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9B Agamemnon Road, London, NW6 1EB

This Design and Access Statement is part of the application 2021/5515/P amendment. The design of the proposed roof extension has been reviewed to follow the advice the assigned planning officer provided.

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

No 9 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 9B Agamemnon Road and wish to add an additional studio/home office to facilitate working from home.

The Freeholder has agreed to the plans and the application is designed to comply with the Permitted Development rule.

The proposals are in line with a number of very similar developments in the local area, such as applications 2017/3345/P and 2017/5536/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 two-floors flat is 100m². It comprises living room in front of the building, kitchen and three bedrooms.

Proposal

The householder planning application proposes:
- A pitched roof-extension of approximately 8,5m². 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 adds a new studio facing the back of the building and will not have any impact on the facade.

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 existing building. Additionally, the new structure is designed to architecturally integrate the third floor of the adjacent building 11 Agamemnon Road.

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.

9B Agamemnon Road, NW6 1EB



No 9 Existing Front Elevation



No 9 Existing Rear Elevation



Proposed studio area

No 9 Existing Rear Elevation - Existing



No 9 Existing Rear Elevation - Proposed Studio Addition

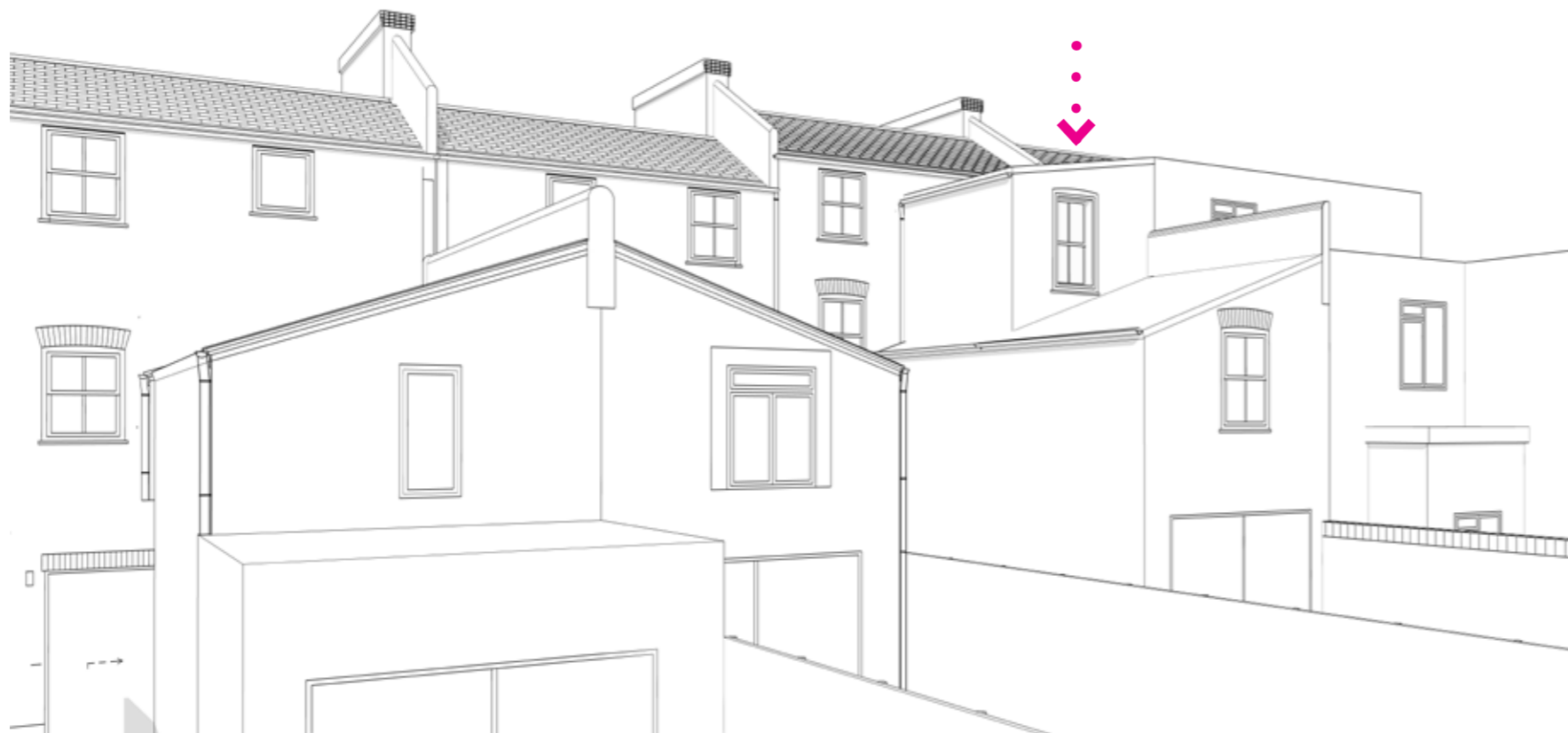


Amendments:

- smaller volume achieved by recessing the walls from the outrigger edge
- finishes of the proposed extension will match the existing facade, the addition will harmoniously blend with the building
- the proposed window will match the characteristics of the existing windows
- the extension roof slope will closely follow the outriggers slope



No 9 Existing Rear Elevation - Proposed Studio Addition



No 9 Existing Rear Elevation - Proposed Studio Addition