**PROPOSAL FOR CONSTRUCTION OF BASEMENT LIGHTWELL, NEW PORCH ENTRANCE AND FRONT DOOR/SCREEN, NEW GARAGE DOOR FENESTRATION AND REPLACEMENT WINDOWS THROUGHOUT**

AT

**25 MEADOWBANK, LONDON NW3 3AY**

**DESIGN AND ACCESS STATEMENT FOR**

HOUSEHOLDER PLANNING APPLICATION

JULY 2019

1. **The Context and Existing Building**

No 25 Meadowbank is located in Primrose Hill in a residential development completed in 1971, which backs on to Primrose Hill Road and Primrose Hill park beyond. The houses numbered 1-26 form a crescent of brown brick and white render terraced houses which follow the shape of the hill as it rises and falls between Oppidans Road and Ainger Road to the west. Nos. 1-8 are separated from Nos. 9-16, with an electricity substation site between.

Access to the front of the terrace is via a private roadway, which runs parallel to Primrose Hill Road. Small yard gardens at the back of the properties sit one storey higher than the entrance level from Meadowbank, at pavement level of Primrose Hill Road.

The Meadowbank development is not within a Conservation Area, nor is it Listed.

No 25 Meadowbank is a five storey family home with a garage to the lower ground storey and a small original stair enclosure and roof terrace on the top storey.

Almost a quarter of properties in the terrace have had planning consent to create basement light wells to the rear (Nos. 6, 7, 8, 13, 15, 19) and the same number have converted their original integrated garages into living accommodation (1, 7, 8, 13, 15, 16).

85% of the houses in the crescent have now had roof extensions added, enclosing the original roof terraces on the top storey.

**2.0 Existing Accommodation**

The existing accommodation comprises of a gross internal floor area of approximately 226m sq., a rear yard/garden of approximately 27m sq. and external roof terraces of approx. 40m sq.

For details of existing layouts, please refer to the Existing Drawings included in this application. The property comprises of the following spaces:

. Lower ground floor: Hallway, stair, garage (48m sq. GIA)

. Upper Ground Floor: Kitchen, wc, utility, dining room, stair, garden/yard (53m sq. GIA)

. First Floor: Bedroom, bathroom, living room, stair, balcony (56m sq. GIA)

. Second Floor: 3 Bedrooms, 2 bathrooms, stair (56m sq GIA)

. Third Floor: Stair, landing, 2 roof terraces (13m sq GIA)

**3.0 Schedule of Proposed Works**

The intention of the proposed works is to improve the amenity of the property, creating better balanced and more efficient accommodation for the residing family. The proposed works are summarized as follows:

3.1 Lower Ground Floor:

Small new basement lightwell to south of existing lower ground floor as indicated (under garden/yard)

Amended new layout as indicated to accommodate bedroom/multipurpose room, utility room, bathroom, store

New bi-fold doors to replace existing garage door (moved forward from existing position)

Re-positioned and re-designed front door/screen, creating porch

3.2 Upper Ground Floor:

Amended internal layout, replacement bi-fold doors to dining room/garden

3.3 First Floor:

Amended internal layout

3.4 All Floors:

Replacement windows throughout

**4.0 Design**

4.1 Lower Ground Floor

As the garage is no longer useful for car storage due to its narrow dimensions, it is proposed to convert the lower ground floor into useable living accommodation with storage so that it can function efficiently as part of the family house.

In order to create habitable rooms at the front and rear of the house, a reasonable level of daylight is required, and so glazed fenestration is proposed to the front utility room, incorporating a secondary entrance door into the front the property - and a light-well is proposed to the rear bedroom.

The light-well will be enclosed from above with a trafficable roof-light, allowing daylight into the bedroom. It will allow natural light to penetrate indoors while maintaining the useable outdoor garden area above.

The lower ground floor will be mechanically ventilated with an outlet bringing air in at the front of the building and exhausting at the rear at upper ground floor level.

With the proposed alterations, the lower ground floor will be more accessible and convenient to use. The secondary entrance into the lower ground floor (utility room) will provide level access from the street, and a dedicated entrance for bicycles and pets. By adding glazing at lower ground level onto Meadowbank, security is increased as a human presence is evident at street level.

Level access from the street to lower ground floor living accommodation renders the floor potentially wheelchair accessible, incorporating a wheelchair accessible shower room with wc and so extending it’s lifetime use. Currently the house has no living accommodation that is wheelchair accessible.

Household bins will be accommodated in the set back retained in front of the new glazing and the existing cupboard to the side will be adapted for deliveries and a car charging point.

Colour coated aluminium glazed sliding doors will be installed forward of the existing front door and screen (which is to be replaced with a flush faced solid door and single double glazed side light) - creating a porch. This will reduce heat loss at that level and improve security from the street.

4.2 Upper Ground Floor

The palm tree close to the house in the rear yard (TP1) is to be removed.

The roof light will be divided into two panels of obscured glass, which will lie flush with the paving in the yard and the floor finish on the dining room as existing. This will allow occupants to access the rear garden from the upper ground floor as they do currently, without obstruction. We note the council suggests the use of a metal grille over the glazing in order to reduce light pollution to neighbouring properties. We request the council considers an exception in this case as the position of the roof light, adjacent to the back wall of the house, and the height of the existing brick garden walls mean that light pollution is not an issue in this case. Current garden lighting and light from rear full width doors already provide high light levels in garden yards of this terrace and it is not currently perceived as a problem. The new floor level roof lights would not be visible from neighbouring properties.

The internal layout of this floor is being amended to increase the size of the landing, by re-locating the wc and utility to lower ground floor.

4.3 First Floor

Bathroom layout to be amended, with shower room to bedroom and separate wc on landing.

4.4 All floors

Replacement glazing proposed to all fenestration. White pvc frames to be replaced with powder coated aluminium, good quality, double glazed.

**5.0 Summary**

The proposal has been designed to :

5.1 Convert the existing garage into living accommodation with the introduction of natural daylight into the front and back of the building with new glazed doors (front) and a light-well (rear).

5.2 Increase accessibility and lifetime use of the house with level access and potential wheelchair accessibility to the lower ground floor.

5.3 Improve the appearance of the house with new upgraded, improved quality windows and doors throughout.

5.4 Increase the efficiency and utility of the house layout.