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Design & Access Statement

7A Agamemnon Road, London, NW6 1EB

Context of Planning Application for 7A Agamemnon Road, NW6 1EB

No 7 Agamemnon Road is a three-storey terraced residential property split into two self-contained flats.

The applicant is the owner of the share of freehold related to No 7A Agamemnon Road, a 3-bed flat with paved forecourt and rear garden. The applicant wishes to add additional living space to the family home in tandem with the adjacent owner of No 9A Agamemnon Road.

Both owners of No 7A and No 9A Agamemnon Road apply in-parallel under separate cover with their expressed mutual consents. The proposals are in line with a number of very similar developments in the local area, particularly extensions at no 14 (2020/2057/P) and no 16 Agamemnon Road (2020/2048/P). Additionally, the No 7A Agamemnon Road project presents a front lightwell similar to those built in No 31 Ulysses Road (2009/5799/P) and No 23 Narcissus Road (2014/5832/P).

The site is not within a conservation area, nor the building is listed. The proposed plans are intended to preserve and enhance the character of the neighbourhood.

Existing Layout

The existing GIA of the flat is 130m². It consists of living spaces on the ground floor with access to the generous rear garden, with bedrooms located on the first floor and the basement level.

Proposal

The householder planning application proposes:

- A single-storey side and rear extension of additional 24m² to form a larger space facing the garden. The extension will match the adjacent property's extend at No 5 and will have roof lights and glazed garden patio doors. All finishes to match the existing ones.
- The excavation of a front patio to provide light to the basement and ensure fire escape routes. All finishes to match the existing ones.

Layout

The design rationale behind this scheme is to provide additional living space for the owner of the property. The new arrangement comprises a new larger living room facing the garden and a study room on the ground floor. The basement level will benefit from additional daylight coming through the proposed lightwell and will be used as a playroom by the family.

Scale

The proposed extension is designed to be harmonious with the rear elevation by proposing appropriate scale and finishes to match the existing.

The extension aligns the size and height with the existing extension of the neighbour property No 5, and the proposed extension of the property No 9 (subject to planning approval). The roofline respects the gentle slope of Agamemnon Road and its buildings. The alterations to the property's front facade are minimal and have been limited to the formation of new front lightwell protected with a walkable grille.

Use

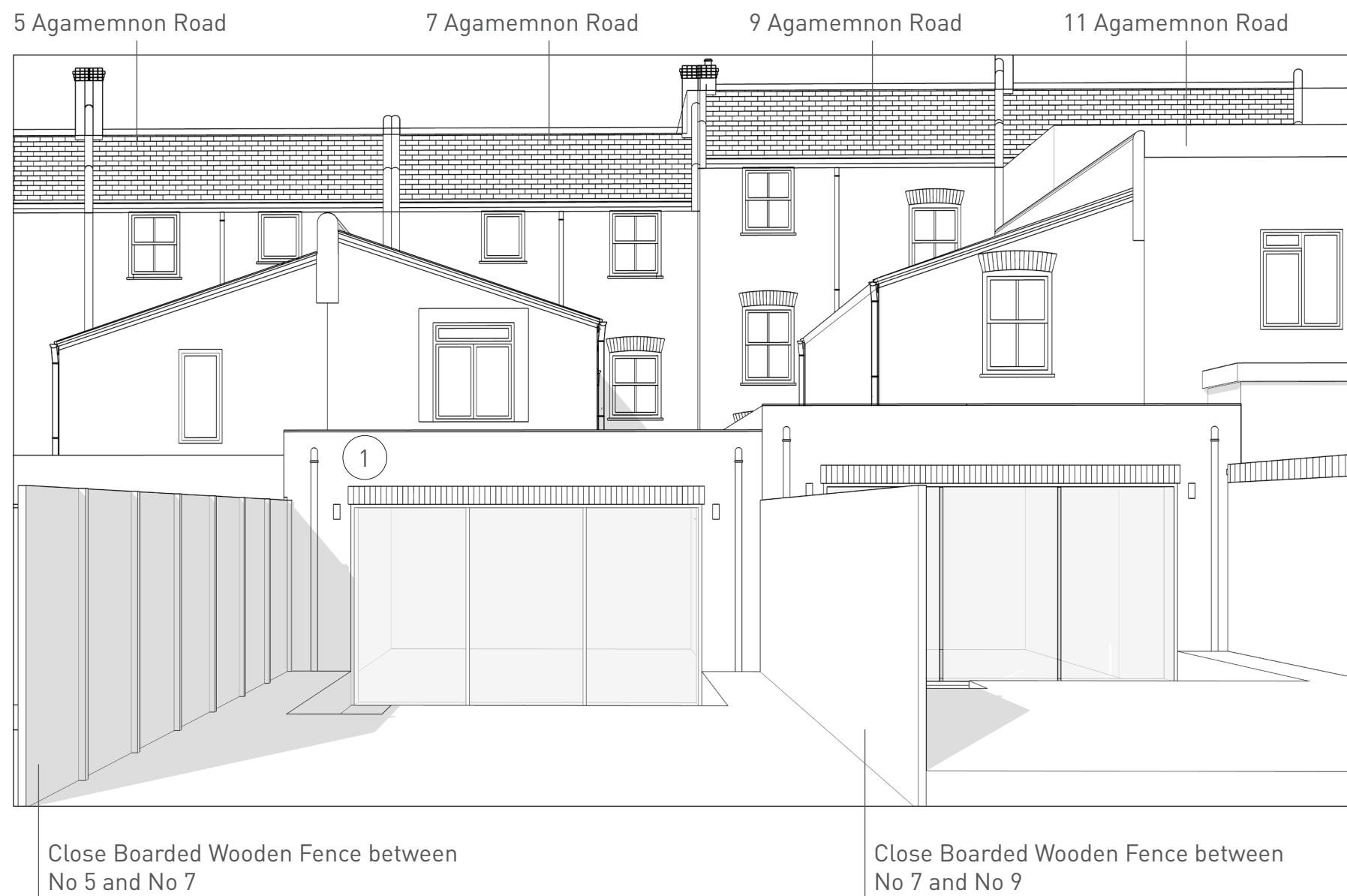
No change to use class, same, residential use is to be retained (C 3).

Access

Both pedestrian and vehicular access to the property will remain unchanged.



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No 7 Existing Rear Elevation

① Proposed extension bricks to match existing