

Development Management
Camden Town Hall
Argyle Street
London
WC1H 8EQ

SUPPORTING DESIGN AND ACCESS STATEMENT

For:
35 Meadowbank, NW3 3AY

Proposal

Erection of an additional storey above existing roof level in conjunction with new roof terrace with glass balustrade and access hatch.

Site & surroundings

Meadowbank is a modern late 1960s housing development. The application site is located on the southeast side of a cul-de-sac, bordered by Ainger Road, Oppidans Road and Primrose Hill Road.

No.35 Meadowbank is a three-storey mid-terraced with access to a large communal garden to the rear and part of 63 properties built between 1969 & 1971. The property is neither listed nor within conservation area.

Design

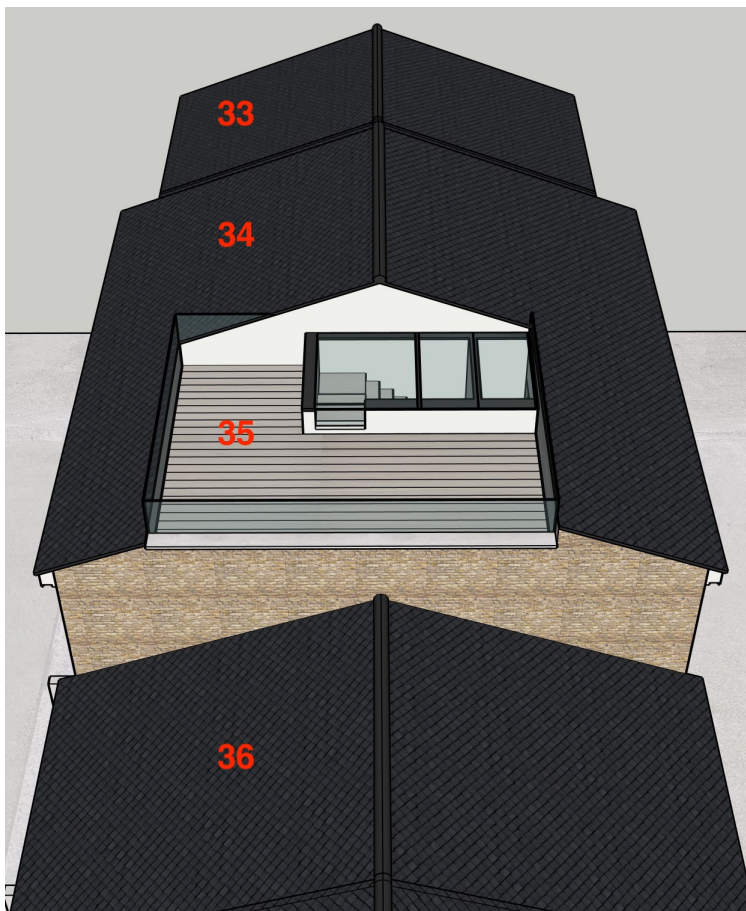
The proposal seeks approval to erect an additional storey and a new terrace at the roof level following demolition of the current roof structure. The anticipated supplementary height is approximately 1.85 meters, measured from the highest point of the existing roof to the intended upper edge of the proposed glass balustrade, resulting in the overall height of the building reaching 12.1 meters above ground level.

As mentioned in previous applications in the area, the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 (GPDO) introduced Class AA to Part 1 of Schedule 2, which allows for the enlargement of a dwelling house consisting of the construction of up to two additional storeys.

Although this is only relevant to the additional 3rd storey, it is essential to note the GPDO sets the limitations above existing roof heights, allowing an increased height of up to 3.5m measured from the highest part of the existing ridge line, setting our proposal well below the permissible threshold.

The proposed new terrace would be located at fourth-floor level and far enough away from the private amenity space of the shared rear garden ground not to cause unacceptable noise, disturbance or overlooking. The proposed glass balustrade would be set back 2.5m at the front and 1.5m at the rear, including a third section along the extended flank party wall with number no.36, all measuring 1.2m in height from FFL.

It is proposed that a section of a tiled pitched roof at the rear and front edges be built to preserve the continuity with the newly built roof at no.34, minimising issues with overlooking and the visual impact from the street level, as seen in image-1 below:



Access to the roof terrace would be via a brick-walled sliding roof hatch to provide adequate head height to the access stair.

The small walls surrounding the hatch would extend no higher than the glass balustrade and would serve as structural support for the sliding mechanism.

The newly exposed party wall with no.36 will be finished in brickwork to match the existing and will not exceed in height those at neighbouring properties at no.29 & 30.

The proposed roof design respects the character and scale of the surrounding buildings by hiding the balustrade and minimising the visual impact on the immediate neighbours - see image 2.

Image 1 - Context roof layout



Image 2 - Rear view from communal garden at 16m distance

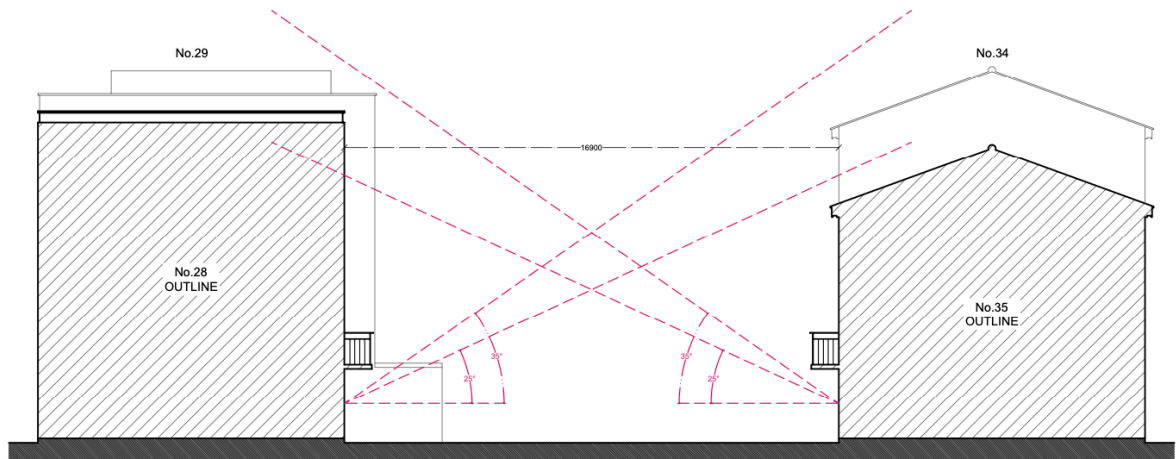
Overlooking

There is a separation distance of nearly 17m between no.28 and no.35 existing building lines, as shown in the existing and proposed section below. As a result, neighbouring properties have existing levels of mutual overlooking. The proposed section shows the same distance and window positions as the existing arrangement and, therefore, would present a similar view, thus not leading to any additional overlooking.

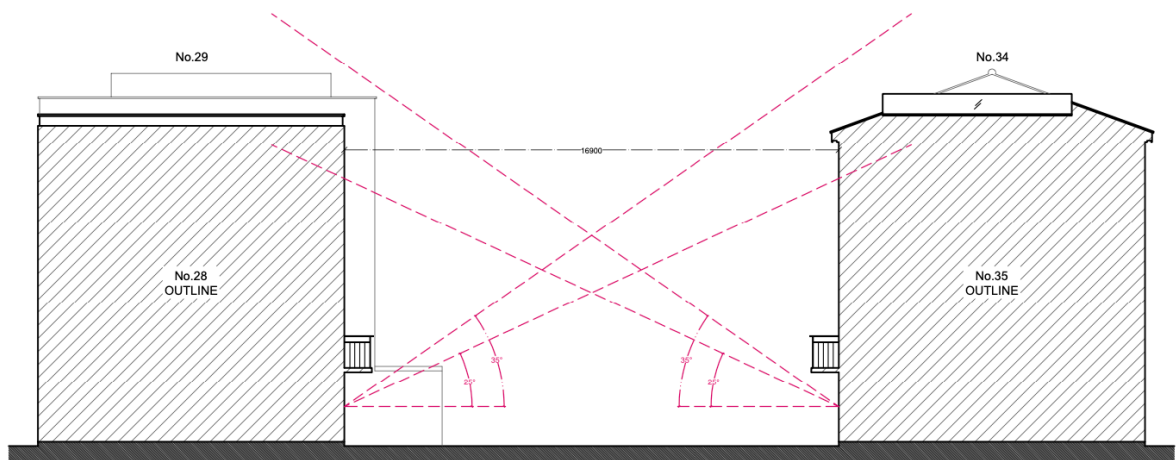
It is important to state that the front and rear windows will be replaced to match the size and configuration of the existing ones, so they will not produce any higher levels than those currently in place.

Daylight / Sunlight

The additional storey would have a negligible impact on neighbouring properties and communal gardens. The proposal meets the same 25-degree rule with the rear neighbour, as shown in image three below. Compared to its current condition, the proposal would not significantly affect the daylight and sunlight levels received by neighbouring properties.



EXISTING SECTION THROUGH COMMUNAL GARDENS
SCALE 1:150



PROPOSED SECTION THROUGH COMMUNAL GARDENS
SCALE 1:150

Image 3 - 25 degree analysis

Sustainability & Environment

The application proposes using sustainable materials where possible. All new doors and windows will be constructed in accordance with Part L, providing high energy efficiency.

The scheme will also provide good natural daylight and sunlight levels to the new proposed storey, resulting in a better amenity space for the occupiers.

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Date: 18 December 2024
Ref: 35MB_10_DAS

Use

The proposed changes will be for the sole enjoyment & use of the current occupier.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Conclusion

For all reasons detailed above, it is felt that the proposed scheme would be harmonious with the building and not be out of keeping with the area's visual amenity.

The design has taken into consideration many of the UDP policies that are central to the Council's approach to this type of work.

Yours sincerely,

Abraham Sandoval
Architect / Director