

## DESIGN AND ACCESS STATEMENT

45 Agincourt Road, London NW3 2PA

### Site Location

No 45 Agincourt Road is a Victorian terrace property that has been converted into two flats. Ground floor flat, that this application applies, is a one bedroom unit with a North facing rear garden. Please refer to the Site Location Plan submitted as part of this Planning Application. The area is a residential zone with a mixture of period properties in varying sizes. The actual building is a three story residential terrace with red stock brick front, yellow buff bricks at rear and slate roofs. The building is within the Mansfield Conservation area. No landscaping or falling of trees are affected by the proposal.

### Property

The building used to be a terrace house and was divided into two flats nearly 35 years ago Nr. 45 ground floor flat and 45 first and second floor flat. The property is a Victorian period property with bay window to ground floor and period front elevation features. During the conversion the ground floor flat have replaced some of the original rear fenestration with UPVC double glazed units. The applicant is proposing in addition to the infill extension to replace the patio door at the rear that have been changed with new slim line aluminium frame doors. The freehold for the building is shared between the two flats and the upper floor owners have no objection to the proposed works. The property next door at No. 43 has also built a ground floor extension which has created a three sided sheltered area that the applicant is willing to enclose in order to improve the flat layout and create a dining area that is missing to the existing flat layout.

### Assessment

The proposed development is to erect an infill extension to add a dining room to the existing flat. The proposed ground floor extension is proposed to be constructed with materials to match existing including buff stock bricks and natural slate roof. Also to make the extension as light as possible a large glazed roof light is proposed that will capture the maximum natural light in the well shielded area of the infill extension.

The new proposed extension will extend no further than existing rear addition and will be built with materials matching existing. The extension is proposed to be covered with natural slates to match existing and the character of the building.

### Materials

All the finish materials to the new extension are proposed to be matching existing.

### Access

There are no proposals to affect existing main access to the property.