

# DESIGN & ACCESS STATEMENT

**29 MEADOWBANK  
LONDON  
NW3 3AY**

Also Submitted: Existing and Proposed Drawings

 **PATALAB** Architecture

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## Introduction

Patalab Architecture, on behalf of the applicant, is seeking planning consent for the addition of a roof terrace and associated access hatch at no. 29 Meadowbank, NW3 3AY. 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 roof terrace has recently been completed next door at no. 30

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## Proposal

A new roof terrace is proposed, similar to that at no.30. A glass balustrade would be set back 2.5m from the parapet wall at the front and 1.5m from the parapet wall at the rear and would reduce issues with overlooking and the visual impact from street level. Access to the roof terrace would be via a three wall boxed roof hatch to provide adequate head height to the access stair. The wall surrounding and the hatch itself would extend no higher than the glass balustrade as detailed in the attached drawings.



*Above - Existing roof*



*Above - Existing roof looking onto neighbouring roof terrace at no.30.*

## 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\_A3030\_rev00\_proposed ground and first floor plans\_roof terrace

1419\_A3032\_rev00\_proposed second third and roof plans\_roof terrace

1419\_A3130\_rev00\_proposed elevations\_roof terrace

## CPG's Considered for Application

CPG 1 Design (2014)

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