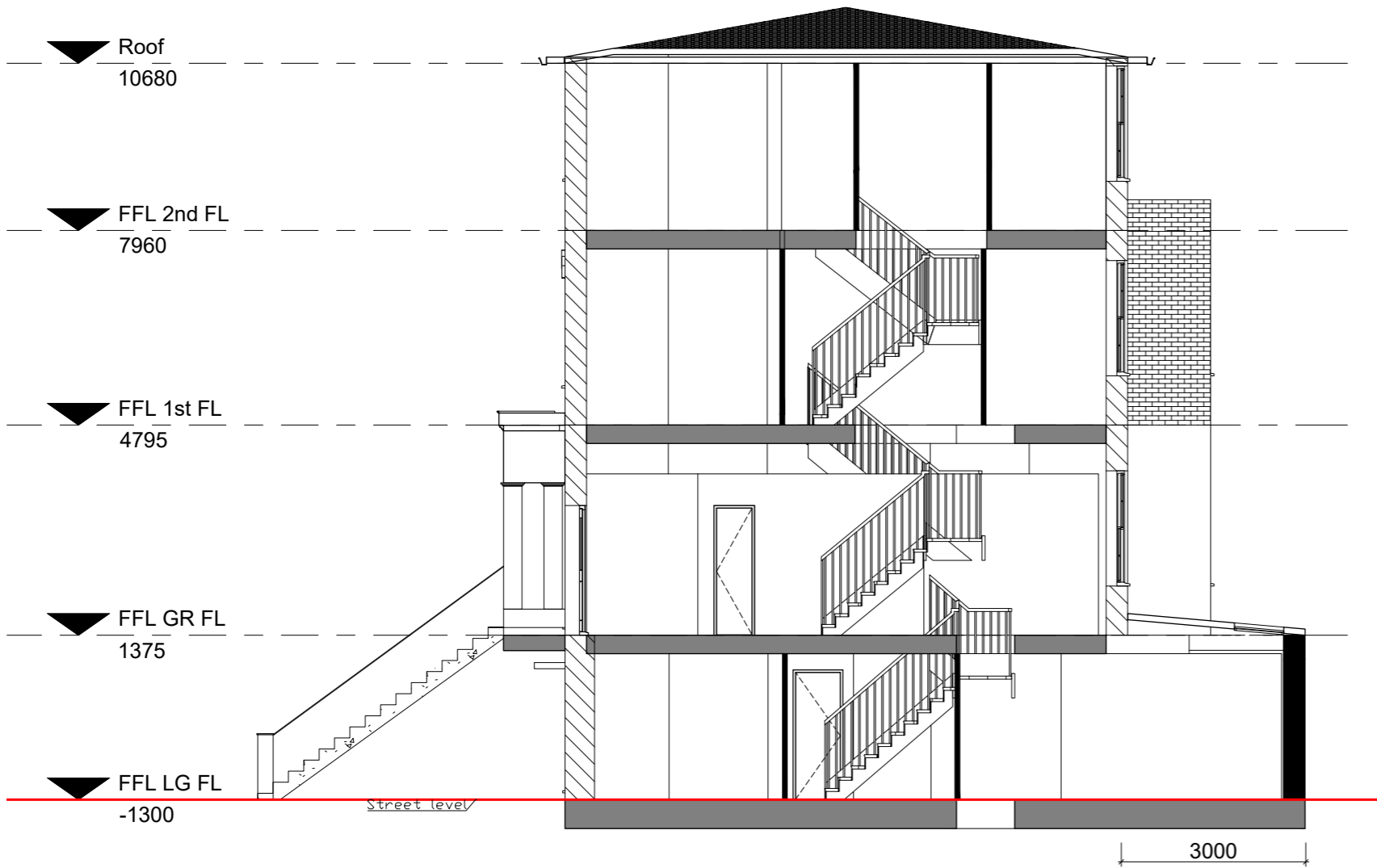
NOTE:

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X	C - DO NOT USE	

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Project Name Camden House 65 Agar Grove - NW1 9UE - London - United Kingdom		
Purpose of Issue		
Scale 1 : 50	Date 03.09.19	
Drawn by AA	Checked by R.L	Project No. Project Number
Drawing Title Proposed Elevations - 3 Units		
Drawing No. PL-009		Revision

Proposed Sections



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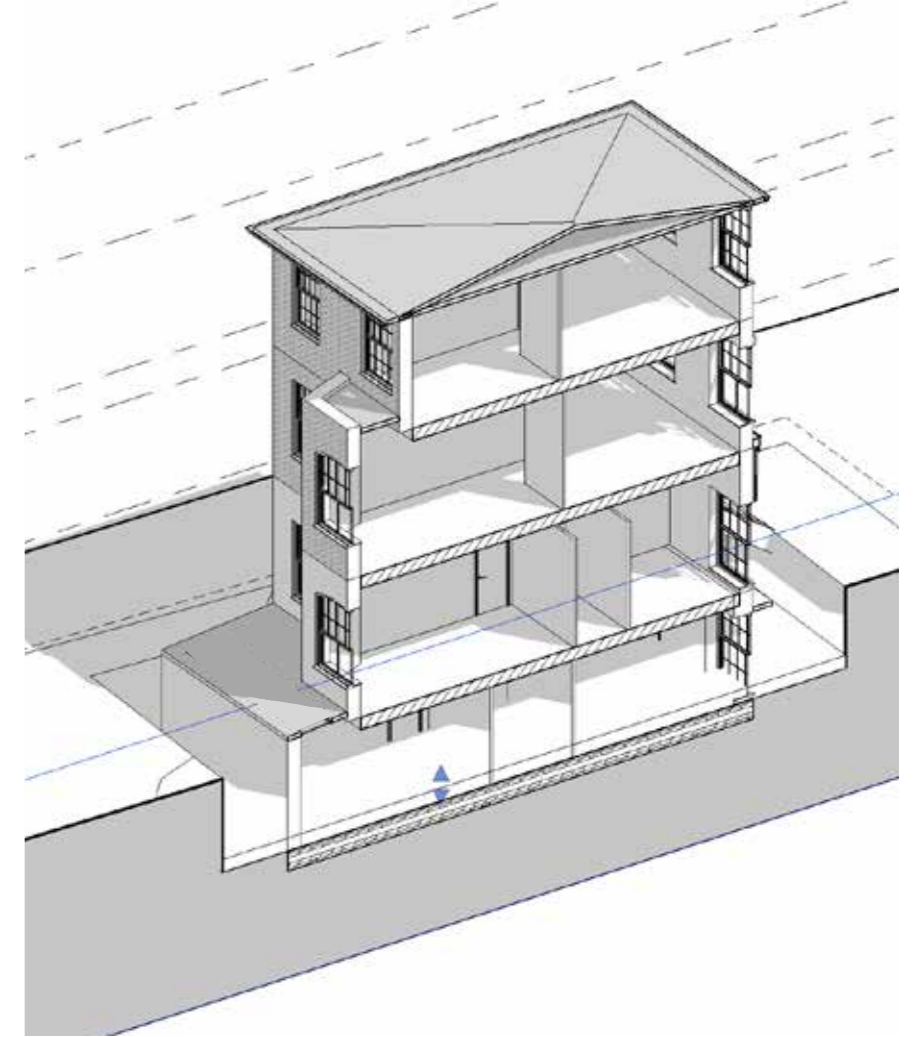
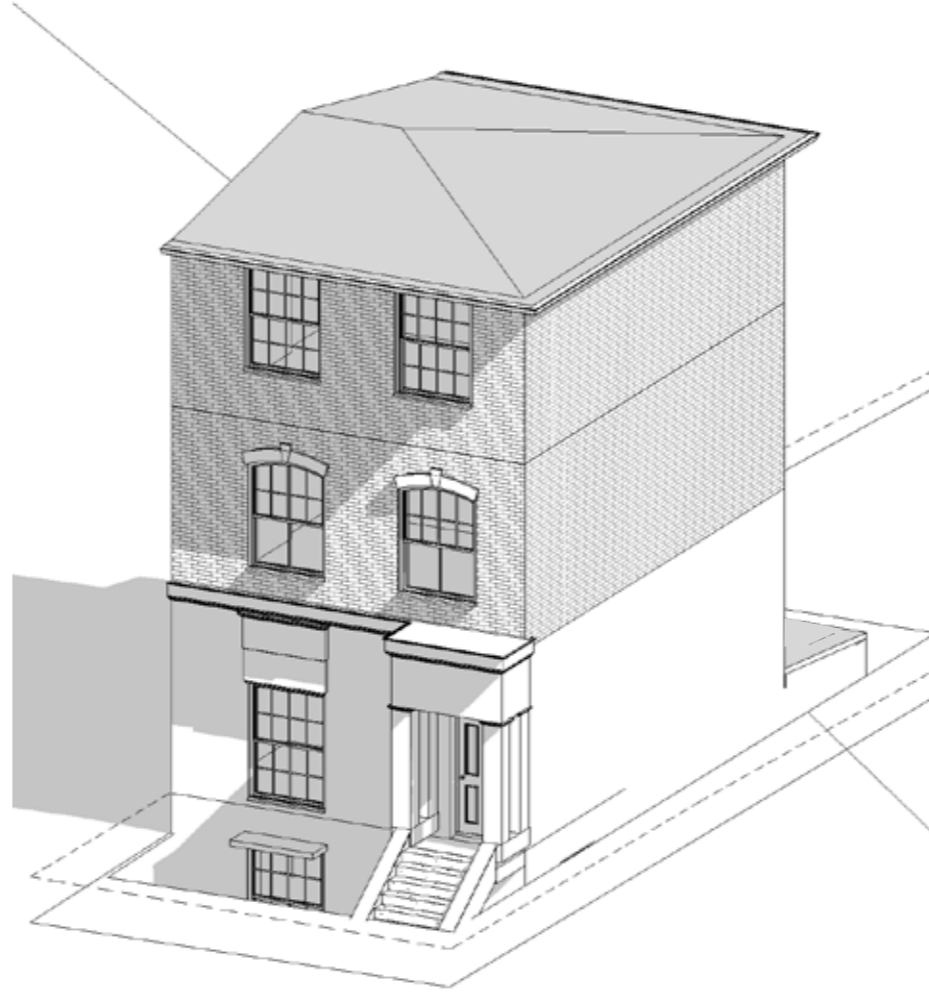
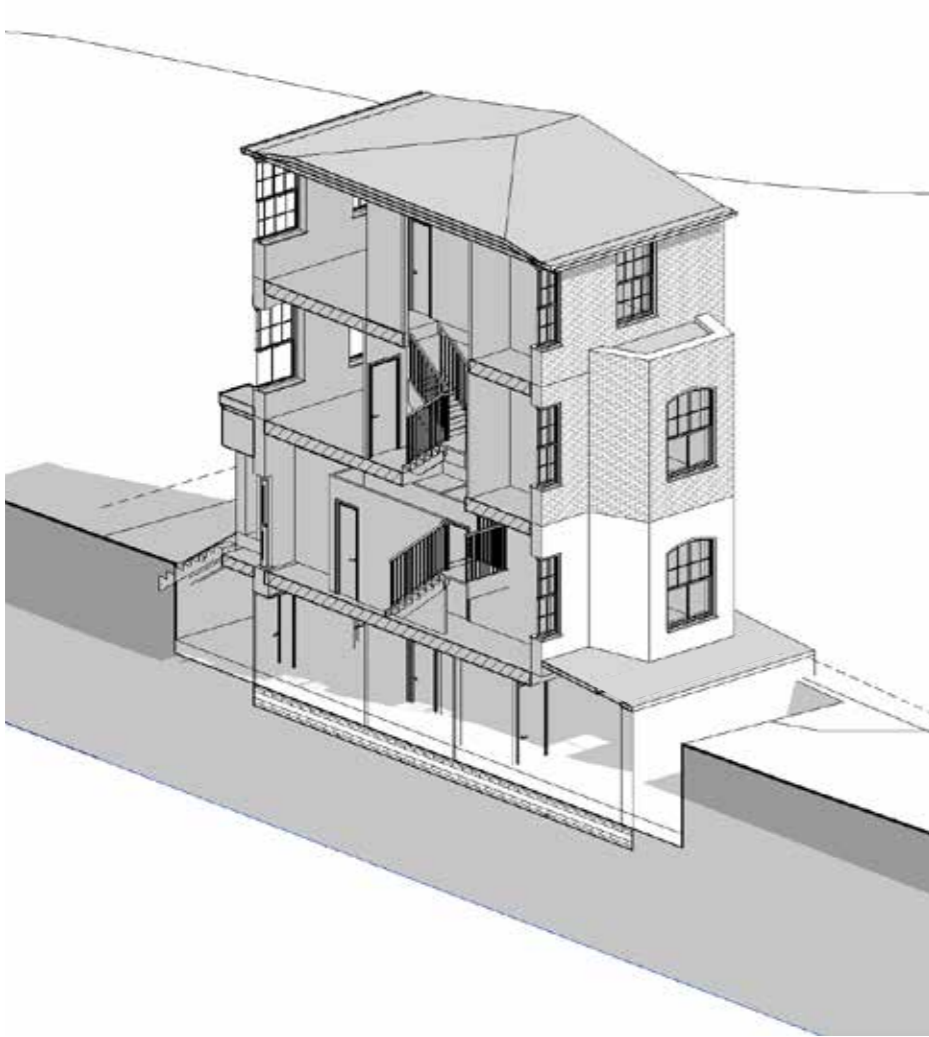
NOTE:

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X	C - DO NOT USE	

Client HQ Management Solution LTD		
Project Name Camden House 65 Agar Grove - NW1 9UE - London - United Kingdom		
Purpose of Issue		
Scale 1 : 50	Date 03.09.19	
Drawn by AA	Checked by R.L	Project No. Project Number
Drawing Title Proposed Sections - 3 Units		
Drawing No. PL-010		Revision

Proposed Visuals



Design and Access Statement

The application site is located at 65 Agar Grove within the Camden Square Conservation Area, in the London Borough of Camden. The proposal seeks to refurbish and convert the existing single dwellinghouse (Use Class C3) arranged over four storeys into three new self-contained permanent residential dwellings, including family-sized accommodation. The address of the site is 65 Agar Grove, London, NW1 9UE. Public transport is easily accessible from the site. The bus service going towards Camden Town Station and Camden Market is situated 2 minutes from the site and the walking distance to both locations is between 8 minutes and 15 minutes respectively. There are various amenities situated close to the site. These include the food stalls in Camden Market, multi-cultural restaurants and entertainment close to the Camden Town Station.

The site itself, consists of a spacious rear garden, which has a potential for the lower ground of the residential unit to be extended. The spacious garden provides it's residents private outdoor amenity spaces.

Proposal

The proposals seek planning permission for the refurbishment and conversion of a single dwelling house into three self-contained dwellings, including family-sized accomodation, and a single storey modest rear extension, further detailed as follows:

- A single storey, rear extension at lower ground level, projecting 3.0m in depth from the existing rear elevation, with a rear eave height of only 3.1m, providing an additional 13.63sqm in floor area;
- Conversion of the Lower Ground (including the extension) and Ground Floor levels to accommodate a 106.43sqm 3-bedroom (family-sized) self-contained dwelling with direct access to a private garden/amenity in the rear garden;
- Conversion of the First Floor to accommodate a 43.94sqm self-contained studio dwelling with access to the extensive communal rear garden;
- Conversion of the Second Floor to accommodate a 42.17sqm self-contained studio dwelling with access to the extensive rear garden;
- Provision of a secure storage facility accommodating four cycle spaces for the residents of the property located toward the rear of the property and a discreet timber bin store at the front of the property that is further screened by landscaping.
- With respect to the 'Access to and Use of Buildings' section of the Building Regulations 2015 (Part M) all the dwellings will be designed to comply with M4(2) standards 'Accessible and adaptable dwellings' which cater for a wide range of occupants with differing needs including some older people and disabled people, and allowing for adaptation to meet the changing needs of occupants over time.