

–

Design & Access Statement

9A Agamemnon Road, London, NW6 1EB

Context of Planning Application for 9A Agamemnon Road, NW6 1EB

No 9 Agamemnon Road is a three-storey terraced residential property split into two self-contained flats.

The applicants are the owners of the share of freehold related to No 9A Agamemnon Road, a 2-bed flat with paved forecourt and rear garden, and wish to add additional living space to the family home in tandem with the adjacent owner of No 7A Agamemnon Road.

Both owners of No 9A and No 7A Agamemnon Road are applying 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).

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 60 m². It comprises living room in front of the building, kitchen and two bedrooms in the rear of the building. The access to the generous rear garden is obtained through the kitchen and master bedroom.

Proposal

The householder planning application proposes:

- A single storey side and rear extension of 24m² to form a larger space, with roof lights and glazed garden patio doors. All finishes to match the existing ones.

Layout

The design rationale behind this scheme is to provide additional living space for the owners of the property. The new arrangement comprises of new larger living room with kitchen facing the garden, a study and a bedroom in front of the building.

Scale

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

The size and height of the extension aligns respectfully with the proposed extension of the property No 7 (subject to planning approval). The roof line respects the gentle slope of Agamemnon Road and its buildings.

Use

The proposed property development will be for the sole use of the current occupier. 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.



9A Agamemnon Road, NW6 1EB



No 9 Existing Rear Elevation

1 Proposed extension bricks to match existing