

**PROPOSAL FOR CONSTRUCTION OF ROOF INFILL EXTENSION,
Timber Cladding to Upper Ground Floor (North Elevation)**

at

25 MEADOWBANK, LONDON NW3 3AY

DESIGN AND ACCESS STATEMENT

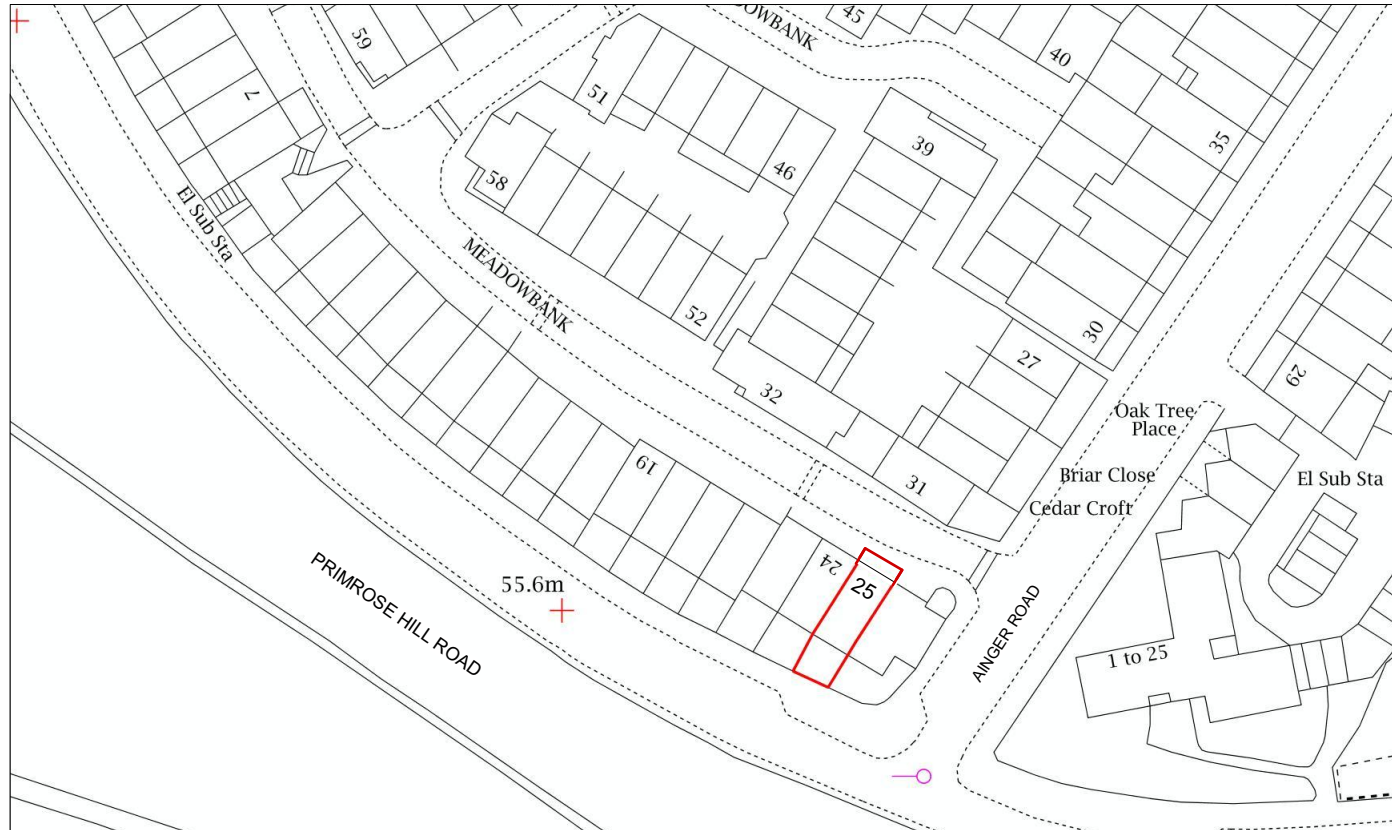
HOUSEHOLDER PLANNING APPLICATION



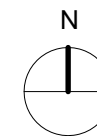
JANUARY 2025

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 - 3.2 Wall cladding - Raised Ground Floor



LOCATION PLAN 1:1250



1.0 CONTEXT AND EXISTING BUILDING

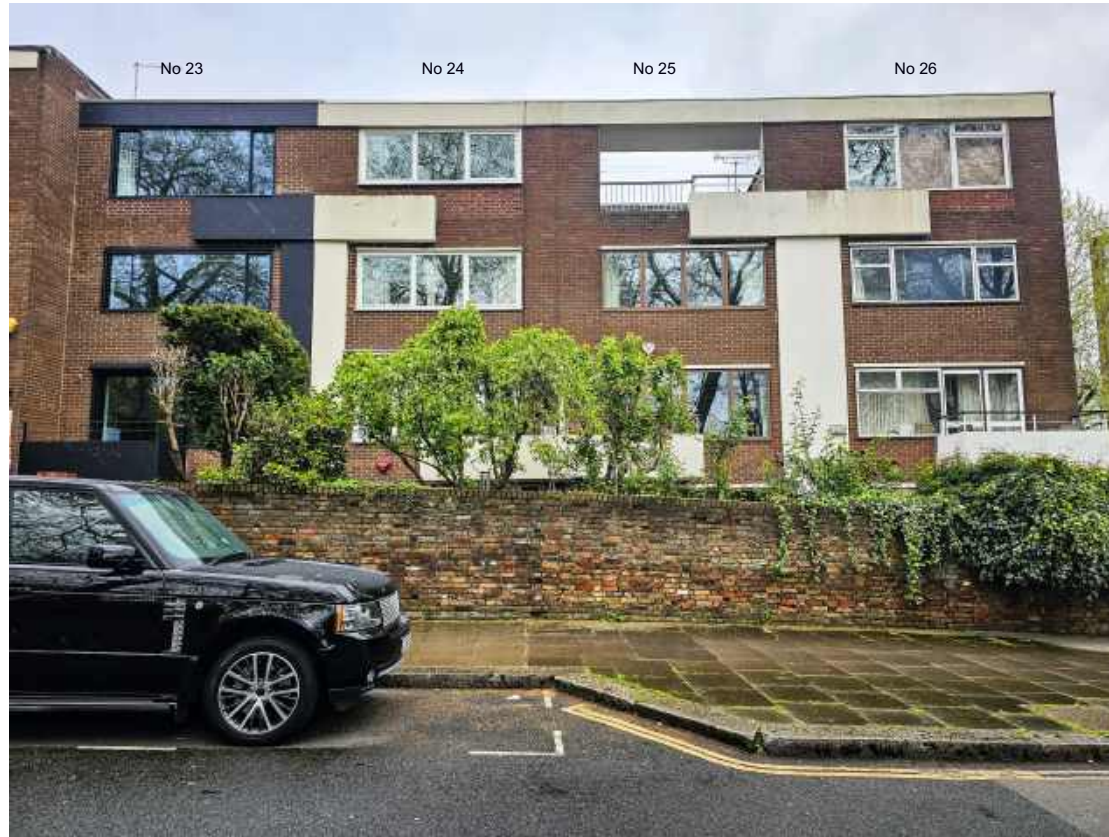


Image 01 – Rear Elevation of 23-26 Meadowbank (taken from Primrose Hill Road)

No 25 Meadowbank is located in Primrose Hill in a residential development completed in 1971, which backs on to Primrose Hill Road and Primrose Hill park beyond.

The houses numbered 1-26 form a crescent of brown brick and white render terraced houses which follow the shape of the hill as it rises and falls between Oppidans Road and Ainger Road to the west. Nos. 1-8 are separated from Nos. 9-16, with an electricity substation site between.

Access to the front of the terrace is via a private roadway (Meadowbank), which runs parallel to Primrose Hill Road. Small yard gardens at the back of the properties sit one storey higher than the entrance level from Meadowbank, at pavement level of Primrose Hill Road.

The Meadowbank development is not within a Conservation Area, nor is it Listed.

No 25 Meadowbank is a five storey family home with a roof terrace on the top storey.

Over 85% of the houses in the terrace have now had infill roof extensions added, enclosing the original roof terraces on the top storey, including neighbouring properties, numbers 23, 24 and 26.



02

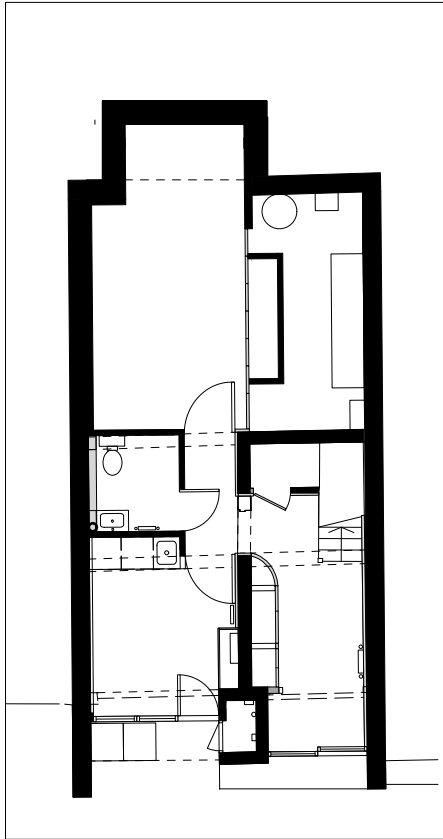
Image 02 – Front Elevation of No 25 (No. 26 adjacent)
Image 03 – Front Elevation of No 25 Meadowbank
Image 04 – Front Elevation of No 25 (No 24 adjacent)



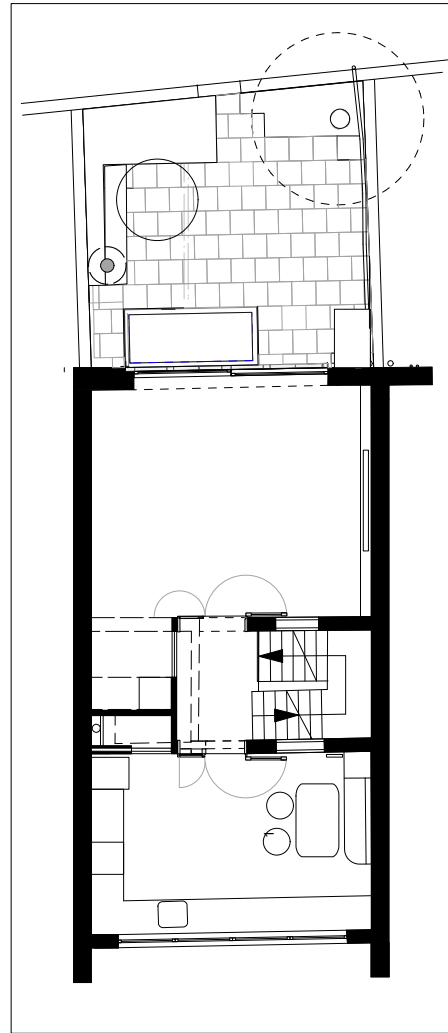
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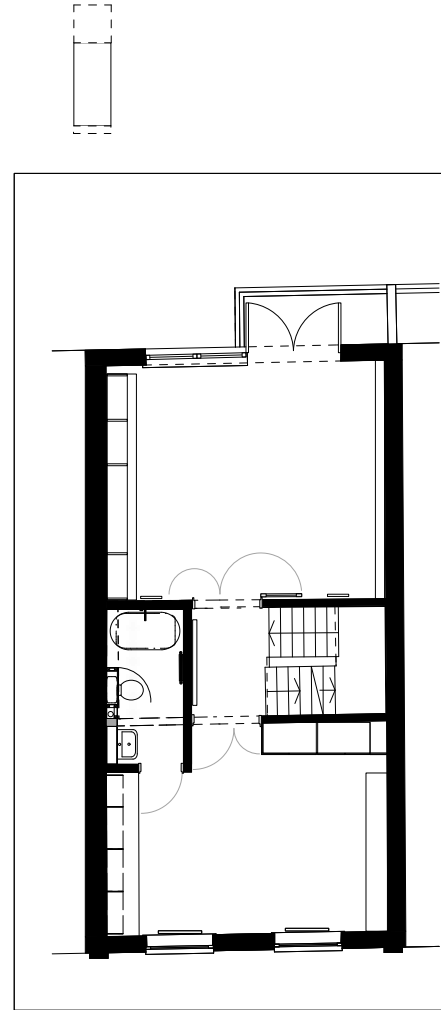


Lower Ground Floor Plan
54.8m sq

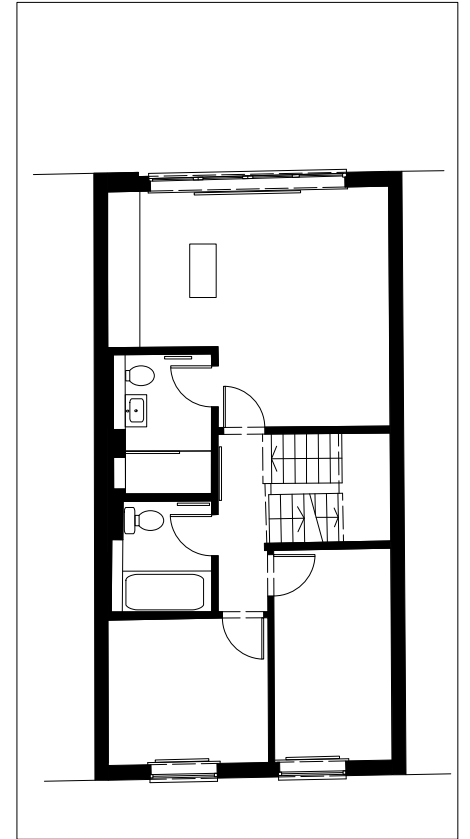


Upper Ground Floor Plan
53.4m sq

Yard/Garden
26.7m sq



First Floor Plan
55.8m sq

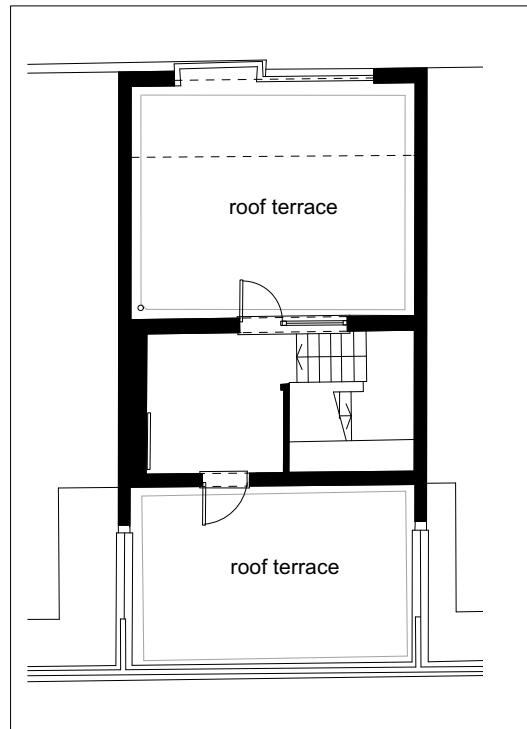


Second Floor Plan
55.8m sq

EXISTING FLOOR AREA SCHEDULE

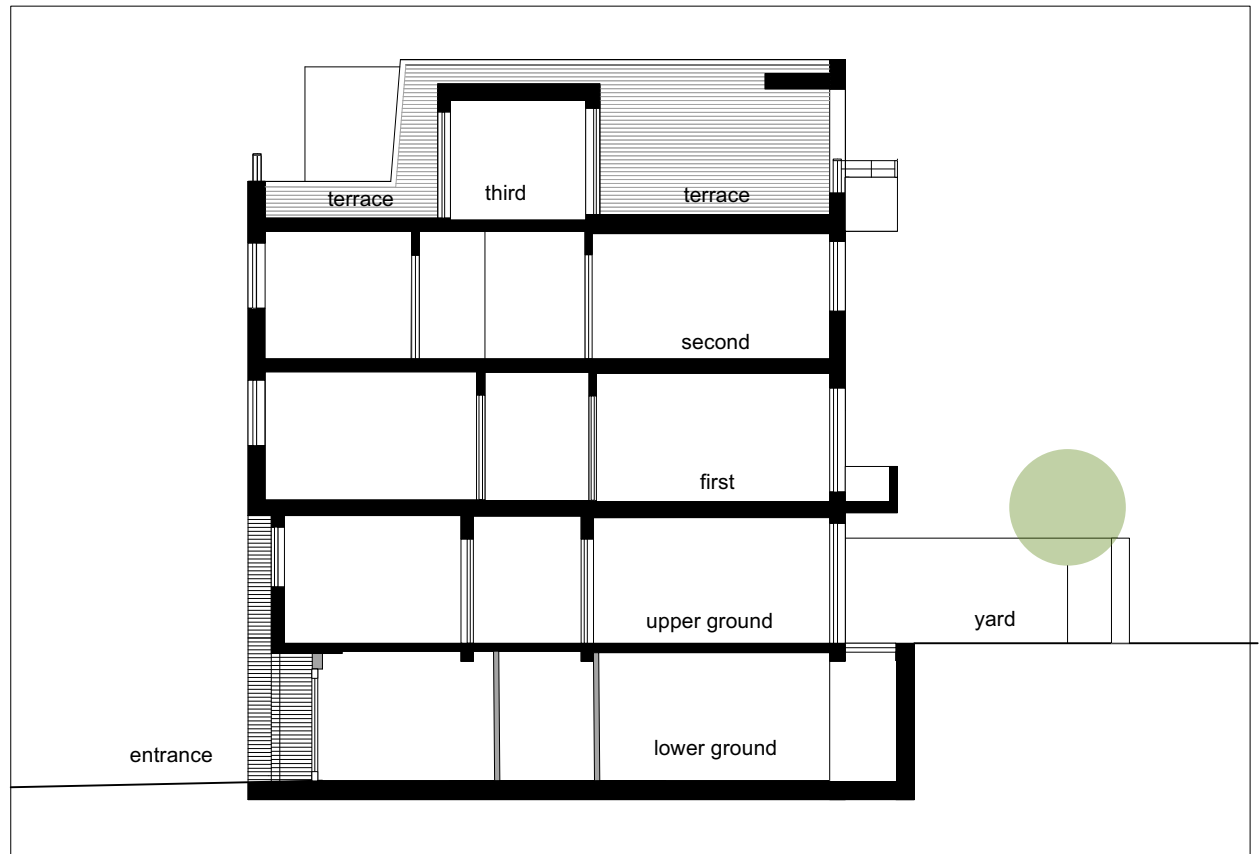
	m sq
Lower Ground Floor	54.8
Upper Ground Floor	53.4
First Floor	55.8
Second Floor	55.8
Third Floor	12.6
Total	232.4

2.0 EXISTING ACCOMMODATION - contd



Third Floor Plan
12.6m sq

Roof Terrace
40.8m sq



Section

2.0 EXISTING ACCOMMODATION - contd

- 1 View from rear roof terrace
- 2 View to No 26 Meadowbank at roof level
- 3 View towards 24 and 23 Meadowbank at roof level



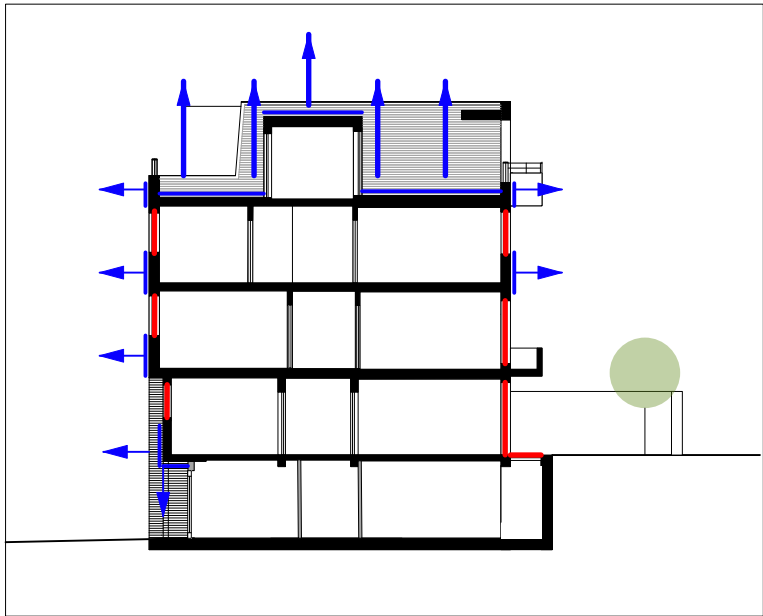
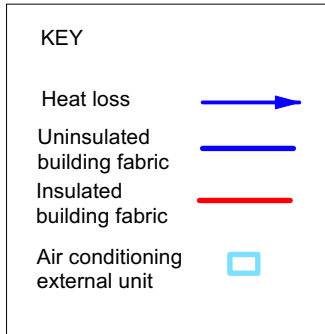
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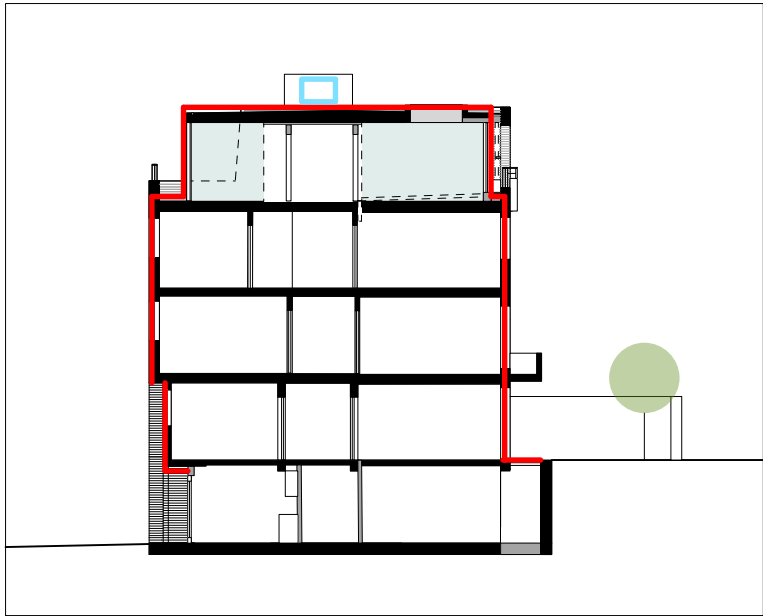
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3



Existing section through house



Proposed section through house

3.0 PROPOSAL - IMPROVING ENERGY EFFICIENCY

The proposal is to enclose the rooftop terraces to form bedroom accommodation and improve the amenity of the house in line with neighbouring properties.

This offers an opportunity to upgrade the fabric of the existing building and address heat loss problems through the existing roof and walls at the same time (See 3.2 below)

3.1 Existing Building Fabric

The terrace's original external wall construction is uninsulated cavity brick wall, with a rendered area to the north face of the raised ground floor. The roof is primarily uninsulated concrete flat roof.

Significant heat loss occurs through existing flat roof and walls, including through overhang of the kitchen floor, which is also uninsulated concrete.

The house benefits from solar gain through south west facing glazing at the rear of the house.

All glazed windows and doors to the house were upgraded in 2021 (2019/3876/P) They are minimum double glazed, with those on the upper levels of the rear facade are triple glazed. Second floor windows to the south facing elevation also have internal secondary glazing for acoustic purposes.

3.2 Proposed Building Fabric Improvements

3.2.1 Insulation of new infill roof extension will comply with current building standards and as such will significantly reduce heat loss from 2nd floor bedrooms through the existing uninsulated flat roof. Energy use of the house will be reduced by this measure. (See 5.0)

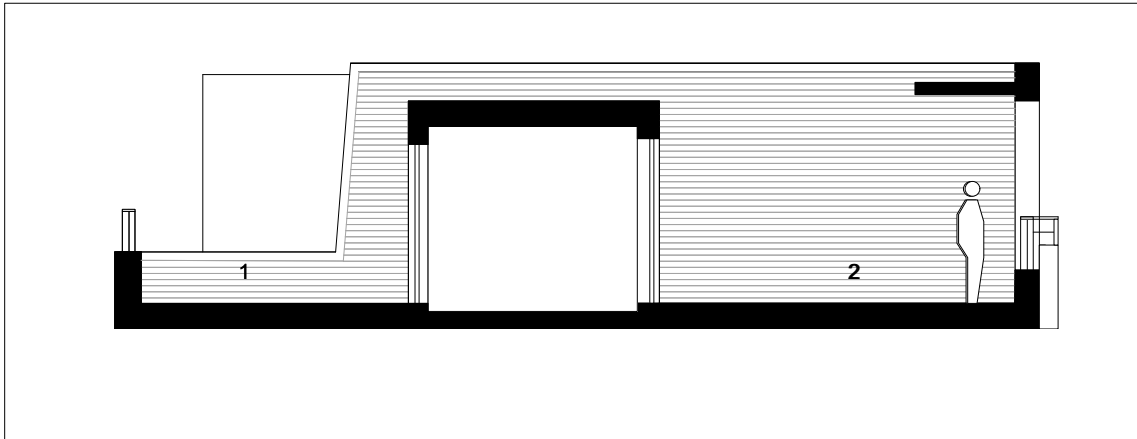
3.2.2 Cavity wall insulation will be installed to all external walls, thus minimising heat loss and future occupants' energy use.

3.2.3 Cladding of north elevation at upper ground level (kitchen). This will allow external insulation to the walls and exposed floor slab at this level and so reduce heat loss on this floor of the house. (See 3.2)

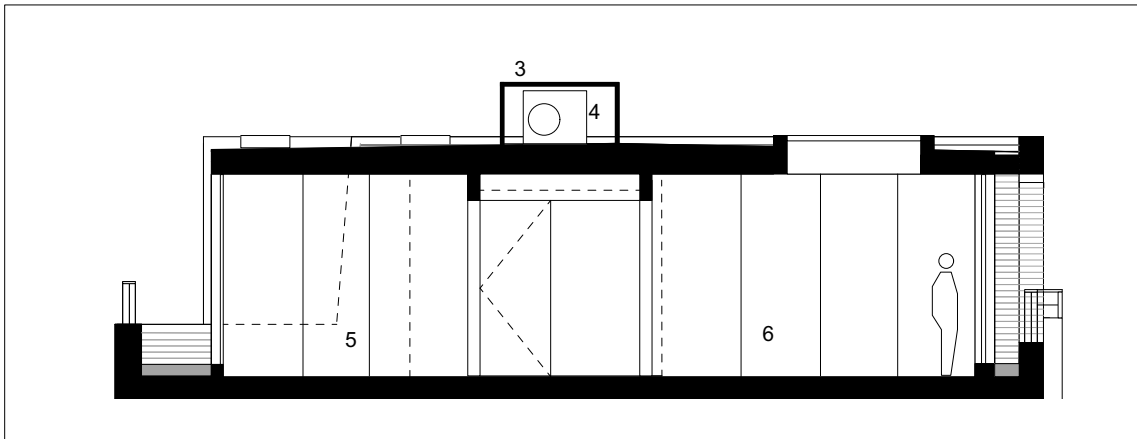
3.3 Improvements to Building Servicing

3.3.1 The new infill roof extension requires minimal air conditioning due to the orientation of the building and the problem of overheating of bedroom accommodation at roof level. (Refer to Domestic Overheating Assessment Report and Noise Impact Assessment)

3.1 NEW INFILL ROOF EXTENSION
Third Floor



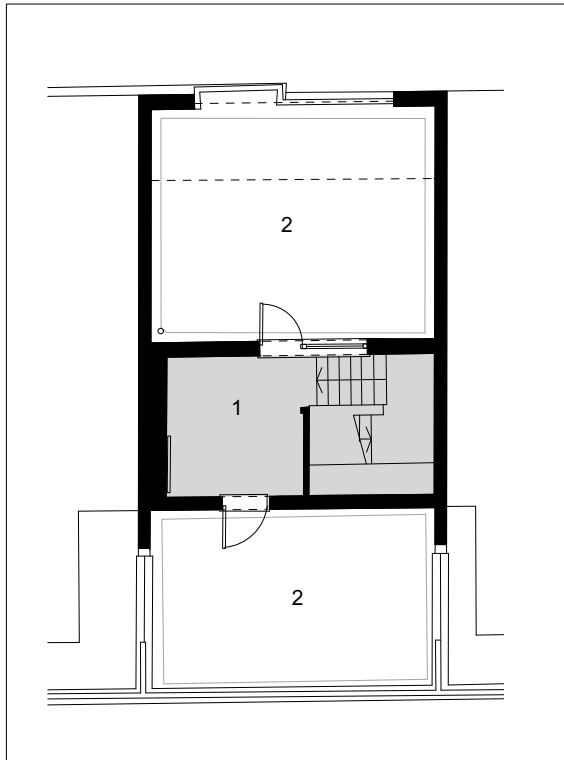
Existing Section through Third Floor



Proposed Section through Third Floor

KEY

- 1 front roof terrace
- 2 rear roof terrace
- 3 A/C unit enclosure
- 4 A/C external condensing unit
- 5 bathroom
- 6 bedroom

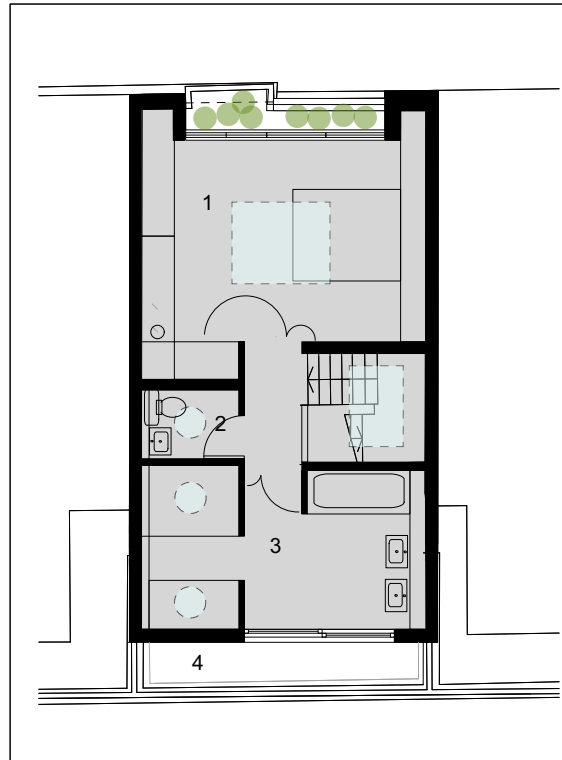


EXISTING Third Floor Plan

Floor Area: 12.6m sq
 Roof Terrace 40.8m sq

KEY

- 1 study
- 2 roof terrace



PROPOSED Third Floor Plan

Floor Area: 46.7m sq
 Roof Terrace 6.7m sq

KEY

- 1 bedroom
- 2 wc
- 3 bathroom
- 4 balcony

3.1 NEW INFILL ROOF EXTENSION Third Floor

Existing Layout

25 Meadowbank maintains both large roof terraces of the original design of the terrace. The internal staircase leads to a small room (study) which gives access to both terraces at the front and back of the house.

Over 85% of the properties in the terrace have enclosed the roof terraces to form internal accommodation since the original construction of Meadowbank in 1971, including both adjacent neighbours Nos 26 and 24.

No 25 suffers from the limitations of the original flat roof terrace design:

- Considerable heat loss from the upper floor of the house through uninsulated concrete roof structure.
- Both terraces above bedrooms are used rarely as at top of the house and are exposed and windy.
- The flat roof causes maintenance and drainage problems due to the small rainwater drainage outlets and proximity of the house to large plane trees in the adjacent park.

The Proposal

The proposal infills the existing roof terraces to form a bedroom and bathroom and is very similar in design to the structure completed at No 23 Meadowbank last year (2022/3586/P)

The new extension will be built to meet current building regulations and so walls, fenestration and roof will be insulated and will significantly reduce heat loss from the house as a whole.

The new bedroom/bathroom accommodation will improve the amenity of the family house, replacing an unused roof terrace with much needed internal space.

The new structure will enable rainwater roof drainage to be taken directly into the the main rainwater downpipe and will significantly reduce the drainage problems and current flood risk.

The extension is bounded within the party walls either side and set back from the front facade to maintain the building line of the terrace, leaving a balcony and escape access to neighbouring properties either side.

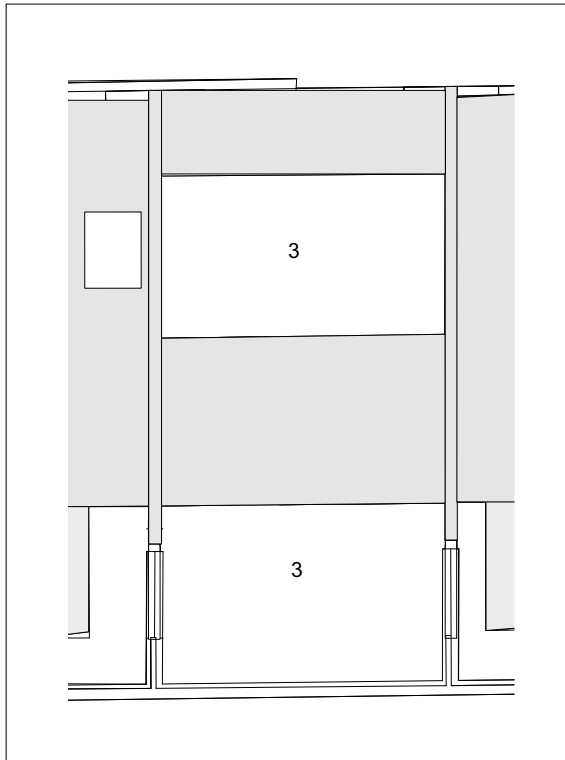
3.1 NEW INFILL ROOF EXTENSION Roof Plan

The Proposal

Rooflights (flat, frameless on upstand) are planned to bring overhead light into each of the rooms on the top floor, maximising natural light levels.

As with other Meadowbank properties, including 23 Meadowbank, the A/C condensing unit will be housed on the roof and enclosed within a suitable acoustic enclosure.

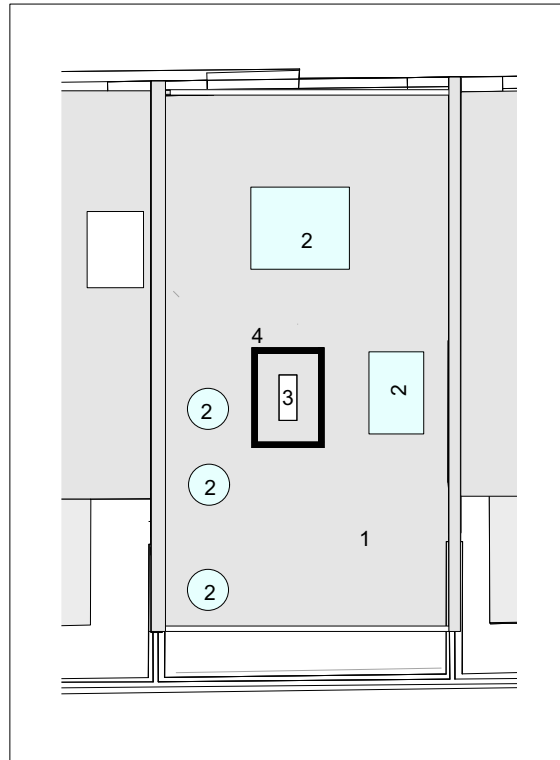
The flat roof covering will be a membrane in a dark grey colour.



EXISTING Roof Plan

KEY

- 1 brise soleil
- 2 roof to study
- 3 roof terrace



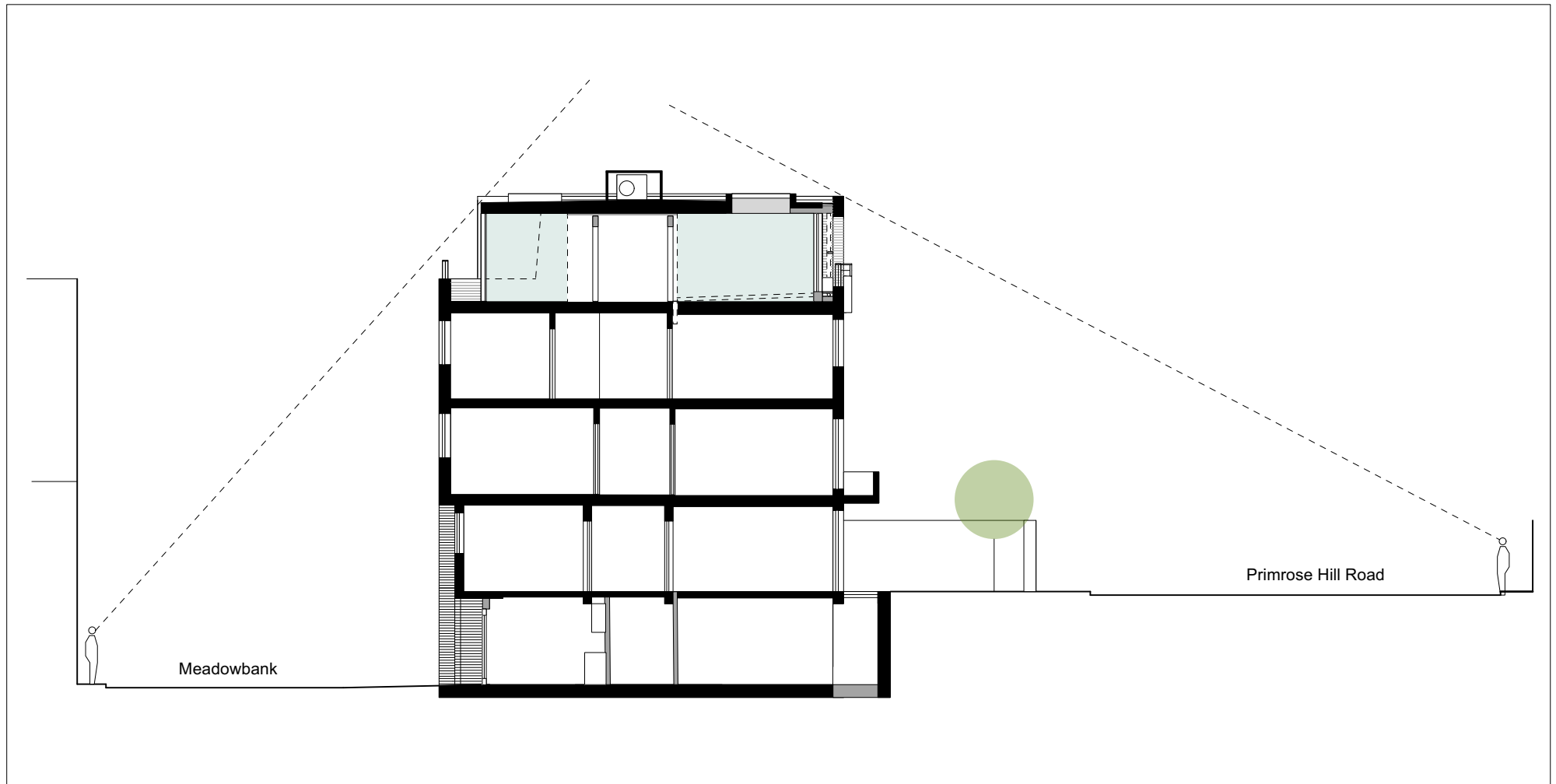
PROPOSED Roof Plan

KEY

- 1 flat roof
- 2 rooflight
- 3 air conditioner condenser unit
- 4 acoustic enclosure to condenser

3.1 **NEW INFILL ROOF EXTENSION**
Section

The A/C acoustic enclosure located on the roof will have no visual impact from the adjacent streets due to their set back from the roof edge, out of the sight line from Primrose Hill Road and Meadowbank.

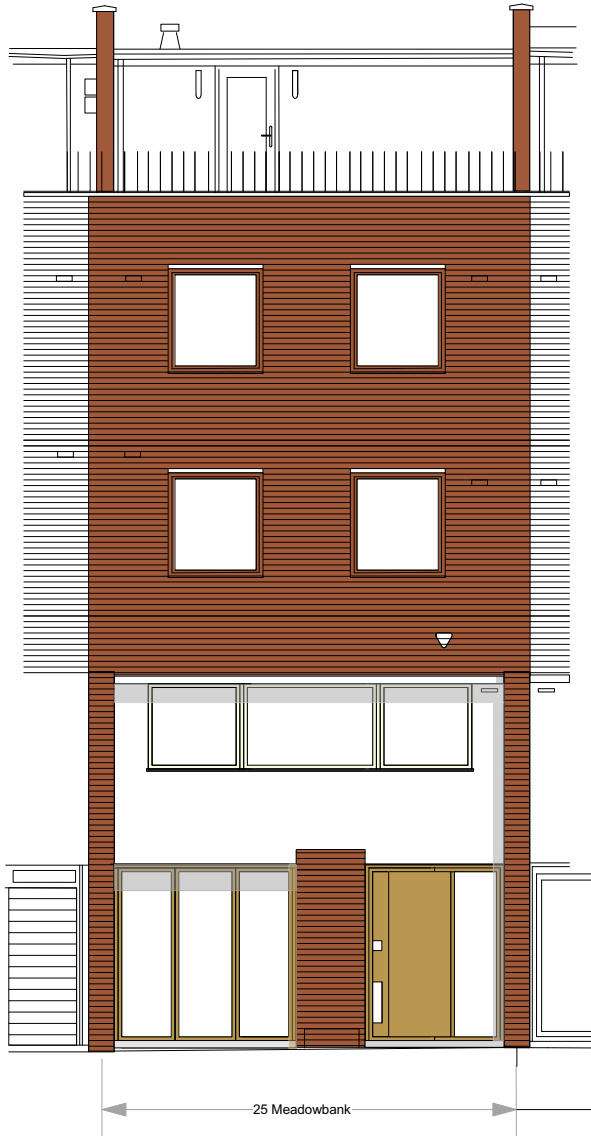


A/C unit in acoustic enclosure

3.1 NEW INFILL ROOF EXTENSION Front Elevation

The infill extension will be faced with seamed metal cladding in dark brown/bronze colour and door frames will match. The colour references the dark brown wall brick and the period of the original building.

The A/C acoustic enclosure and rooflights located on the roof will have no visual impact from the adjacent streets due to their set back from the roof edge, out of the sight line from Meadowbank.



Existing front elevation (from Meadowbank)



Proposed front elevation (from Meadowbank)

**3.1 NEW INFILL ROOF EXTENSION
Rear Elevation**

- 1 Existing railings retained and refurbished
- 2 New glazed sliding doors set back from facade (dark brown frames to match existing window frames)
- 3 A/C unit in acoustic enclosure



Existing rear elevation (from Primrose Hill Road)



Proposed rear elevation (from Primrose Hill Road)

3.2 PROPOSAL RAISED GROUND FLOOR

Horizontal timber cladding is proposed to line the raised ground floor elevation, enabling insulation of the north facing kitchen wall and the incorporation of an built-in planter. This will add softness to the facade at ground level and a welcome green organic feature to contrast with the hard landscape character of the Meadowbank side of the terrace.

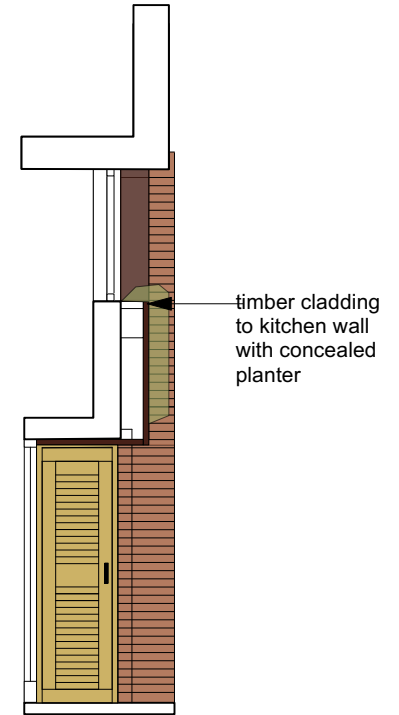
The clean lines of the cladding will improve the quality and composition of the facade and enable increased thermal efficiency of the buiding fabric at this level.



Existing Front Elevation - ground level



Proposed Front Elevation - ground level



Proposed Section - ground level

3.2 EXAMPLES OF EXISTING MEADOWBANK FRONT ELEVATION VARIATIONS Lower Ground and Upper Ground Level

A significant number of properties in the terrace have installed alternative wall linings and fenestration to the front facade at this level since the original construction in 1971.

The proposal for No. 25 maintains the original window and door openings, while upgrading the appearance and thermal properties of the existing external wall fabric.



No 19



No 1



No 7



No 23



No 20



No 8