

76 Agamemnon Rd, London, NW6 1EH
Design and Access Statement
Planning Statement

Sept. 2025

Introduction

The Design and Access Statement has been prepared by VDYA to support the Planning Application for the proposed scheme at 76 Agamemnon Rd, London, NW6 1EH.

The application seeks permission to create a single-storey rear extension to enlarge an existing bedroom on the second floor with an external roof terrace for the purpose of improving the quality of internal living for the occupants while maintaining respect for the character of the property and neighbouring amenity.

The design represents a sensitive approach to the development and area, respecting the needs of the property.



76 Agamemnon Rd, London, NW6 1EH, Location

Existing Site

The property is located in West Hampstead in the London Borough of Camden and is a mid-terraced three storey Victorian house. The area is predominantly residential. The building is finished in traditional brick, white render, and metal cladding with a tiled roof and white uPVC windows and doors.



76 Agamemnon Rd, London, NW6 1EH, Front Elevation



76 Agamemnon Rd, London, NW6 1EH, Back Elevation



76 Agamemnon Rd, London, NW6 1EH, Side Elevation

Design

The proposed scheme seeks to improve the existing living conditions and optimize the layout of the second-floor rear bedroom to provide a good-sized room and an external roof terrace, establishing a stronger connection to the rear garden with increasing access to natural light and ventilation.

Other properties in the local area have undergone similar refurbishments to enhance the character of their properties. This design has been thoughtfully developed with care and consideration of the existing features within the neighbourhood and property.

Use

The use of the property remains as a single-family dwelling. The proposal seeks to enhance the internal layout by providing a more functional bedroom on the second floor.

Amount

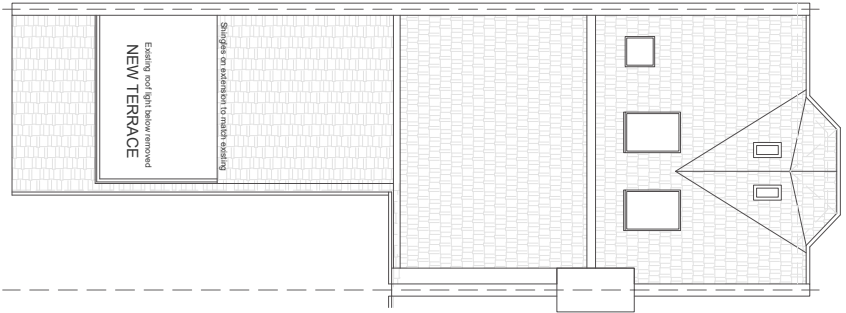
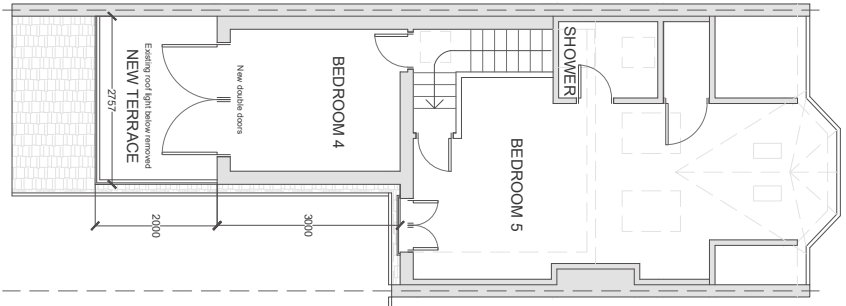
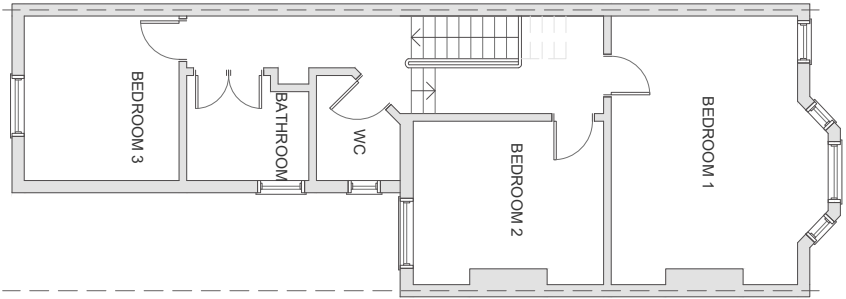
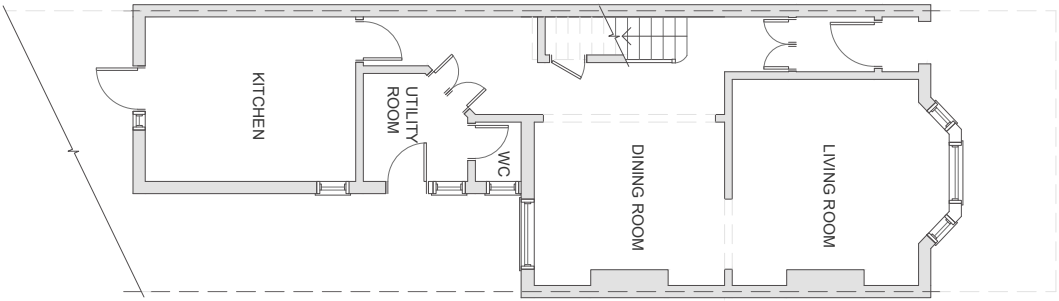
The proposed extension is set back by 3.2m from the rear line of the property and the external terrace is set back by 1.2m and does not extend past the roof line of the adjoining property. This will not harm or reduce the garden setting and no trees or hedges will be impacted by these proposals. The existing road layout remains the same.

Layout

The extension improves the internal layout by creating a larger bedroom to allow for a double bed with improved natural light, ventilation and connectivity to the rear garden. Existing circulation is retained, and the extension does not impact the internal layout.

Scale

The extension is modest in scale and remains clearly subservient to the main dwelling. The proposed height, width and depth respect the proportions of the host property and avoid any overbearing effect on neighbouring dwellings. The extension does not extend the rear line of the existing property.



76 Agamemnon Rd, London, NW6 1EH, Proposed Plans

Appearance and Materials

The extension will use materials that match or closely complement the existing building, using predominantly metal cladding and shingles for the roof. The external roof terrace will be constructed with black metal railings and ceramic floor tiles.

The rear elevation is not visible from the public realm and therefore the proposal will not detract from the appearance of the existing streetscape when viewed from Agamemnon Road.

Outlook, daylight and privacy

The proposal does not raise any impact of daylighting on the neighbouring properties. In terms of overlooking concerns for neighbouring properties it is unlikely that the proposal would result in significant overlooking or loss of privacy to neighbouring properties due to the orientation of the terrace and the location of the windows on the neighbouring properties. The terrace may provide additional views to neighbouring rear gardens, but this is moderated by the presence of windows below.

Planning Policies

Camden Local Plan (2017):

Policy D1 – Design: The proposal respects the local context and character of the surrounding area.

London Plan (2021)

Policy D3 – Optimising Site Capacity through Design-Led Approach

National Planning Policy Framework (2024):

The proposal is consistent with the NPPF in preserving the character and appearance of the existing area and ensuring high-quality design

Planning History

2023/5330/P | Erection of roof extension over first floor rear projection and creation of roof terrace – Permission granted on 10 March 2024

Conclusion

The proposed single-storey rear extension is a modest and respectful addition to a family home. The design is fully compliant with local planning policy and national standards. It makes a positive contribution to the property’s functionality while safeguarding the architectural character of the surrounding area.



76 Agamemnon Rd, London, NW6 1EH, Proposed Elevation and Section

