

VW+BS

1 Meadowbank NW3 3AY

DESIGN AND ACCESS STATEMENT MARCH 2013

This statement is submitted to accompany a formal application for planning permission to provide a three storey side extension above extended lower ground floor level at 1 Meadowbank, London NW3 3AY, and should be read in conjunction with the full planning documentation. The following reports also support this application:

- Planning Statement
- Arboricultural Implications Assessment

Where appropriate, other documents submitted as part of this application are referred to within this design statement. All images are illustrative unless otherwise stated.

Contents

- 1 Recent Planning History
- 2 The Site
- 3 The Proposal
- 4 Access Statement

1 Recent Planning History

The current proposal has been prepared taking into careful consideration the extensive advice received from various officers from Camden council, as outlined in the different stages below.

27.01.2011 - Pre-application meeting with the Duty Planning Officer Mr. David Peres Da Costa at Camden's Planning Department. The feedback received on the proposed extension is positive and the advice is to proceed with the planning application.

04.03.2011 - The proposal is submitted to Camden council (ref. 2011/1083/P) The Planning Officer dealing with the case, Ms. Aysegul Olcar-Chamberlin advises to withdraw the application and resubmit the same proposal accompanied by an arboricultural report.

10.05.2011 - The proposal is resubmitted with the requested arboricultural report (ref. 2011/2320/P).

04.07.2011 - The application is unexpectedly refused without prior advice. The applicant decides not to appeal the decision.

17.10.2012 - A redesigned proposal based on the Delegated Report is submitted to Camden council for written pre-application advice.

14.02.2013 - Written pre-application advice is received from Mr. Sam Fowler (ref. CA/2012/ENQ/08351) considering the proposal generally acceptable and suggesting some minor adjustments to the scheme. Please refer to attached *10089_1 Meadowbank-CA2012ENQ08351*.

During the consultation period of the refused application (ref. 2011/2320/P) it is noted that no objections were raised by neighbours, local groups nor Conservation Area Advisory Committees.

2 The Site

One Meadowbank is the north end terrace of a series of modern terraces built in the second half of the 20th century, situated in the north-east of Primrose Hill Park. Meadowbank terraces are organised in groups of four and staggered following the contour of Primrose Hill Park. The predominant material utilised for Meadowbank terraces and the surrounding areas is red brick, combined with some white rendered areas.

The property is a five storey family house comprising four bedrooms, two receptions and a single storey extension to the north of the existing terrace, currently used as a storage unit. The access is situated along Meadowbank and there is a small garden at the rear of the property overlooking Primrose Hill Park.

There are two Lime trees in Oppiddans Road, adjacent to the north boundary of the property. These trees were a major cause of concern for the tree officer at the time of the previous proposal (ref. 2011/2320/P). In November of 2012 the Local Authority undertook crown reduction works to both trees and have pruned them both back to the boundary. This has provided the necessary clearance for construction and no additional pruning is required at this stage.

In addition to this, the foundations of the existing extension were designed so that they could support a four storey extension in the future, as shown in the attached drawing *10089_1 Meadowbank-Existing Foundations*. As a result, the proposed extension would only require these foundations to be extended by about 3m towards the front of the property. The extension of the existing foundations is to be carried out using low invasive, piled foundation design, which would not require excavation into the RPA's of either tree as explained in the attached Arboricultural Implications Assessment.

Current front elevation (March 2013)





Above, current rear elevation of the existing terrace (March 2013). Below, rear elevation of the existing terrace prior to the LA pruning the street trees

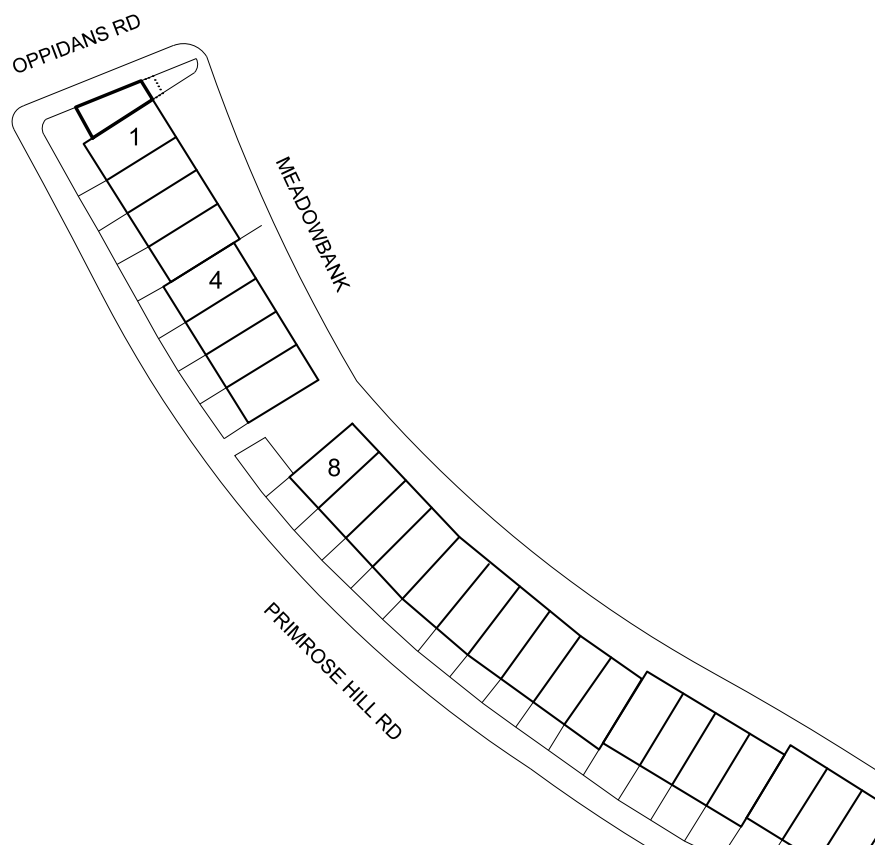


3 The Proposal

The proposal to provide a three storey side extension above the extended lower ground floor level at 1 Meadowbank responds to the applicant's need to create additional space for the existing dwelling. The design is particularly careful with regards to its impact on the area and a detailed analysis to minimise any potential harm it may cause within the area has been carried out. The proposal aims to make a positive contribution to the appearance, character, quality and local distinctiveness of the surrounding areas of Primrose Hill Park.

The current north elevation to 1 Meadowbank is a five storey high blank brick wall lacking of any detailing or relationship with the street and the passers by. The proposed extension steps down to establish a very sensitive link between the existing terrace and the street users. It will provide Oppidans Road with a softer and more human friendly street front.

The reduced size of the proposed extension in relation to the existing terrace, outlines a clear hierarchy in scale between them. The proposed extension volume is lower and set back in relation to the existing facade, avoiding any possible competition with the main house. This set back also relates to the urban strategy of staggered terraces adopted along Meadowbank and Primrose Hill Road.



The proposed extension complements the existing terrace by the use of mechanisms such as the material continuity and a similar language of horizontal openings especially to the park elevation. The use of contemporary construction technologies and detailing for the extension will complement the main property and add an subtle layer of history.

Special consideration will be taken with regards to protection of the trees planted in the adjacent street. The current proposal should not have any negative physiological impact on the trees, as explained in the attached Arboricultural Implications Assessment. Any construction works will be carried out in accordance to the measures described in the above mentioned assessment, in order to make sure that the trees are not in any way disturbed.



Proposed view from Primrose Hill Park

4 Access Statement

The only access to the property for traffic and people is located along Meadowbank and will remain unchanged in the proposal. Therefore no further consideration will be taken in this regard.



Access from Meadowbank prior to the LA pruning the street trees

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