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DESIGN & ACCESS STATEMENT

896/DA/01

14.12.16

Extending the top floor, replacing existing windows and doors at

20 Meadowbank, London NW3 3AY

SITE CONTEXT

The property is not listed, nor in a conservation area and has no Article 4 directions. It is in Flood Zone 1 (low probability of flooding).

Meadowbank is a terrace of 5-storey houses and flats built c.1971, in red brick and white render. The top floors originally had roof terraces to the front and back, many of which are now enclosed. The ground floor of each property originally had an integrated narrow garage, some of which have now been converted.

The rear roof terrace at no. 20 Meadowbank has been enclosed. The front roof terrace has remained as original (see Existing Section AA on submitted drawing 896.009).



IMAGE 01: Front elevation, view of no. 20 from Meadowbank

USE & ACCOMODATION

The existing and proposed use is a 5-storey single family dwelling with a gross internal floor area of approx. 245m², a rear garden of approx. 26m² and an external roof terrace of approx. 18m². The site area is approx. 115m². For details on the existing internal layouts please refer to the Existing drawings included in this application. The existing property at no. 20 Meadowbank comprises the following spaces:

- Ground Floor: Hallway, Garage, Store.
- 1st Floor: Kitchen, Living Room, WC, Utility, Garden.
- 2nd Floor: Bedroom, Dining, Bathroom and a balcony (currently housing AC units).
- 3rd Floor: 3no. bedrooms, 2no. bathrooms.
- 4th Floor: Office, boiler room and a roof terrace.

SCHEDULE OF PROPOSED WORKS

The intention of the proposed works is increase the amenity of the property and in doing so create better balanced accommodation. The proposed works can be summarised as follows:

- Ground Floor: Widen the garage doors to better accommodate modern cars and enclose the meter boxes. Remove the non-original porch and replace the front door.
- 1st Floor: New windows and window boxes to the front elevation. Replace the glass doors to the rear.
- 2nd Floor: Replace the existing windows and balcony doors.
- 3rd Floor: Replace the existing windows. Combine two of the bedrooms to create a better sized bedroom. Replace the existing stair between 3rd and 4th Floors.
- 4th Floor: Enclose the roof terrace to the front and add planters. Restore the original balcony to the rear with new doors. Replace the rear windows. Add a new flat rooflight over the stairs and over the shower room.

DESIGN

Changes to the GF and 1F front elevation

The proposed front elevation seeks to improve the existing and create a high quality, harmonious composition. The existing lintel between 1F and 2F already splits the façade into a top and bottom. The proposed design extends the ends of this lintel vertically to meet the ground and create a border around the GF and 1F. The new lower elevation is completed at GF level with proposed dark grey windows, dark grey garage door and a dark grey front door with sidelight. At the 1F level, proposed panelling and window boxes in a dark bronze finish add visual interest.

Proposed 2F and 3F windows

The proposed windows have dark grey frames and lintels to match those on other floors. The new windows will also improve the thermal performance of the building.

Enclosing the front roof terrace

As several other properties on Meadowbank have already done, the proposal is to enclose the front roof terrace to provide additional inside space. Note that the property will retain its private amenity space to the rear at 1F, of approx. 26m².

Proposed flat rooflights to main roof

The 2no. proposed rooflights will provide daylight to the property. Since they are located on the top of the flat roof they will be hidden from sight. Permission for a similar rooflight was recently granted at number 6 Meadowbank (ref: 2014/2817/P).

Proposed alterations to the rear elevation

The changes to the rear elevation are minor. The existing white PVC windows will be replaced with new windows with dark grey aluminium frames, as seen on several of the neighbouring properties. The new windows will also improve the thermal performance of the building.

Internal layout changes

The proposed plans improve the amenity of the property and the balance and arrangement of spaces. This furthers the continued use of the building as a single dwelling, making it appropriate to the needs of families today.

PLANNING POLICY

The proposals have been developed in consideration of national and local planning policy, noting the policy below in particular:

Camden Planning Guidance 1: Design

"5.7 ... roof alterations are likely to be acceptable where: There is an established form of roof addition or alteration to a terrace ... There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm"

Previous development to neighbouring properties has established a pattern of enclosing the front terraces along Meadowbank. For instance, see numbers 1, 17, 18, 19, 22, 23, 24 and 26. Recently, permission has also been granted to enclose the front roof terrace at number 7 (ref: 2015/0099/P).

ACCESS

There is no alteration to the proposed access arrangements from the public highway.

SUMMARY AND CONCLUSIONS

- The proposal is for a high-quality scheme using durable materials;
- The combination of internal and external alterations will improve the amenity, ventilation, thermal performance and natural light of the property while not materially affecting neighbouring properties;
- The proposed design approach has taken full account of the form and character of the existing building and its neighbours and is not out of keeping with the area;

APPENDIX A: SITE PHOTOS



no. 20

IMAGE 02: Aerial view of the site



no. 20

IMAGE 03: Aerial view of the site



IMAGE 04: View of the front roof terrace showing the side elevation to no. 19's recent extension. The door to the boiler room at no. 20 is on the left.



IMAGE 05: View from the front roof terrace showing the pattern of development across neighbouring front terraces.



IMAGE 06: View of rear elevation



IMAGE 07: Proposed front elevation