

CHASSAY+LAST Architects 7M/E1/JCh/120215

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

DESIGN & ACCESS STATEMENT FOR
HOUSEHOLDER PLANNING APPLICATION

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Proposals for Lightwell Extension and Enclosure of 7 Meadowbank, Primrose Hill NW3
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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 is the building Listed.

The property is a four storey single family home with a roof terrace and is part of a larger mid-70's development consisting of brick and render cladding.

The garden level to the rear of the property is one storey higher than the entrance level on Meadowbank. Access to the rear garden is via rear patio doors at first floor (Refer to section B-B).

The properties on either side of no7 contain rear garden lightwells.

In 2012, No8 was granted planning consent to excavate their garden to create a lightwell and staircase connecting the garden with the lower ground floor. The lightwell at no6 Meadowbank is similar in size and shape to the existing one at no7.

The Proposal

The current lightwell provides the only source of direct daylight to the bedroom on ground floor.

The proposal seeks to increase daylight levels to Bedroom 5 by excavating around the lightwell and extending the bedroom out the back of the property. The extended area will be enclosed from above with trafficable rooflights, allowing higher levels of daylight to enter the bedroom.

Design & Materiality

The trafficable rooflights will extend across the width of the bedroom, allowing natural light to penetrate indoors while maintaining the usable outdoor garden area above.

The rooflights will be divided into 4 panels of both etched and clear glass, allowing occupants to access the rear garden from the first floor.

Access

The property will have flush threshold levels to improve access into the building at ground floor. The proposed extension will be located on ground 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 improve the ground floor lighting conditions, which currently receive inadequate amounts of natural light.

The proposals seek to provide improved daylight levels to the ground floor, which lacks sufficient number window openings due to the high ground level at the rear.

The proposals to extend and enclosed the existing lightwell with trafficable rooflight provides increased daylight to the ground floor while maintaining the full area of the rear garden above.