

Design Statement

Project Name

152A Agar Grove

Site Address

London NW1 9TY

Project Number

074

Applicant

Mr Rasim Beqiri

Date

19/01/21

Revision

B

20 New Road Brighton

East Sussex BN1 1UF

info@solindan.com

www.solindan.com

+44(0)1273 933560



Application reference PP-09401856

By Dominic severs

Lower Maisonette Flat A 152 Agar Grove London NW1 9TY

Installation of air conditioning units to front and rear garden and installation of canopy to entrance door (retrospective)

1. Existing Site and Building

The property is a leasehold maisonette on the lower and upper-ground floors in a mid-Victorian mid-terrace house, with its own front door at lower-ground level. The house was built as part of the Camden Estate, with the road (St Pauls Road, now Agar Grove) laid out in the late 1840s and the terrace itself built in the 1860s.

152 Agar Grove is of four-storeys, flat-fronted with parapet, yellow gault brick faced with stucco decoration, including a base with banded rustication and mouldings around windows, pilasters to form a bass-relief portico to the front door, and a band to the parapet, all painted white. The original main front door of the house is at upper-ground floor level and is approached by a flight of eight steps. At the rear, the house is also yellow brick, with rough-arches in the same brick over the window openings. The windows themselves are all timber-framed sliding sash type. The varying arrangement of glazing bars suggests varying ages. There is an original single-storey 'out-rigger' extension with a modern part-glazed back door and timber-framed window.

The back garden is divided between the two flats, with the top maisonette having access via the roof terrace and an external steel stair. The garden backs directly onto St Paul's Mews, with no buildings or gardens between, and there is a modern terrace of three-storey houses on the other side of this small, private road, approximately 18.5 m from the rear of 152 Agar Grove.

There is a difference of level between back garden and the street level (Agar Grove) of about 700 mm. Agar Grove itself slopes gently down to the East and the neighbouring house to the East, no. 154, is lower by about 200 mm than no. 152. The back garden of no. 152 is generally level.

2. Relevant Planning Policies

- National Policy Planning Framework 2019
- London Plan 2016
- Camden Local Plan 2017
- Local Plan Appendix 3 *Noise Thresholds*
- Camden Planning Guidance Design 2019
- Camden Planning Guidance Amenity 2018
- Camden Square Conservation Area Appraisal and Management Strategy

Design Statement

3. Development Carried Out

4no air conditioning units (2no to the front garden and 2no to the back) in timber housings; and a canopy to the entrance door have been installed to the property.

a. Air Conditioning Units

- 2no air conditioning units have been installed in the front garden. They are located in a discreet position, against the retaining wall at the lower-ground floor level, barely visible from the street, being tucked away behind the wall, below street level. An attractive, high-quality timber slat housing (2000 mm wide, 380 mm deep and 600 mm tall) built around the AC units, gives the appearance of garden furniture and renders them unnoticeable and not recognizable from the street. The AC units themselves have no visual impact on the appearance or character of the building and the conservation area and the furniture-housing is attractive and, where visible, has a positive impact on both.
- 2no air conditioning units have been installed in the rear garden. These are placed against the east fence, boundary to 154 Agar Grove. They are enclosed with housing as in the front garden (2000 mm wide, 380 mm deep and 600 mm tall), of a sustainable material. They are unrecognisable as they are integrated with the garden furniture and appear to be one more element of the terrace. They are not visible, except from the application property and garden of 152B Agar Grove, and have no detrimental visual impact.
- The noise report submitted shows installations comply with CPG Amenity.

b. Canopy

- A grey tinted polycarbonate canopy (1200 mm wide, 700mm deep) with black aluminium frame and brackets has been installed above the basement flat entrance door. It allows for a covered access to the property protecting from weather. The canopy is fixed to the wall of the steps to the main entrance to the house. The aluminium brackets allow for a cantilevered design, removing the requirement for posts to reduce its bulk. Materials are of a traditional appearance, causing no detrimental impact on the conservation area. Whilst the addition is visible to the front of the property, it is at low level, of a very small scale, lightweight design and not overly prominent. The canopy is subordinate to the host property and the surrounding area, in keeping with character of the conservation area.

4. Conclusions

The air conditioning units and their housings have very minimal visual impact, and where they can be seen make a positive contribution to the appearance of the property and conservation area. There is no detrimental impact to the amenity of neighbours through noise or vibration.

The installed cantilevered canopy is discreet, small in scale and trivial impact in street scene. Materials used are of traditional appearance, causing no harm to the amenity and the character of the conservation area.