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# Design & Access Statement

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41 Meadowbank, London, NW3 3AY

PLANNING APPLICATION  
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## **0.0 PROPOSED DESCRIPTION**

**Replacement of existing uPVC windows with aluminium framed windows to front & rear facades (colour - dark grey). Removal of existing garage door and replacement with new window. New timber front door & metal canopy. Rendering to front wall at ground floor level. Lowering of window sill to rear third floor window with inclusion of frameless glass French balcony. Replacement of existing white plastic roofline and downpipes with new roofline & downpipes (colour - dark grey).**

### **1.0 Site description**

41 Meadowbank is a four storey terraced house on the Meadowbank estate, that was developed in the 1980's. The site is located on the North side of Primrose Hill, between Oppidans Road & Ainger Road. The house is not listed and the site does not fall within a Conservation area.

### **2.0 Design**

#### **Use**

The house is a single family home (Use Class C3).

#### **Amount**

The site area is 0.14 Hectares. No enlargement of the property is proposed here.

#### **Scale**

The proposed alterations are considered proportionate and in keeping with the existing house, and wider estate.

#### **Appearance**

The existing building is yellow brick, with white uPVC windows and white guttering, downpipes etc. Their replacement with dark grey aluminium framed windows, downpipes and guttering will improve the appearance of the dwelling and remain in keeping with alterations on the wider estate.

It is proposed for the rear extension to be built in a dark grey (or black) brick to provide differentiation with the existing dwelling.

At third floor level, lowering of the rear window sill and installation of an integrated glass French balcony will not negatively impact the visual appearance of the building, nor increase overlooking to the surrounding properties.

Removal of the garage door, and replacement with a window relates to the incorporation of the garage space into the main living areas. An aluminium framed double casement will be installed and the lower portion of the facade will be rendered and painted in a grey colour. The existing front door will be replaced with a high quality timber front door, with glass sidelight and metal canopy.

### **3.0 Access**

There are no proposed alterations to access to the building.

### **4.0 Conclusion**

The development proposed by this application meets objectives of both central and local planning policies for residential uses. The changes will improve the overall appearance of the building and will thus enhance the overall character of the area.