

Design Statement



48 Agamemnon Rd, London NW6 1EN Design Statement

- 1.0 Introduction
- 2.0 Design Intent
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Site Aerial View.

Introduction:

This document has been prepared by Proficiency Design & Build to support a planning application package of information relating to **48 Agamemnon Rd, London NW6 1EN**:

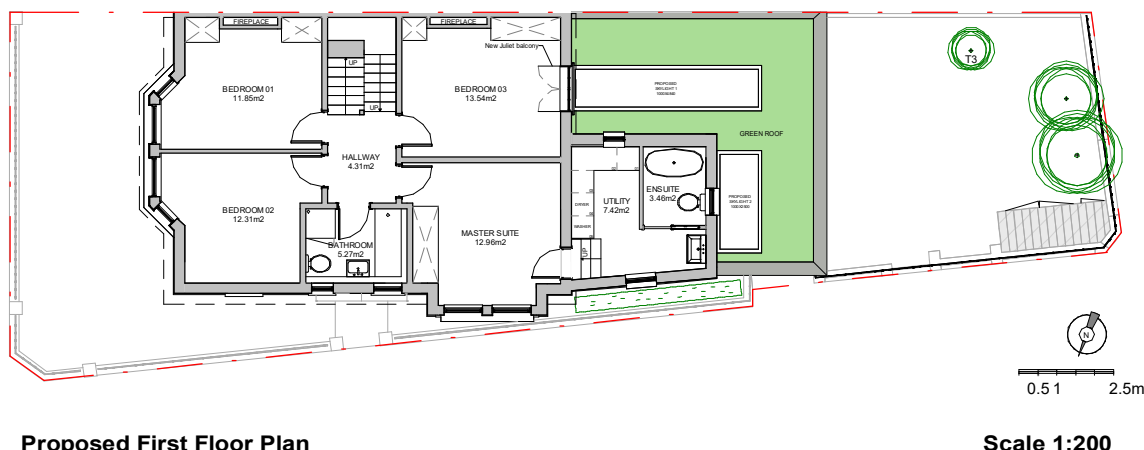
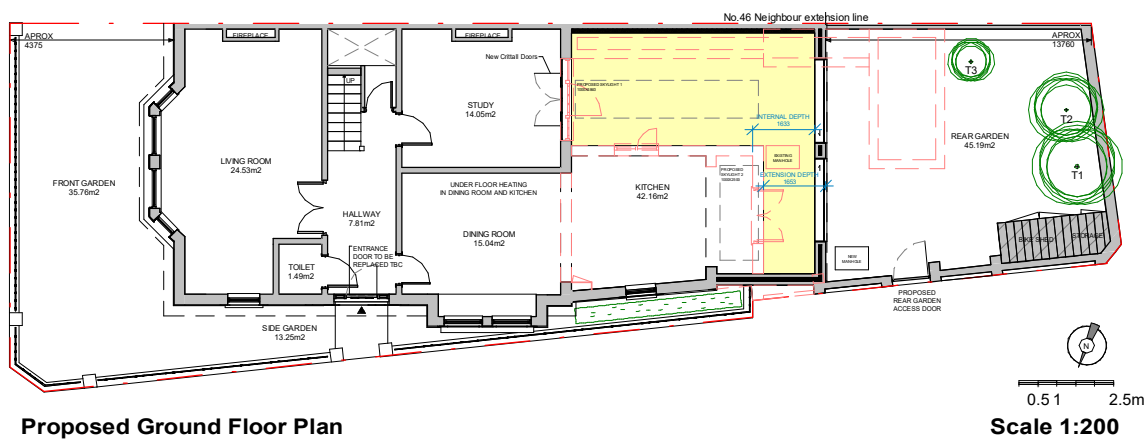
- 1) Single storey full width extension with flat green roof and 2 skylights;
- 2) Installation of a Juliet balcony, following the replacement of the existing rear first floor window;

The property is located on the north side of Agamemnon Road, set within the area known as the Greek Roads adjacent to Fortune Green Park and within the Fortune Green ward of the London Borough of Camden.

The existing property consists of a two storey semi detached dwelling house. It features prominent bay windows, yellow brick external walls and a slate tiled roof.

The property has been remodelled over the years with a loft conversion.

The property does not fall within a conservation area nor is it located in an archaeological priority area.



1. Photograph of No.48 Existing Rear Elevation & No.46 context.

2. Photograph of No.46 seen from No.48 Rear Garden.

Design Concept:

The proposed development involving a ground floor extension would allow for more space and light into the existing kitchen and adjacent study area. The proposed extension external finish will be brick to match existing, with a flat green roof. Introduction of a Juliet balcony at first floor level to the rear.

From the photographs 1 & 2 taken from No.48's property it is possible to see the adjacent property No.46 has completed a similar development (ref.2014/7175/P) permission granted on the 16-03-2015. It is possible to assess the minimum impact the proposed extension would have on neighbours amenities and street scene. The proposed height and depth of the extension will match the rear extension at No.46.

The proposed flat green roof will have two skylights. The additional space created by the extension will accommodate a kitchen and dining room.



Neighbourhood Unit - Aerial View.

— — Similar Developments

Rear Extensions:

From the above Neighbourhood Unit Aerial View it is possible to identify several cases of rear extensions in the area within the similar context to No.48 Agamemnon Road. Although they were built more than 6 years ago, they still contribute to the shape grammar of the place which is characterised by deep rear-end walls, setbacks and diverse architecture massing.

- **44 Agamemnon Road:** Ref.2015/5623/P - Granted 20-11-2015
- **46 Agamemnon Road:** Ref.2014/7175/P - Granted 16-03-2015
- **36 Gondar Gardens:** Ref.2007/2039/P - Granted 19-06-2007
- **38 Gondar Gardens:** Ref.2008/3877/P - Granted 08-12-2008
- **51 Gondar Gardens:** Ref.PWX0103539 - Granted 16-10-2001
- **53A Gondar Gardens:** Ref.2014/6467/P - Granted 03-12-2014
- **55 Gondar Gardens:** Ref.2015/1570/P - Granted 09-06-2015



No.44 and 46 Agamemnon Road - Existing Rear Extension.



No.36 and 38 Gondar Gardens - Existing Rear Extension.



No.55, 53 and 51 Gondar Gardens - Existing Rear Extension.

Rear Extensions:

From the images above it is possible to identify several examples of full width rear extensions in the neighbourhood unit. These extensions are considered to have a much more mass impact on neighbour's amenities due to the proximity distance from neighbour's houses and its volume. When compared to these cases the proposed development No.48 Agamemnon Road would have insignificant impact to the neighbour's amenities as the property is a corner plot semi detached and shares boundary with No.46 who's property has already extended at the rear. The proposed development will have a minimum impact on the street scene due to the existing high boundary wall. Therefore the development is considered to be acceptable in terms of impact to neighbours amenities and street scene.