

# DESIGN & ACCESS STATEMENT

**29 MEADOWBANK  
LONDON  
NW3 3AY**

Also Submitted: Existing and Proposed Drawings

 Architecture

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**RIBA**   
Chartered Practice



## Introduction

Patalab Architecture, on behalf of the applicant, is seeking planning consent for a rear extension to the ground floor living room at no. 29 Meadowbank, NW3 3AY.

The existing half-width balcony over the location of the proposed extension would be retained and made full width, with the depth of the balcony remaining as existing.

This Design and Access Statement should be read in conjunction with the application drawings listed in Appendix A

## Background and Context

The property is a 4 storey terraced townhouse located facing onto the northern side of Ainger Road. It is part of the 1960's Meadowbank housing development. There is a small private patio area and communal garden to the rear. The property concerned is not listed and does not sit within a conservation area.

A similar rear extension has been completed next door at no. 30 with the first floor balcony being extended right up to the wall of no. 31. The rear garden wall between nos. 29 and 30 was increased in height for this development.

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## Proposal

Permission is sought for a proposal which echo's the neighbouring extension at no. 31, extending into the rear patio with the addition of new glazed doors. The boundary wall with no. 28 would be raised to form the flank wall of the new extension. The proposal also includes a roof light and parapet wall no higher than at no.30. The current balcony will also be lengthened with the depth remaining the same.

## Appendix A

1419\_A1000\_rev00\_location plan

1419\_A1010\_rev00\_existing ground and first floor plans

1419\_A1012\_rev00\_existing second third and roof plans

1419\_A1100\_rev00\_existing elevations

1419\_A3020\_rev00\_proposed ground and first floor plans\_rear extension

1419\_A3022\_rev00\_proposed second third and roof plans\_rear extension

1419\_A3120\_rev00\_proposed elevations\_rear extension