

ORIGINATE DESIGN STATEMENT

PROJECT: **13 Meadowbank NW3 3AY**

DATE: **28.02.12**

To be read in conjunction with drawings: E-100, E-200, P-100, E-200, P001

Design Process

The Existing Building

13 Meadowbank is a single family house which forms part of a terrace of identical properties, built in the 1970's. The building fronts onto Meadowbank and the rear looks over Primrose Hill. The property is not in a conservation area, is not listed and is not in Camden's Article 4 schedule of streets. Therefore we believe it maintains its full Permitted Development rights. The proposed use of the property is unchanged from the present and consented use as a single dwelling house

The Proposals - introduction

The proposal seeks to modernise the property adding amenity and functionality attuned to the needs of contemporary habitation, while retaining and enhancing the character and architectural integrity of the property. Care has been taken to minimise the visual impact of the proposals on the front facade, with external alterations respecting the volumes and articulation of the original elevations.

The proposals - details

2 x light wells and subterranean windows to rear:

The change in levels (of one storey) between the front and rear elevations results in the rear rooms at ground floor level being currently subterranean and therefore windowless. This proposal seeks to improve the amenity of these spaces by introducing natural light via 2 x light wells and new windows. The lightwells will be covered by metal grating, and will not be visible from any public highways. It should be noted that an identical proposal has been approved at no. 18 Meadowbank.

Conversion of existing garage:

The existing garage is deemed too small for the housing of a modern car, and it is proposed that it be converted to a habitable space. This will require the removal of the garage door and its replacement with a half-height solid rendered wall and new double glazed window above, as shown in drawing P200. It is intended that the current line of the garage door, which is recessed from the main facade, be maintained.

Replacement of front door:

It is proposed that the existing front door and glazed side panels be replaced by new hardwood tongue and grooved door. Its location in the existing porch recess is to be maintained.

New windows:

It is proposed that all existing single-glazed aluminium windows be replaced with new powder-coated steel double glazed windows.

New glazed sliding doors to front terrace:

The existing front roof terrace is currently accessed by a single solid door from the stairway. There is currently no glazing to the front of the building at this level. It is proposed that the solid door be removed and a wider opening be formed improving the access and visual connection from the master suite to the existing roof terrace, via new sliding patio doors.