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**PROPOSALS FOR EXTENSION AND REFURBISHMENT OF
7 MEADOWBANK PRIMROSE HILL NW3**

DESIGN & ACCESS STATEMENT FOR
HOUSEHOLDER PLANNING APPLICATION

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Design & Access Statement for Householder Planning Application

The Context & Existing Building

No.7 Meadowbank is located in Primrose Hill which lies north-west of Camden Town station. The property is part of a small scale residential development in close proximity to Regents Park Road which is the main throughfare for the area; core local shops and cafes are located toward the north-end of the road. The properties on Meadowbank back onto Primrose Hill Road adjacent the north-east periphery of the park.

The Meadowbank development is not within the Conservation Area nor are the buildings Listed. The property is a four storey single family home with a terrace at top floor level and is part of a larger mid-70's terrace development consisting of brick and render cladding. Over the years, many of the properties along the terrace, especially between nos.9 to 24 have had alterations and roof extensions (refer to photos 5 & 6).

The Proposals

The proposals seek to build a small extension onto the existing terrace at top floor level to provide accommodation for the master bedroom. The development is designed to improve the layout of the top floor ensuite bathroom and provide adequate wardrobe and dressing space.

A summary of the proposals is detailed below -

Front Elevation

- New extension at terrace level with full height windows to accommodate new bathroom ensuite
- Replacement of existing windows with double glazed windows for enhanced energy efficiency
- Replacement of existing garage door with double glazed window for new study room
- New timber panelled entrance door

Rear Elevation

- Replacement of existing windows with double glazed windows for enhanced energy efficiency
- Replacement of existing windows with french doors and provision of glass juliet balconies (2nd and 4th floors only)
- Replacement of existing sliding doors to rear garden with 4 panelled sliding-folding screens

Design

There is an established form of roof extensions to the terrace development along Meadowbank. The variety of extensions and alterations form an established pattern of development in the area.

The proposed extension to no.7 maintains the overall existing roof height and is setback from the building line to match the recently granted planning consent (2014/2817/P) for a roof extension to the neighbouring property at no.6 Meadowbank. Its proportions and scale are similar to the many examples of roof extensions in the area.

Materiality

The glazed door to the terrace will match the full height glazed windows enclosing the extension for the bathroom ensuite. New external wall surfaces will be clad in zinc to complement the existing materials.

Access

The property will have flush threshold levels to improve access into the building at ground floor. The proposed extension will be located on the top floor which is accessed via an existing staircase. The proposed changes to the top floor will not make worse the existing access arrangements.

Summary

The proposals have been designed to update and improve the overall appearance and energy efficiency of the existing building.

The proposals seek to provide improved accommodation for the master bedroom, which currently lacks an open and flexible layout for storage, dressing and bathroom facilities.

The proposed extension takes into account the context of the surrounding buildings and is modest in scale and proportion to similar roof extensions within the Meadowbank development.