
**DESIGN STATEMENT IN
SUPPORT OF PLANNING
APPLICATION**

In respect of:

**59 Meadowbank,
LONDON, NW3 3AY**

On behalf of:

Noble and Green Ltd
66 Hornsey Lane
London N6

Ref:

Date: **October 2007**

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1.0 INTRODUCTION

- 1.1 This statement is submitted on behalf of Guy Noble and David Green in support of their application for planning permission for a remodelling of the ground floor entrance, garage and loft extension to provide an enlarged living room at ground floor level, kitchen in lower ground level with an enlarged bedroom above.
- 1.2 Thus the scheme seeks to provide additional space to meet the needs of the future occupiers of the house.
- 1.3 This statement describes the site, outlines the relevant planning history, describes the proposed development, analyses planning policy and then assesses the planning merits of the scheme. It is concluded that the submitted scheme has been appropriately designed such that the appearance of the building and neighbouring amenity will be safeguarded.

2.0 SITE DESCRIPTION

- 2.1 59 Meadowbank comprises a 3-storey end-of-terrace house constructed with brick walls, and a concrete-tiled roof, and located on the northwest side of the Meadowbank development built in the late 1960's. It is a single family dwelling. The building occupies a site at the end of one of the terraces that form the estate. Along the terrace to the east are the rear gardens of Oppidans Road dwellings. The rear of the property faces the rear of Oppidans road buildings backing onto a small communal garden in between. This communal garden is delineated private amenity space. Roads inside the estate are private. The site is not within a designated conservation area and no listed buildings would be affected by the proposal.

2.2 The building that is proposed to be extended has a relatively unique corner location, with a prominent flank wall an indented corner entrance. With the exception of some limited additional fenestration, the current design of the building does not address the corner, but connects at an abrupt angle with a 2.2m high side boundary wall linking it through to the more varied building forms at the upper end of Meadowbank. The upper floors of the rear “private” side of the terraced houses are exposed to public view, albeit limited to an oblique angle, due to the proximity of the surrounding buildings.

3.0 PLANNING HISTORY

3.1 There has been no planning application on the property since its original construction. Locally many amendments to property have taken place, some with permission, others regularised after construction.

4.0 PROPOSED DEVELOPMENT

4.1 This application proposal involves a dormer roof extension to provide an extra bedroom, a revised corner entrance and an incorporation of the current garage space which by excavation will form part of a double height kitchen to the lower ground floor.

4.2 The proposal is designed to overcome the current uncomfortable and clumsy juncture created by the existing build-form between at the corner of Meadowbank. It achieves this by remodelling the entrance area in translucent glass and hardwood door to form a sort of “hinge” or “pivot”, turning the corner and harmonising the difficult tensions these angles create. The roof extension provides a dormer design utilising the advice from Camden’s Supplementary Planning Guidance 2006 Roofs and Terraces’. The same theme is picked up in the alterations to the existing ground floor

garage door which is replaced with a masonry up stand and double glazed translucent frameless glass.

5.0 PLANNING POLICY AND GUIDANCE

- 5.1 Local planning policies relating to alterations/extensions to buildings are contained in the London Borough of Camden Unitary Development Plan, adopted in June 2006.
- 5.2 Policies within the UDP seek to improve the quality of the housing stock.
- 5.3 Policies within the UDP seek to ensure that developments do not have an adverse impact on the amenity of the surrounding area. Policies on extensions seeks to ensure that they relate to the form and setting of buildings, and that they are subordinate to the original building.
- 5.4 The Council has also published supplementary planning guidance (2006), providing more detailed guidelines on alterations and extensions to buildings, of which Section 41 addresses roof and terraces.
- 5.5 In addition to policies in the Unitary Development Plan, government guidance in Planning Policy Guidance Note 3 (Housing) is relevant to this case, and seeks to promote good design in housing developments in order to create attractive, high quality living environments in which people will choose to live.
- 5.6 The Government has also published relevant best practice guidance in the document entitled "By Design". Section 2 advises that clearly defining and enclosing private space at the back of buildings provides for better privacy and security, and that development can help define streets. In particular it argues that a building at the corner of a street block can turn and close the corner visually.

6.0 PLANNING ASSESSMENT

6.1 Having identified the relevant policy guidance, we consider below the extent to which the design of the proposed development complies with the relevant criteria.

Response to Corner Location

The proposed development responds to the guidance in Section 2 of “*By Design*” by altering the existing building such that it addresses the corner more fully by turning it and thus defining both street frontages.

6.2 The fenestration has been carefully designed so that it respects the character and appearance of the existing building.

6.3 We consider that proposal complies with the detailed criteria for roofs and terraces set out in Section 41 of the Council's SPG 2006, for the following reasons:

- The proposed roof extension is not overlarge in relation to the size of the existing building, and sits within the council's guidelines for such dormers.
- The ground floor entry remodelling is subservient to the main building and helps turn the corner.
- The rear glazing at lower ground floor is modernised to respect the 3 bay fenestration pattern of the rear façade..

6.4 The scheme can therefore be seen to comply with UDP policies EN1/22 and 31 as it is of a high standard of design and complements the surrounding area.

7.0 SUMMARY & CONCLUSIONS

7.1 In conclusion, we consider that the submission is of a high standard of design, which will address and turn the corner far more successfully than the existing design. There will be no harm arising from the proposal from overlooking and it will provide a significant improvement in the living space at the property, consistent with the Council's objectives of improving the quality of housing in the London Borough of Camden. We therefore request that planning permission is granted for the proposal.

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