

Land rear of 65 Agar Grove
For Bough of Camden

Application
Planning Document

Courtyard House at 65 Agar Grove, London NW1

This is a proposal for a small inward looking courtyard house in the back garden of a large Victorian semi-detached town house located within the 'Camden Square conservation area'. This semi-detached villa has been converted to flats and the ground floor apartment has access to an external amenity area.

We are proposing to use the remaining garden area to build a small dwelling and to thereby gently increase the density in an urban and central part of London, without this becoming apparent on the streetscape. This is of course, subject to the conservation area guidance.

The house would be accessed via a 1.2m wide pedestrian access path on the east side of the existing dwelling.

Because the local provision of public transport is excellent, this can be a car free development.

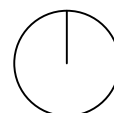
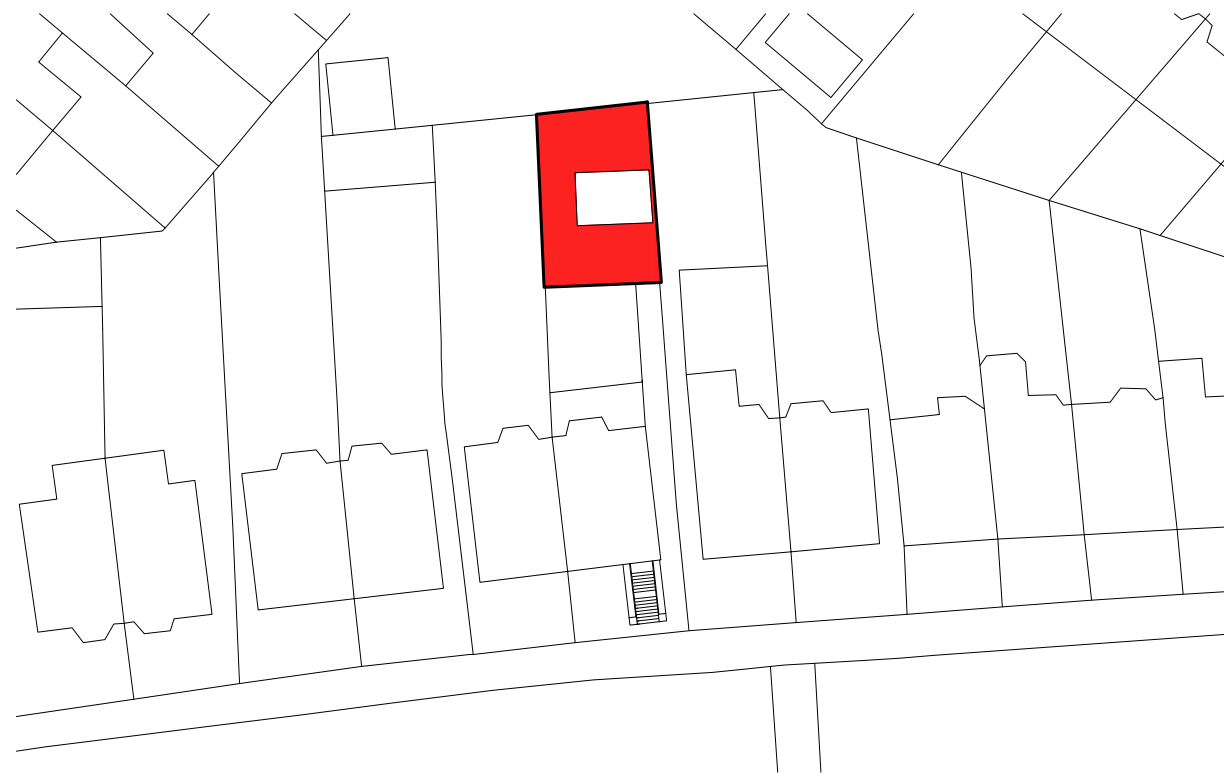
The proposed house itself and the access route are completely level and barrier free - thereby creating wheelchair accessible dwelling, in an area which has a low provision of barrier free housing.

We propose a hipped roof, offering nice voluminous spaces internally, whilst keeping low eave lines, which give the building a low profile. We envisage a green roof planted with extensive grasses. The external walls are to be built in London stock brick, to match the existing buildings and garden walls. The combination of these materials will ensure that the house nestles comfortably into its surroundings, indeed it will hardly be visible.

The grass roof will also regulate the rain-water run-off.

Finally the house is to be highly insulated and heated with a ground source heat pump, thereby minimising its carbon footprint.



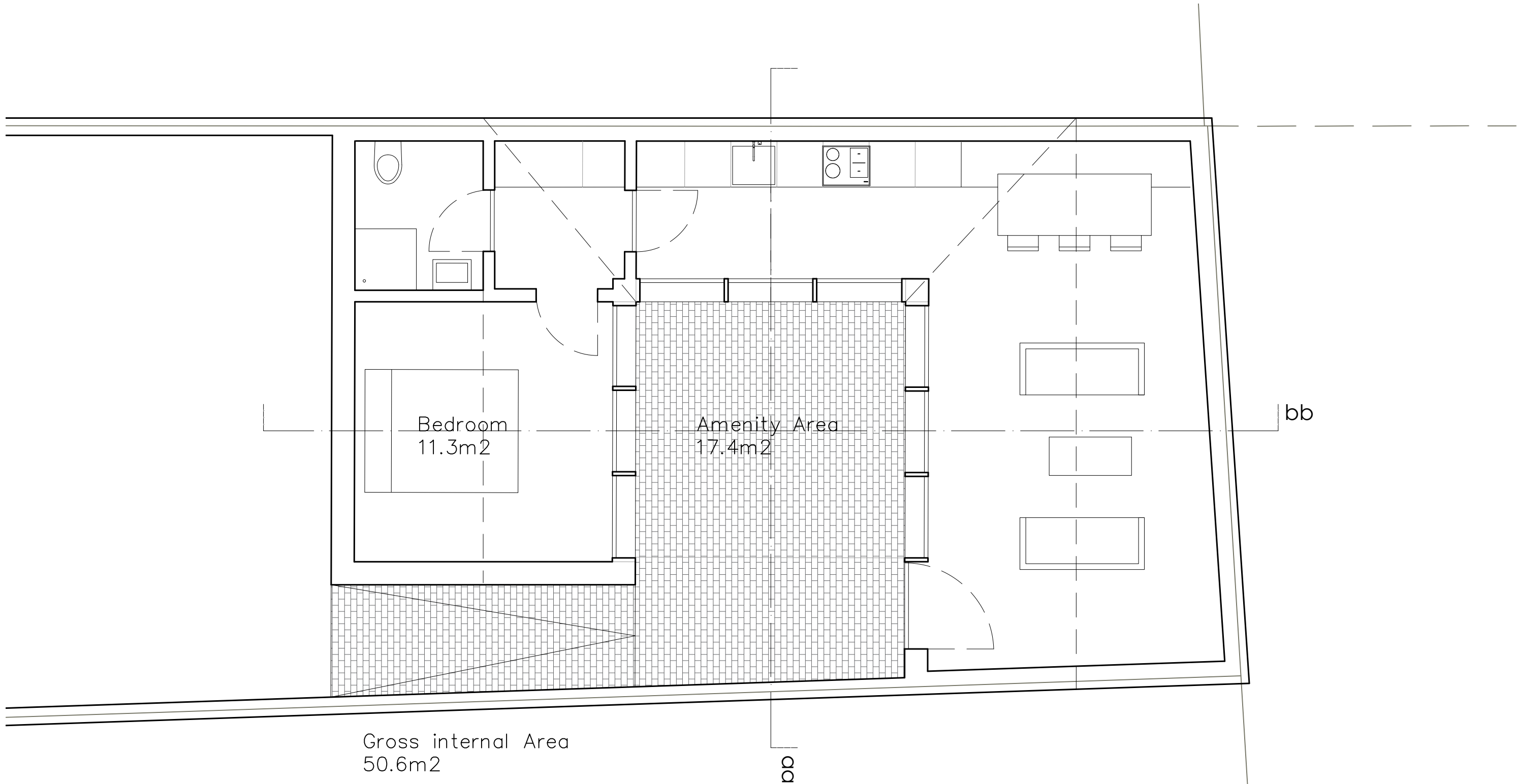


Project No.	135 - Land Behind 65 Agar Grove	Date	10-12-2020	Rev.	A	Drawn	M.B	Description	Application
Drawing Title	Site Plan	Date	December 2020	Scale	1:500 @ A3				
Drawing No.	135 010 PR	Rev.	A						

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All dimensions are for guidance only.
Dimensions are not to be used for construction and have to be confirmed on site.

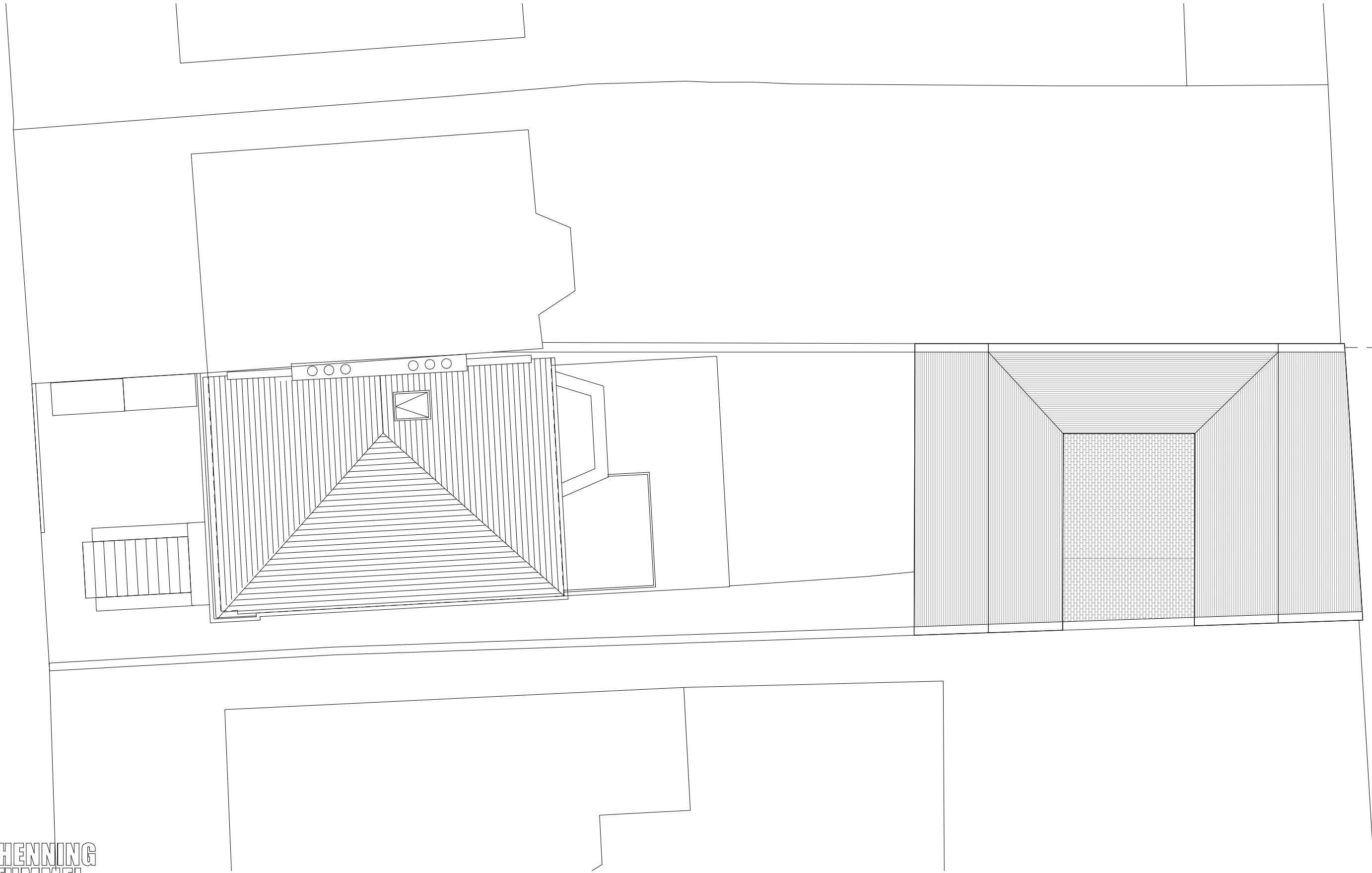


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Project No.	135 - Land Behind 65 Agar Grove	Date	Rev.	Drawn	Description
Drawing Title	Ground Floor Plan	08-12-2020	A	M.B	Application
Date	December 2020	Scale	1:50 @ A3		
Drawing No.	135 100 PR	Rev.	A		

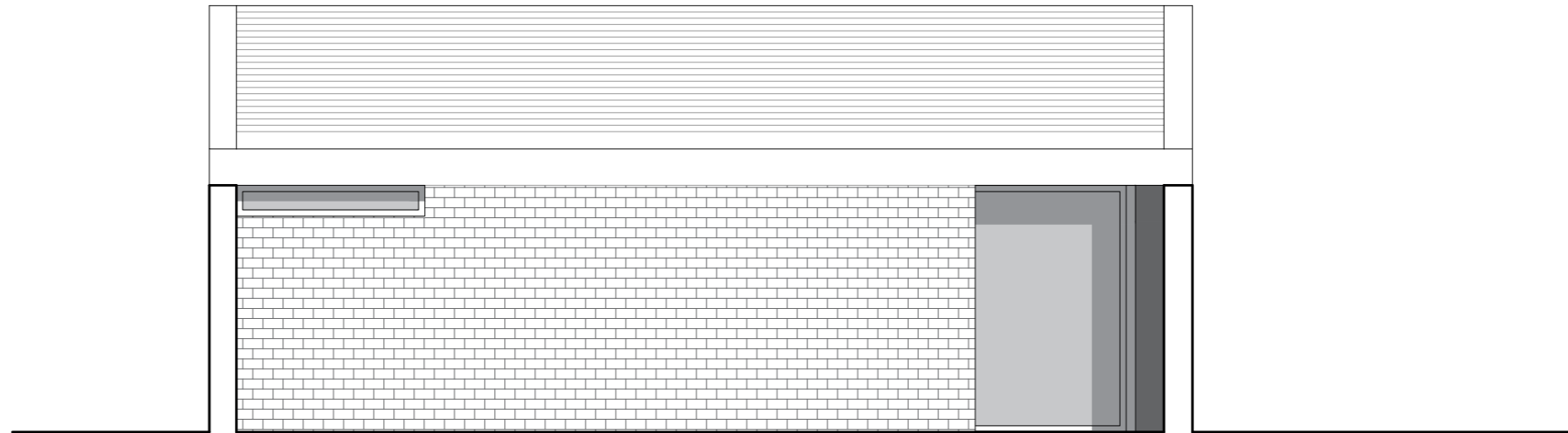


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Project No.	135 - Land Behind 65 Agar Grove	Date	Rev.	Drawn	Description
Drawing Title	Roof Plan	14-12-2020	A	M.B	Application
Date	December 2020	Scale	1:100 @ A3		
Drawing No.	135 110 PR	Rev.	A		

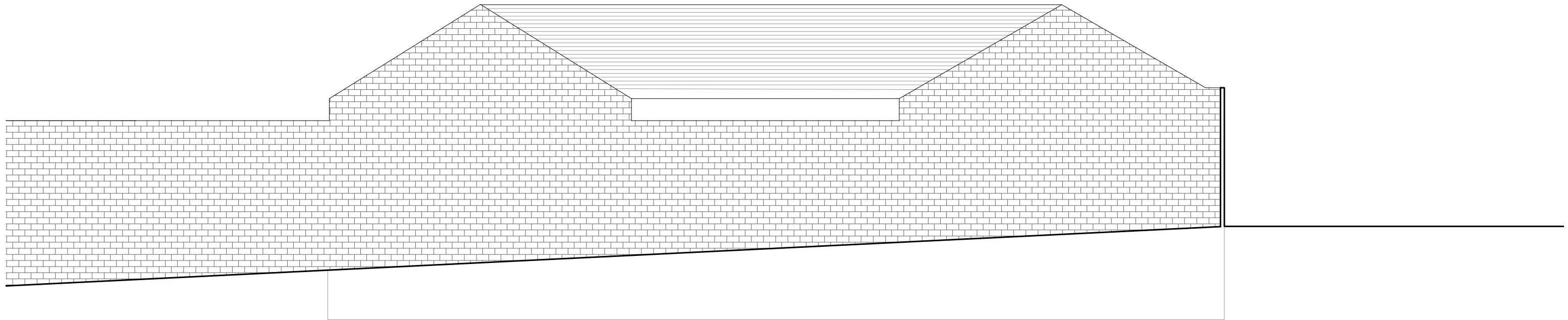


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Drawing Title	South Elevation	Date	December 2020	Scale	1:50 @ A3				
Drawing No.	135 200 PR	Rev.	A						

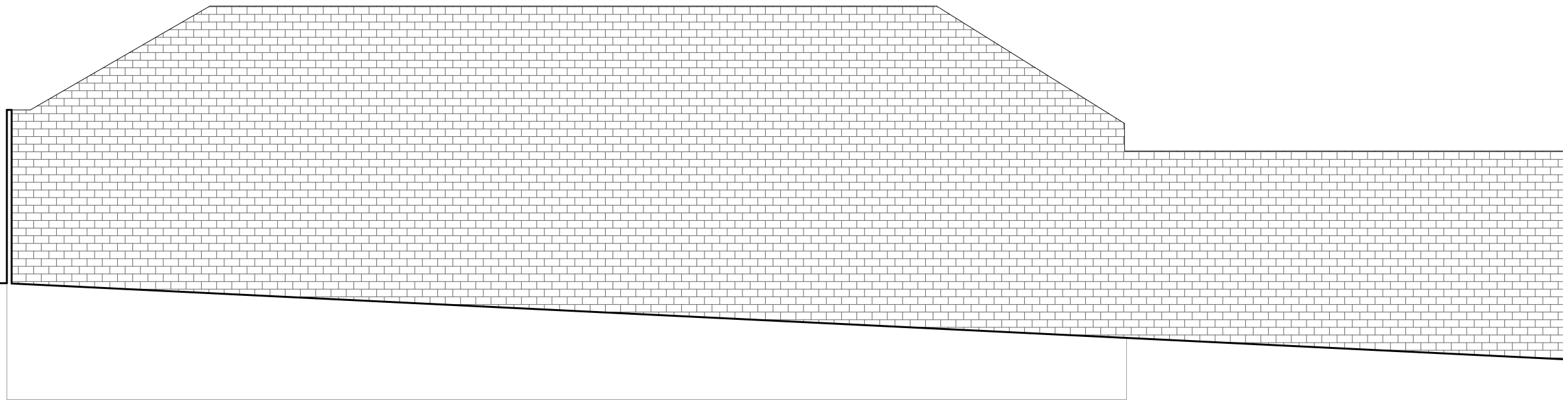


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Drawing Title	East Elevation		08-12-2020	A	M.B	Application
Date	December 2020	Scale	1:50 @ A3			
Drawing No.	135 210 PR	Rev.	A			

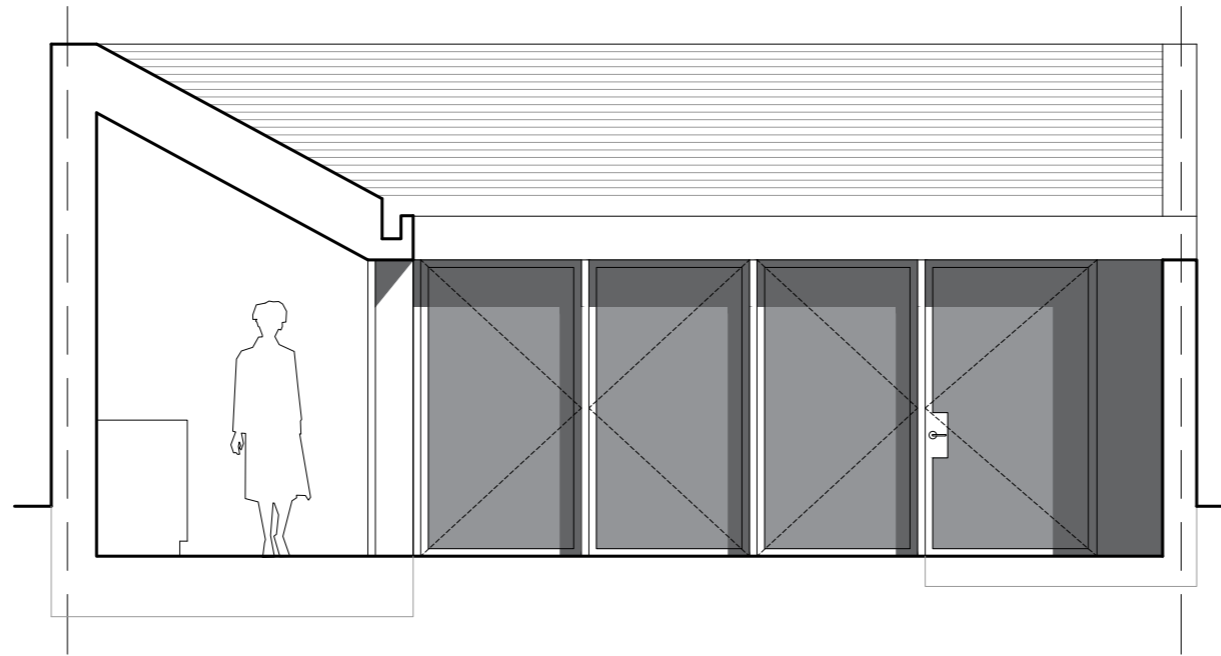


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Drawing Title	West Elevation		08-12-2020	A	M.B	Application
Date	December 2020	Scale	1:50 @ A3			
Drawing No.	135 220 PR	Rev.	A			

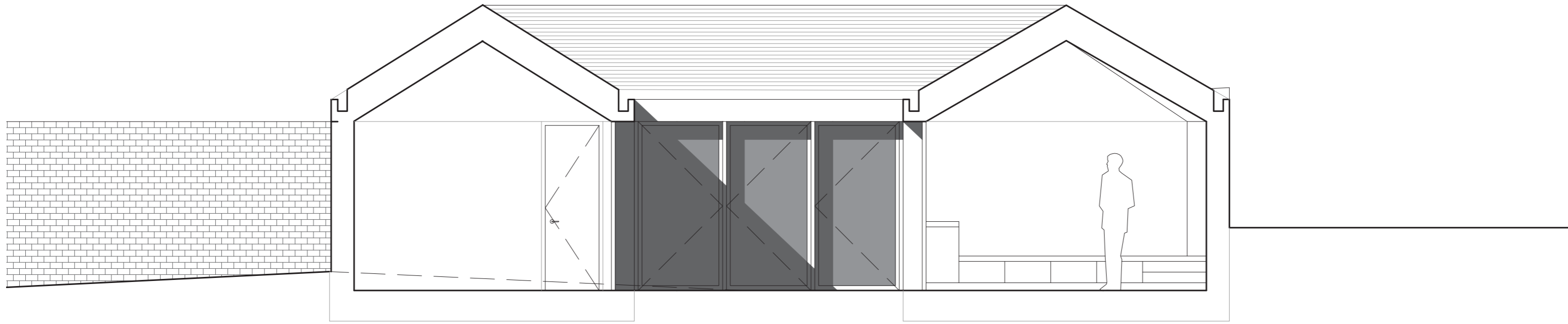


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Project No.	135 - Land Behind 65 Agar Grove		Date	08-12-2020	Rev.	A	Drawn	M.B	Description	Application
Drawing Title	Section BB		Date	December 2020	Scale	1:50 @ A3				
Drawing No.	135 300 PR		Rev.	A						



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Drawing No.	135 310 PR		Rev.	A						

Model











