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www.douglasarchitects.co.uk
contact@douglasarchitects.co.uk
Tel: 07941 534 182

Design and Access Statement

43 Agamemnon Road, London NW6 1EG

Demolition of the existing conservatory and erection of a single storey rear and rear part side return extension.

Context

The site is located on Agamemnon Road, NW6 1EG. It is not listed or locally listed and it is not located within a conservation area.

Existing Building

The existing building is a terraced house which is a single family dwelling.

The proposal

This works proposed for this application consist of the demolition of the existing rear single storey glazed conservatory and the erection of a new single storey rear extension which replaces it. The proposed extension extends part way across the side return area, which is currently open.

The removal of the existing conservatory is an important aspect of the proposal as the conservatory overheats in summer and is difficult to heat in winter. This is because a very large proportion of the existing conservatory envelope is glass.

The proposed extension extends the full width of the garden, while the existing conservatory does not. The proposed extension covers part of the side return area. By covering only part of it, a small enclosed courtyard is created. This courtyard allows daylight into the kitchen and into the existing front living room. In doing this, the existing use and layout of the front living room is maintained.

The proposed extension will accommodate the kitchen and dining area and an informal living area. The extension will also accommodate a small WC and utility room.

The new informal living area will be located at the rear of the extension and will benefit from a very good connection with the garden. The proposed kitchen will be in the same position as the existing one – and because the small courtyard space has been allowed for in the proposal, the new kitchen will benefit from the window that looks directly from the kitchen into the courtyard.

There is currently no WC at ground floor level and there is no dedicated utility room in the house so these will be welcome additions.

The rear elevation of the proposed extension is asymmetrical. This works well and is appropriate in this instance because of the different context at each end of the elevation. At the east end, (adjacent to 45 Agamemnon Road) the parapet is sloped down to mirror the roof profile of the extension at 45 Agamemnon Road. At the west end (adjacent to 41 Agamemnon Road) the eaves line is horizontal. This is because there is no neighbouring structure directly adjacent to the proposed extension – and if an extension was to be built at number 41 Agamemnon road it would be better if the roof could wrap around the rear section of the existing building and mirror the proposed extension at number 43.

The asymmetrical rear elevation gives the proposed extension character and, when seen together with the wider context of the existing building and the adjacent building at number 45, the elevation adds well to the overall scene of the rear elevation.

The highest part of the roof of the proposed extension is lower than the highest part of the existing conservatory.

Key external materials for the proposed extension are yellow stock bricks and dark grey aluminium framed double glazing. The roof is largely solid with some small roof windows and a roof light. The materials palette is simple and restrained so that it does not compete with the materials palette of the existing building.

Planning Considerations

The proposed extension complies fully with the recommendations set out in Camden Planning Guidance – *Altering and extending your home, Section 3 Extensions: rear and side, Good practice principles*

The extension is clearly secondary to the building being extended in relation to its location, form, scale, proportions, dimensions and detailing. Materials are sympathetic to the existing building and its surroundings.

The proposed extension does not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage or privacy. It complies with the 45 degree test and the 25 degree test as set out in the CPG for Amenity.

The proposed extension leaves a well proportioned garden.

Planning Precedent

There are many flat roofed, full-width extensions with 3m high flank walls on both sides in the area. Specific examples of these are the recent extensions at 42 and 44 Agamemnon Road (2015/6355/P) and at 54 and 55 Gondar Gardens. (2015/1484/P and 2015/1570/P respectively.)

The 20176387/P (16 Agamemnon Road) shows an asymmetrical rear elevation similar to the one proposed in this application.

The application 2015/4059/P (24 Gondar Gardens) shows a similar asymmetrical rear elevation – although the proposed new flank walls are both 3m high, whereas in the proposal put forward in this application, one of the flank walls is substantially lower in order to match the neighbour at number 45 Agamemnon Road.

Other Planning Considerations

Because the proposal is essentially a replacement of the existing conservatory extension, it has no effect on other planning considerations such as mature trees, refuse and recycling provisions, access etc.

In substantially improving the layout and construction of the dwelling the proposal can be seen as being beneficial to the property and its inhabitants with no negative impact on the property or the adjacent properties.

Drawings Issued with this Application:

AGA_EX_101 – Site Location Plan
AGA_EX_01 – Existing Ground Floor Plan
AGA_EX_02 – Existing Rear and Section showing side elevation to number 45 Agamemnon Road
AGA_EX_03 – Existing Section A
AGA_EX_04 – Existing Sections B and D

AGA_PL_01 – Proposed Ground Floor and First Floor Plan
AGA_PL_02 – Proposed Rear Elevation and Section C
AGA_PL_03 – Proposed Section A
AGA_PL_04 – Proposed Sections B and D

END