

# Design & Access Statement

Project: Extension & Alterations  
at 126A Agar Grove

Reference: 2108\_R001

Date: 12/08/2021

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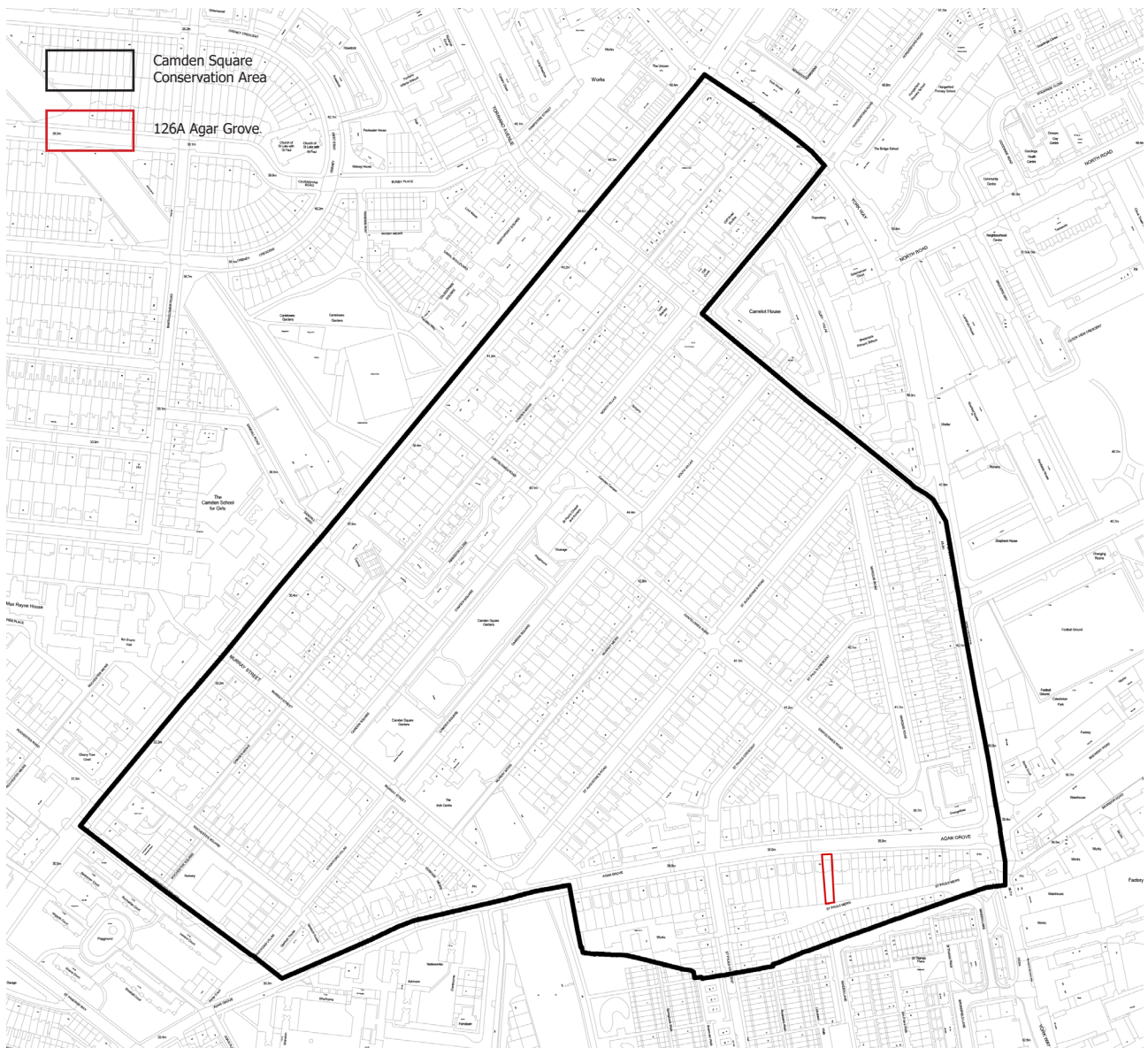
[Fig.01] View of Existing House from Agar Grove

## 1.0 The Proposal

The existing property is a ground floor flat within a 4-storey semi-detached house located on the southern side of Agar Grove. The property appears to have been constructed around the late 1800s.

Agar Grove sits at the bottom of the Camden Square Conservation Area within the Southern Boundary Roads, as illustrated within Figure 02.

The applicant wishes to create a modest single storey rear extension to provide additional living space, as well as proposing a series of internal alterations to better suit the clients needs.



[Fig.02] Camden Square Conservation Area showing 126A Agar Grove



## 2.0 Design

The proposal has been designed to sit comfortably within the existing building and the wider context, while being articulated honestly as good quality additions to the building fabric. The form and materials of the design avoid any negative effects on the surrounding buildings and context.

The scheme creates additional internal space at ground floor level, improving living spaces to better suit the needs of the owners. The proposed ground floor extension extends from the existing rear bay window by approx. 1.7m and increases the internal footprint of the flat by approximately 4 square metres.

Generous glazed doors will provide good levels of daylight to the internal spaces, this includes the addition of a roof-light to the rear living space. In order to increase daylight levels to the hallway and entrance, a glazed security front door has been proposed. The new fabric will be highly insulated to improve comfort levels and help minimise the energy demand of the property.

It is proposed that the new external walls at ground level be finished in brick to match the existing.



[Fig 0.3 & 0.4] View of Existing House from Shared Rear Garden

### 3.0 Precedents

A number of schemes of similar scale have been approved in recent years at properties along Agar Grove and in the immediate area. In particular, extensions at the following properties should be noted:

Flat 130A Agar Grove

- 2019/3176/P
- Erection of single storey rear extension including roof terrace at upper ground floor level; alteration of rear window to form access doors.
- Granted

50 St Augustine's Road

- 2016/2159/P
- Single storey rear extension at lower ground floor level; alterations to fenestrations at lower ground floor level.
- Granted

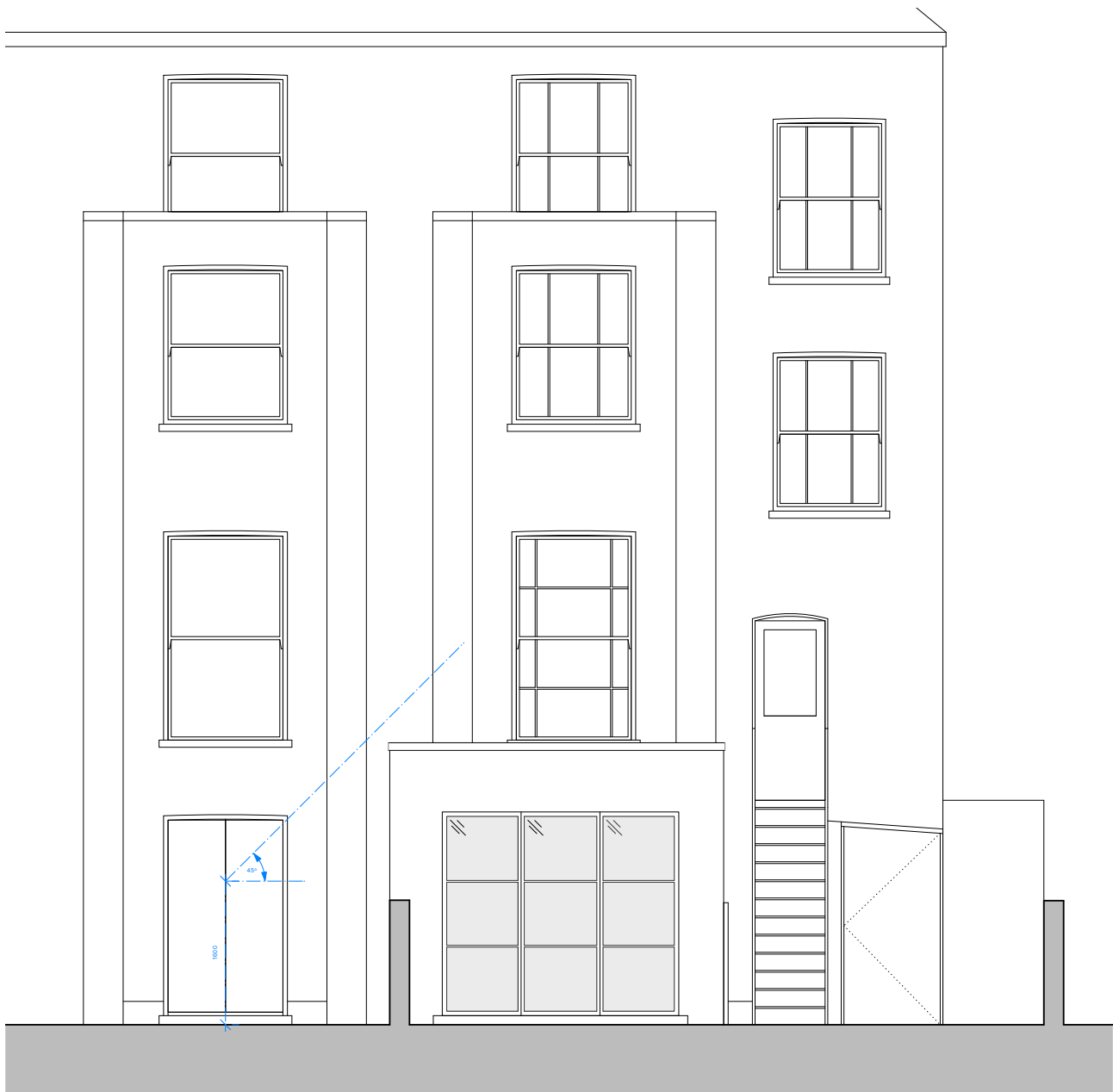
Flat 27A Cantelowes Road

- 2016/4650/P
- Erection of single storey rear extension at lower ground floor level and re-cladding of existing side extension.
- Granted

## 4.0 Skylight & Sunlight

The proposed works have been designed to avoid any negative impact on the skylight or sunlight available to neighbouring windows or external spaces.

As per the BRE Guide (Site layout planning for daylight and sunlight), the extension does not lie within the 45 degree angle of any neighbouring windows/ patio doors in either plan, nor elevation and so will not have a negative impact on lighting levels for surrounding properties.



[Fig 0.5] Proposed Rear Elevation & Daylight to Neighbouring Property

## **5.0 Flood Risk**

The Environment Agency's flood risk maps show the area to be at no risk of flooding by Sea, Rivers or Reservoirs. The proposals will have no detrimental effect on the overall drainage condition of the property or the site. The green roofs proposed will enable efficient drainage and reduce storm-water runoff within the urban environment.

## **6.0 Sustainability**

The external fabric of the rear extension will be constructed to provide high levels of insulation, minimising the overall energy requirement of the property. As part of the works, the new roof-light featured in the extension will promote the amount of natural light and ventilation that reaches the Ground Floor, which will reduce the need to artificially light or ventilate them.

## **7.0 Access**

Access to and from the property will remain as existing. Internally, generous habitable room sizes and circulation areas allow for ease of access and use.

## **8.0 Parking Provision**

Parking is on street and will remain unchanged by these proposals.

## **9.0 Trees**

There are no trees within falling distance of the proposed ground floor extension.

## **10.0 Note on Ownership**

The applicant plans to have completed the purchase of the property on the 10th August 2021. On this basis, the applicant will have been the sole owner of the property for 21 days on 31st August 2021. (There is no provision to clarify this point on the electronic application form under the relevant ownership section.)