LYNDON GOODE ARCHITECTS

38 MEADOWBANK

Design and Access Statement

Lyndon Goode Architects
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38 MEADOWBANK
PROJECT TEAM

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ARCHITECT
Lyndon Goode Architects

STRUCTURAL ENGINEERS
Campbell Reith

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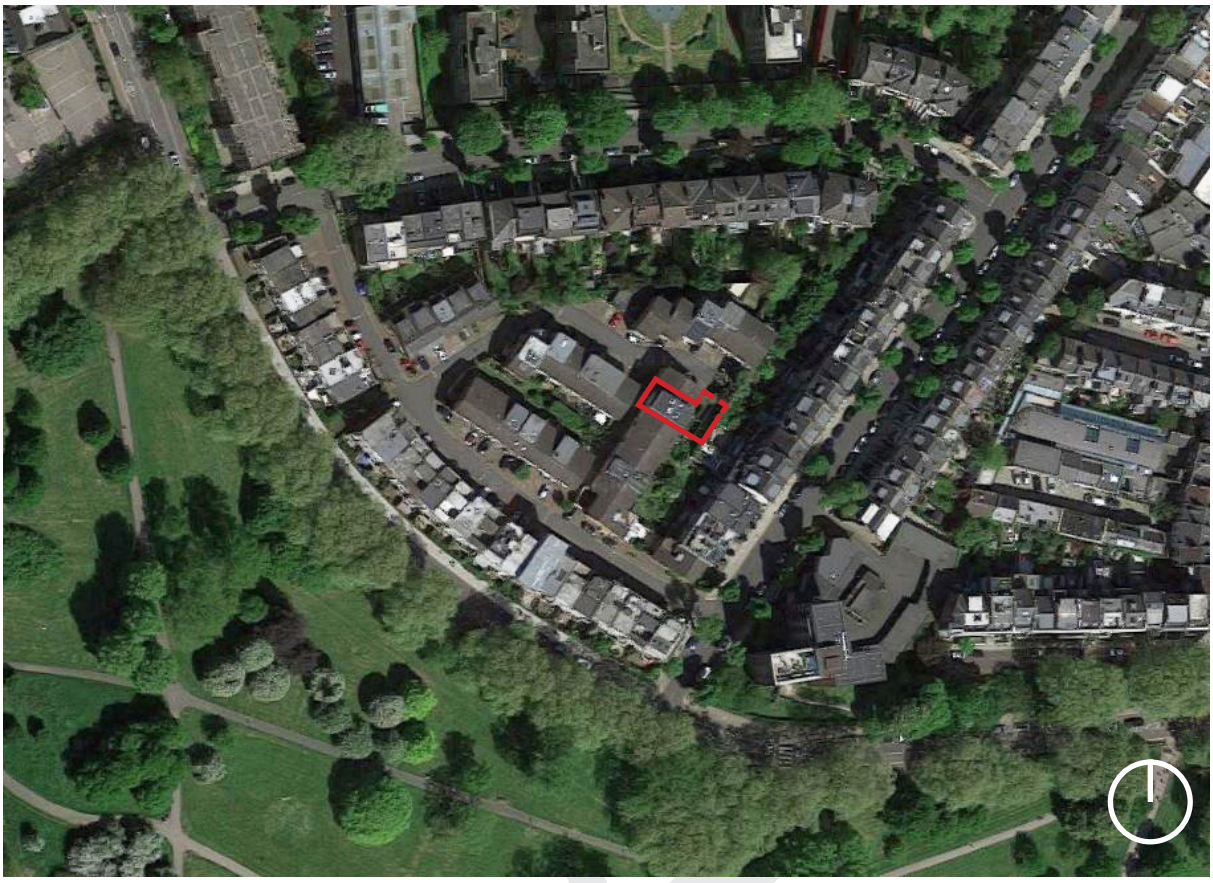

1. FOREWORD

1.1.

Aerial photo

This Design and Access Statement (DAS) accompanies the application for a basement extension to an end of terrace residence.

The proposed scheme at 38 Meadowbank is for the internal renovation and basement extension of a private home located in Primrose Hill, London. The property is part of a 1970's estate, within an established residential area and is situated at the end of a pedestrian only access terrace.

The applicants wish to extend the property down into a new basement to create a new kitchen/dining/family room with walk-on rooflights whilst retaining the usable garden area. The design proposal would be sensitive to the character of the site, subordinate to the existing property, have a minimal impact on the scale and character of the surrounding physical context and have no material impact on adjoining neighbours.

The location of the property is illustrated in image 1.1 Aerial Photo, above.

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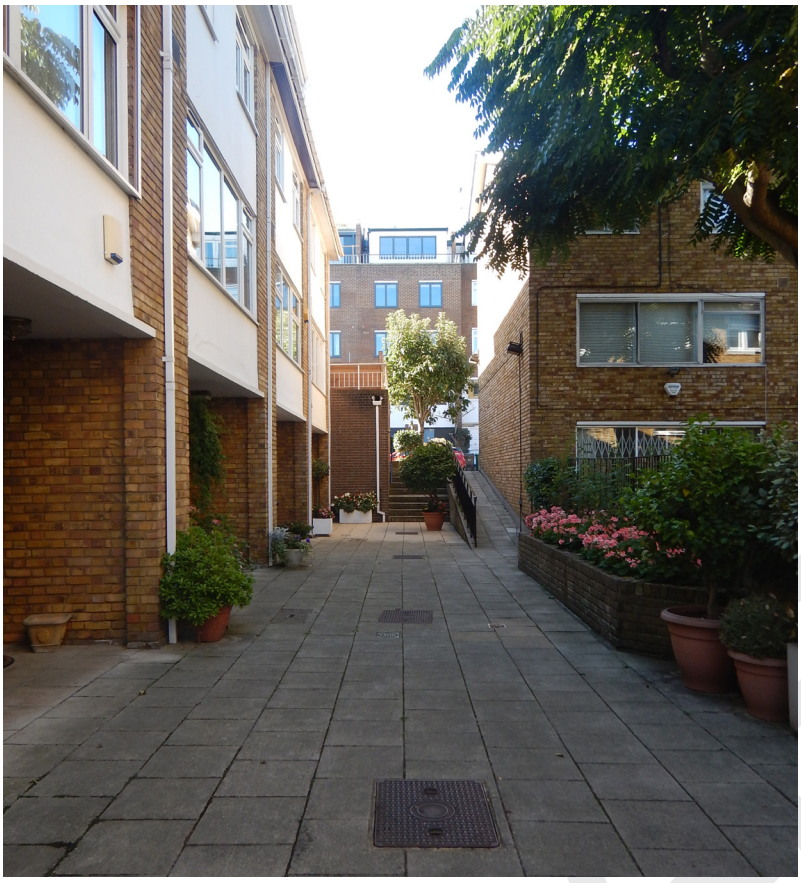
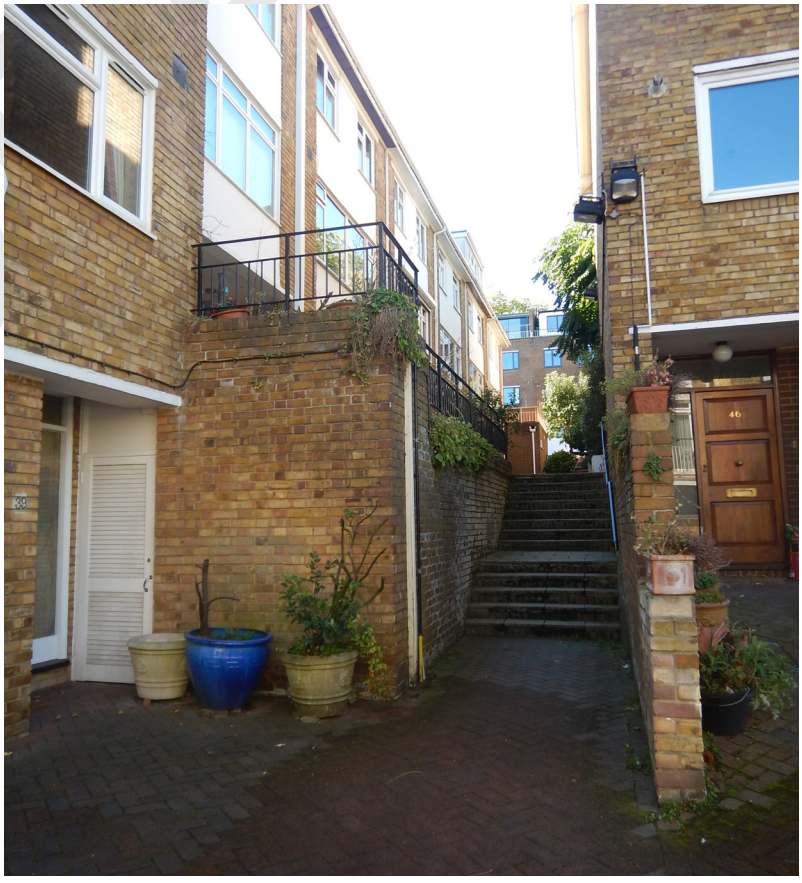


1.2.

Terrace of houses next to 38 Meadowbank

1.3.

Site level change next to 38 Meadowbank



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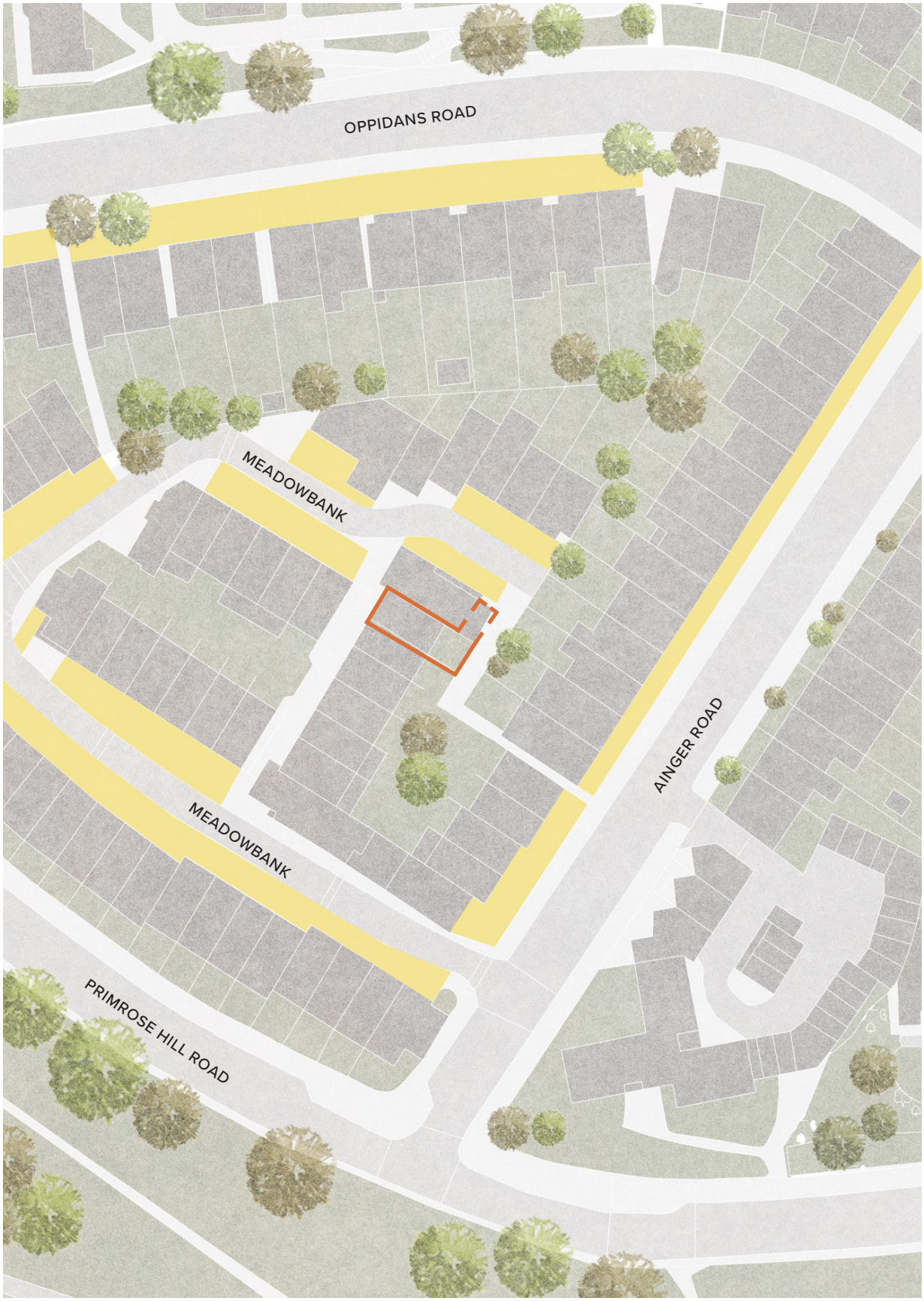
Main property & terrace

Garage below No.39



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01 Passageway to the rear of the property
02 Rear passageway leading to Ainger Road
03 Meadowbank road where No 38's garage is accessed from

2. CONTEXT

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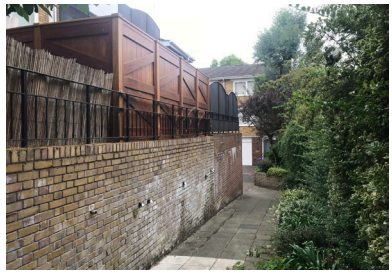
2.1 PHYSICAL CONTEXT

No. 38 Meadowbank, NW3 3AY is located near Primrose Hill in the London Borough of Camden, north-west London. The property is part of a 1970's estate and does not fall within a conservation area. The property is located at the end of a pedestrian only access route and is the penultimate property in a terraced row (the end of terrace property is entered from a lower level).

The Meadowbank estate is a quiet, U shaped cul-de-sac consisting of terraced housing with small rear terraces. Many properties have parking bays and garages to the front of the properties. However, as No.38 is accessed from a pedestrian walkway, the occupants' parking is on a lower level, currently separate to the property. The buildings are of a similar architectural style, although as one would expect of a mature residential district basement extensions and alterations to the surrounding properties are prevalent. Many of the surrounding properties in Meadowbank have had alterations to the ground floor of their properties resulting in a diminished uniformity of the estate.

There is a steep slope across the site from south west to north east resulting in the ground floor of the adjacent property being nearly 3 metres lower than the ground floor of the applicant's property. To the rear of the property's terrace is a sloping public passageway accessible to other residents of the estate.

There is no relevant planning history relating to the application property and the current scheme has been designed to comply with the local plan and the Camden Basement Guidance.



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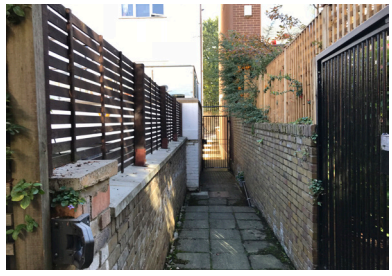

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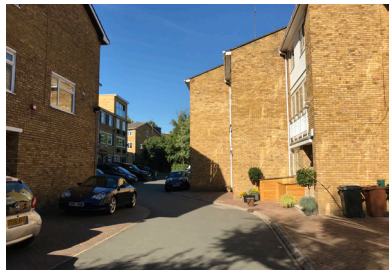

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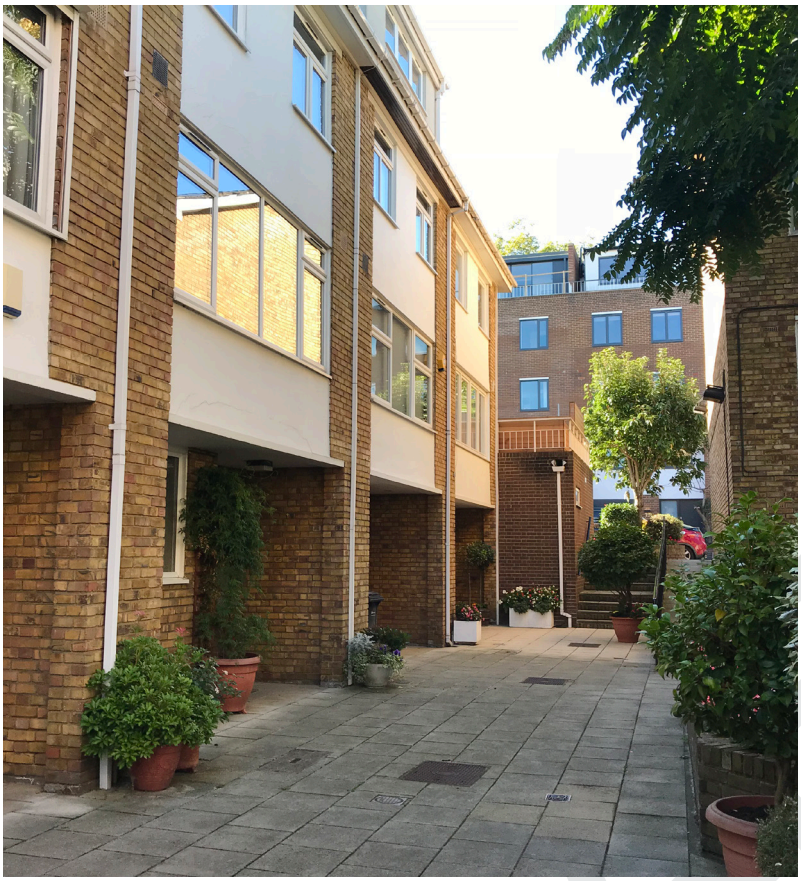

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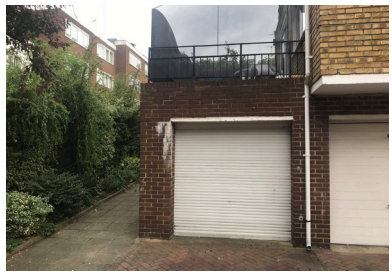

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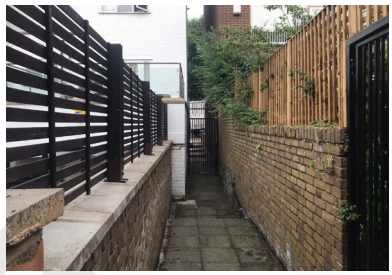

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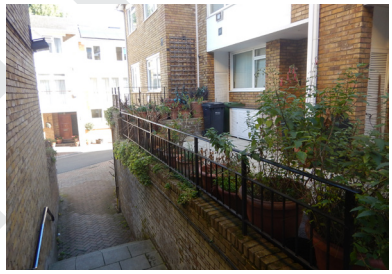

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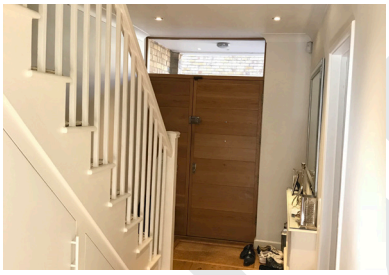

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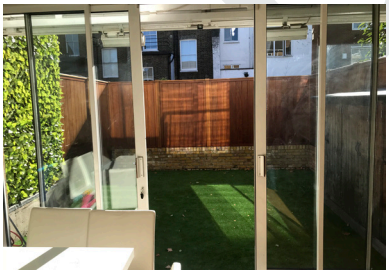

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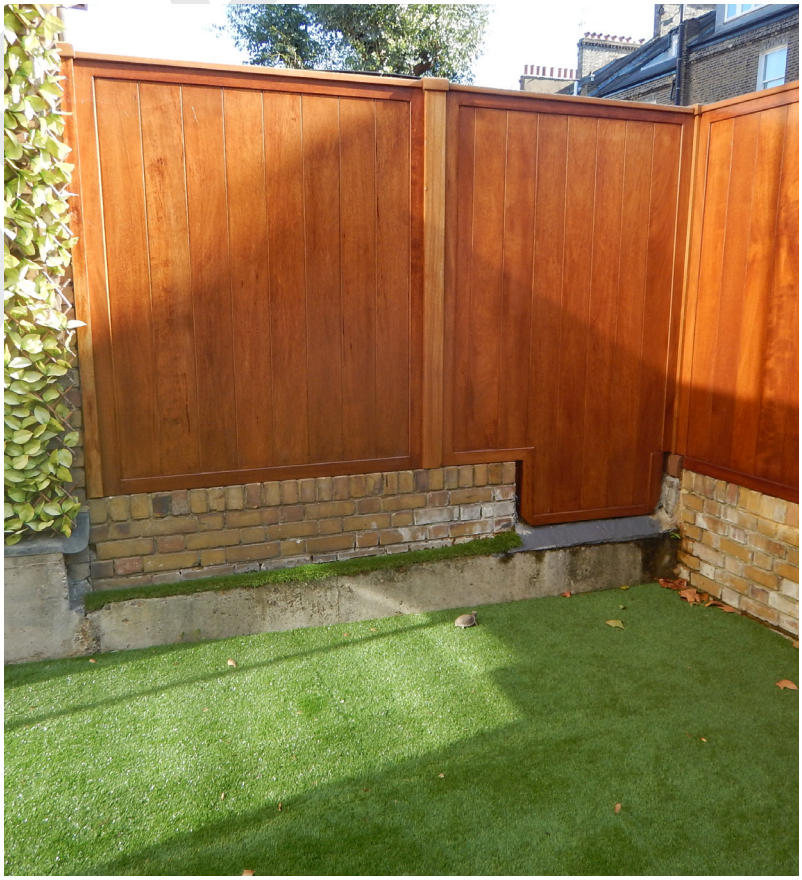

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01 View of terrace from the front of 38 Meadowbank
02 No 38's garage
03 Rear passageway to Ainger Road
04 Front of property with steps down to garage level
05 Existing terrace with artificial grass and high fencing
06 View from dining room onto terrace
07 View of front entrance from hallway

3. CONSULTATIONS

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A pre-application submission for a very similar scheme was made in December 2018. That scheme proposed a basement contained within the building footprint but excavating the whole garden to basement level which was generally found to be acceptable subject to detailed design. However, the garden excavation would have resulted in the application being treated as a “larger basement development”

The current proposal has been revised to comply with Camden’s Planning Guidance for Basements March 2018.

We have had initial consultation with a contractor on the scheme and on how the construction process/access will be managed.

A search of both the Environment Agency’s (EA) and the London Borough of Camden’s websites showed that the property is not in a Flood Risk Zone area.

POLICY	CAMDEN PLANNING GUIDANCE	DESIGN TEAM RESPONSES
A5	"The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:...	
(f)	not comprise of more than one storey	The proposed basement is only one storey
(g)	not be built under an existing basement	There is no existing basement
(h)	not exceed 50% of each garden within the property	The existing garden is 25m^2 and the extent of the proposed basement under the garden is 12.5.m^2
(i)	be less than 1.5 times the footprint of the host building in area	The existing building footprint is 53m^2 giving a limit of 79m^2. The proposed basement is only 65m^2 (gross external area)
(j)	extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation	The host building is 9.78m deep giving a limit to the basement extending beyond the building of 4.89m. The proposed basement extends only 2.47m.
(k)	not extend into or underneath the garden further than 50% of the depth of the garden	The garden depth from back wall of house is 5.18m and the depth of the basement projection into the garden will therefore be restricted to 2.59m.
(l)	be set back from neighbouring property boundaries where it extends beyond the footprint of the host building	The basement will be set back from the neighbouring garden at No.37. It is not proposed to set back the basement on the boundary with No. 39 because the floor level on this property is only approx 350mm higher than the proposed floor level of the basement .
(m)	avoid the loss of garden space or trees of townscape or amenity value	The existing garden comprises a concrete slab covered in Astroturf. There are no trees and no existing biodiversity. The current proposal wil remove the concrete slab and replace it with a soft planted area between the basement and rear garden fence thereby reducing run-off and increasing the potential for insect life.
	Basement Impact Assessment A BIA will be required for the application and will be independently audited.	A BIA will be submitted with the application.
	CMP The council are likely to secure a Construction management plan as a section 106 planning obligation if planning permission is granted. A draft CMP should be included as part of the planning submission.	Noted. A draft CMP will be included with the planning submission.

01 Front entrance to 38 Meadowbank
02 Front terrace to property

4. DESIGN

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4.1 USE

Currently the property comprises 4 no. levels of residential accommodation and is utilised as a family home. The proposed scheme will increase the living accommodation by extending down into a one storey basement.

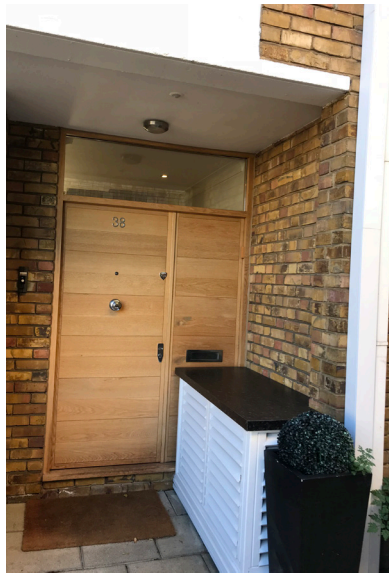
4.2 AMOUNT

The existing property covers a footprint of approximately 53m² and is a single family unit. The proposed scheme will increase the ground floor footprint by 2m². This application also proposes a basement which will provide an additional 55m² of internal floor space under the footprint as the existing building and extending 2.59m below the rear garden which is 50% of the depth of the garden from rear house wall to garden fence.

4.3 LAYOUT

The property will benefit from the addition of a basement extension comprising an open plan kitchen, dining and living space.

The proposed layout of the ground floor will be rearranged to provide new stairs to gain access to the basement. The existing WC will be moved to the front of the house to provide improved access for mobility impaired visitors.



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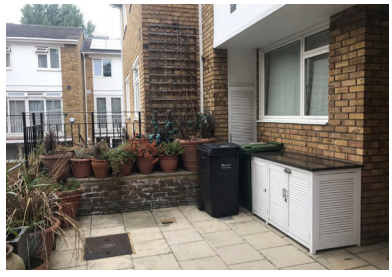

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Two walk-on rooflights will be incorporated to give natural light to the basement. One rooflight will be openable to provide rapid ventilation. As it opens, guarding will be provided automatically to the rooflight opening. The existing usable garden area wil be unaffected by the proposal.
The existing first floor living room will be reconfigured to a bedroom with a new en-suite.

4.4 SCALE

The existing property is 4.9m wide x 9.9m long x 10.2m high (measured from street level).
The proposals do not visibly affect the scale of the property as the basement is being extended under the footprint of the existing building and part of the rear garden.

4.5 LANDSCAPING

The public facing landscaping to the front of the property is unaffected by the proposals.
The existing private landscaping to the rear is currently a concrete slab covered with artificial grass. There is no existing live vegetation nor permeable ground. The proposal for the terrace will include permeable paving and a planted area to the rear section of the garden thus improving the permeability of the site and increasing the site's ability to support plants and vegetation.

4.6 APPEARANCE

The basement extends under the full footprint of the building and part of the the garden. It will not be expressed at the front of the property and so will have no impact on the character of the existing terrace.

The existing ground floor is stepped back from the line of the building above. The proposed ground floor alteration would result in the entrance door stepping forward to line up with the building above. Because the property is end of terrace on a cul-de-sac walkway, this minor change would have no discernable impact on the character of the estate and was agreed in principle during the pre-app process.

The first floor existing window and glazed doors on the rear elevation will be replaced with openable windows. This will have minimal impact on the appearance of the host property as the glazing pattern is sympathetic to the existing fenestration.

The proposed scheme will replicate the materials of the original building and its immediate neighbours. The elevation alterations to both the front and rear have been sensitively designed to fit well into the existing elevations. As such, the proposals will have minimal aesthetic impact on the surrounding environment.

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5. ENVIRONMENTAL SUSTAINABILITY

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The proposal is for a basement extension under the footprint of the existing building and part of the rear terrace.

The existing terrace is currently a concrete slab covered with artificial grass. The scheme proposes to remove this and replace it with planting and permeable paving to ther rear half of the garden, increasing the area for water to run off and soak away.

Substantial rooflights to the basement will maximise the amount of natural light available thus minimising the need for artificial lighting. Adjoining properties will be unaffacetd by the new rooflights because the existing balcony at first floor level masks the windows to No.37 and there are no windows in the wall to No.39 bounding the rear garden.

6. ACCESS

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6.1 ACCESS TO TRANSPORT

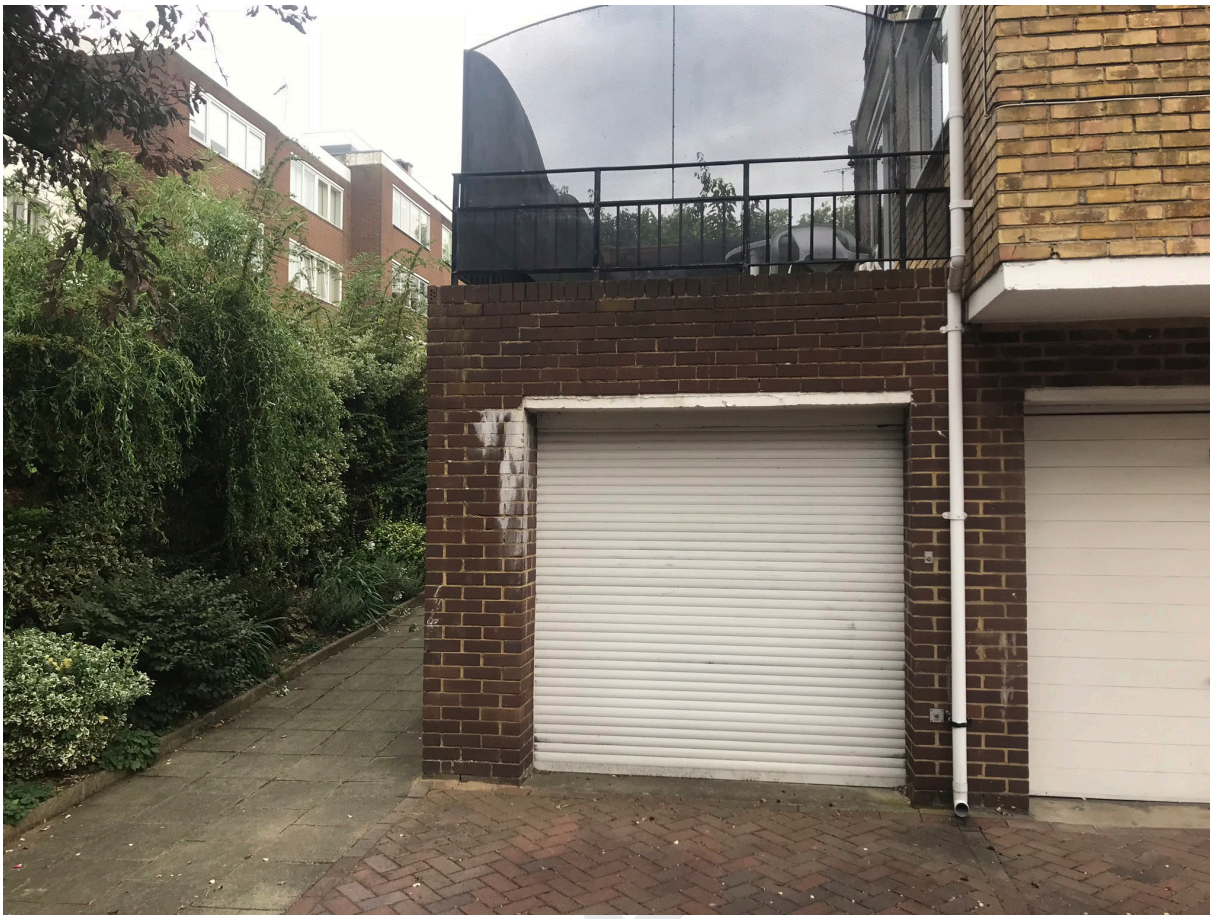
Public transport is adequate in the locality. The property has a Public Transport Accessibility Level (PTAL) rating of 2.
It is within 10 minutes walking distance of Chalk Farm Underground station on the Northern Line and there are numerous bus routes passing in close proximity; including Nos 31, 28, and C11 with stops within 5 minutes walking distance.

The property is adequately located for pedestrian access to all the services in the immediate area. The footpaths are in good condition and street lighting is good, giving good accessibility to all in the community.

6.2 INCLUSIVE ACCESS

We are maintaining step free access to the property avoiding "potential sources of discrimination against people who are without access to private car transport or who have mobility or access difficulties and special needs".

The rearrangement of the ground floor provides a more easily accessible WC for visitors with impaired mobility.



01 No 38's garage accessible from the roadway on the lower level to the entrance.

6.3 CAR PROVISION

There is one car parking space per resident with most residences having their own garage including no.38. Access to the parking space and garage is via the roadway, perpendicular to the site.

6.4 MEANS OF ESCAPE

The proposal provides a single access to the new basement via a stair from the ground floor living room. Because there is only one point of access/ egress it is likely that sprinklers will be required to ensure a safe escape route from basemant level.

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7. CONCLUSION

7.1 CONCLUSION

The objective of the proposed scheme is to increase the liveable internal space and retain the garden space for a young family. The scheme achieves this whilst being sensitive to the character of the site, being subordinate to the existing property, having minimal impact on the scale and character of the surrounding physical context and with no material impact on adjoining neighbours.

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LYNDON GOODE ARCHITECTS

Lyndon Goode Architects was established in 2012 by David Lyndon and Simon Goode. The award-winning practice delivers residential, commercial and cultural schemes of exceptional quality and value. LGA's creative approach to improving our built environment won recognition from the Architectural Foundation, which named Lyndon Goode Architects one of the top 100 practices to emerge in the past ten years.

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