

PL1_Design & Access Statement

82 Agamemnon Road, NW6 1EH London

July 2022, revision -



No.82 Agamemnon Road

Introduction

This statement was created as a part of a planning application for No.82 Agamemnon Road, NW6 1EH London and should be read in conjunction with the accompanying set of existing and proposed drawings.

Proposal

This proposal is for a rear single-storey ground-floor side extension and a redesign of the internal layouts.

Location

The property is located in the Fortune Green ward, London Borough of Camden. The adjacent area has a predominantly residential character, with mostly terraced houses built in the Victorian period.

Existing house

No.82 is a three-storey mid-terraced Victorian house with an existing single storey extension at the rear of the ground floor and converted loft. The front façade is built in exposed brick with white stucco arches above the windows and the main door. The roof is tiled and there are two modern skylights at the front.

Proposed Design

The main aim of the proposal is to extend the kitchen and the dining area, adapt the internal layouts to provide better flow of the natural light, visual connection with the garden and to enhance the overall usability of the house and garden.

The proposed side extension will have a single pitched glass roof. The rear façade will have a wide P.C. aluminium sliding door allowing a visual connection with the rear garden. The rear elevation will also be clad in a contemporary material – zinc that greatly binds with property houses.

The side elevation will be rendered.

The extension is proposed to be subordinate to the existing Victorian house in scale. It was carefully designed in a contemporary sophisticated approach that will enhance the overall design.

Materials

The roof will be frameless glazed, rear elevation will feature Zinc metal cladding and a matching P.C. aluminium sliding door and the side elevation will be rendered.

Access

The access to the house will not change.

Planning History

The property has recent planning applications:

Application Number: 2021/0796/T

Site Address: 82 Agamemnon Road London NW6 1EH

Development Description: REAR GARDEN: 1 x Pine (T1) - Reduce over hanging branches on garden side and crown clean.

Status: WITHDRAWN 22-02-2021

Decision: Withdrawn Decision

Application Number: PWX0002706

Site Address: 82 AGAMEMNON ROAD LONDON NW6 1EH

Development Description: Change of use from 2 flats to a single dwelling house, together with various additions and alternations including two rooflights at the front, two dormers at the rear including one to provide access to a roof terrace and the erection of a single storey conservatory extension at side/ rear,

As shown on drawing numbers; 00/406/01, 02A and photographs.

Status: FINAL DECISION 19-10-2000

Decision: Grant Full Planning Permission (conds)

Application Number: 9301250

Site Address: 82 Agamemnon Road NW6

Development Description: Continued use as 2 self-contained one-bedroom flats including the retention of 2 front entrance doors as shown on drawing no(s) NW93/10/1

Status: FINAL DECISION 01-10-1993

Decision: Grant Full or Outline Planning Permission.

Application Number: 9300902

Site Address: 82 Agamemnon Road NW6

Development Description: Application for a certificate of lawfulness for an existing use or operation/activity as two residential flats.

Status: FINAL DECISION 23-07-1993

Decision: Withdrawn after Reg'n (not used on PACIS)

Precedents in the area

There are multiple precedents in the area, to state few:

Application Number: 2022/1638/P

Site Address: 31 Agamemnon Road London NW6 1EJ

Development Description: Erection of 5m deep, 3m high single storey rear extension

Status: FINAL DECISION 25-05-2022

Decision: Prior Approval not required

Proposed rear elevation:



Application Number: 2022/1640/P
 Site Address: 57 Hillfield Road London NW6 1QD
 Development Description: Erection of a 6m deep single storey 'infill' extension and a 2m deep single storey addition to existing two storey rear wing.
 Status: FINAL DECISION 20-06-2022
 Decision: Grant Prior Approval
 Proposed rear elevation:



Application Number: 2009/1263/P

Site Address: 88 Agamemnon Road London NW6 1EH

Development Description: Erection of single-storey rear and side ground floor level extension to existing residential dwellinghouse (Class C3).

Status: FINAL DECISION 14-04-2009

Decision: Granted

Proposed rear elevation:



Design Appraisal

The proposed design will create a coherent part of the building and would not detract from the character of the building or the area. It will not have a visually obtrusive impact upon the amenity of the occupiers of the neighbouring properties but will create a coherent design together with the existing roof extensions.

Conclusion

The submitted design approach has been carefully conceived in relation to the character of the building and the townscape. It would not detrimentally impact on the qualities of the building and street scene.