

10089_Design and Access Statement

Project: 1 Meadowbank
London NW3 3AY

This statement is submitted to accompany a formal application for planning permission to provide an extension at 1 Meadowbank, London NW3 3AY. This change is to extend an existing family house for the current owners of the property. The statement describes the existing property as well as the extent of the proposed design.

1. DESIGN STATEMENT

One Meadowbank is the north end terrace of a series of terraces situated in the surroundings of Primrose Hill Park. The existing property is a four bedroom house comprising five storeys, plus a single storey extension currently used as a storage unit. Please see images below and attached *10089_Existing.pdf* for more information.



Rear view of existing property



Front view

Our client would like to build a three storey flanking extension on top of the existing one storey extension to the north side of the original terrace. This extension would provide the owner with extra space for an additional family room, an extra bedroom and a study room. There would be a single connection from the first floor dining room of the existing property to the new extension. Please see attached *10089_Proposed.pdf*.

The proposed volume tries to complement the existing terrace through mechanisms such as the material continuity with the existing terraces and a similar language of horizontal openings, but realised with the use of contemporary techniques and details, stating clearly the period in which the new part is built. Please see rendered image below for more information.

The size of the proposed extension is smaller than the existing terrace, outlining a hierarchy in scale between the main house (existing) and the extension. In addition to this, the proposed volume is lower and set back in relation to the existing facade, avoiding any possible competition between the existing and proposed new extension.



Views of the proposed extension

Off-street parking, currently located in the forecourt of the property as per Planning Application approved on 14 February 2002 (REF PEX0200894) will remain unchanged. Additional off-street parking will actually be provided in the lower ground floor of the existing terrace. Please see attached *10089_Proposed.pdf*.

Special consideration will be taken with regard to protection of the trees planted in the adjacent street. The proposed extension should not have a negative physiological impact on the trees, as explained in attached *10089_Arbicultural Implications Report.pdf*. Any construction works will be carried out in accordance to the measures described in the above mentioned arboricultural report, in order to make sure that the trees are not in any way disturbed.

2. ACCESS STATEMENT

The access to the property for vehicles and pedestrians remains unchanged in relation to the existing situation, so no further consideration will be taken in this regard.