

Planning Service
London Borough of Camden
Town Hall, Argyle Street
London
WC1H 8ND

SUPPORTING DESIGN AND ACCESS STATEMENT

For:
6 Meadowbank, NW3 3AY

Proposal

Alterations to the front façade including the installation of new front door, replacement of garage door with new casement window including fixed double glazed panel, and new timber planter. General interior refurbishments include the re-level of existing rear lightwell.

Site & surroundings

The application site is part of a small scale residential development in close proximity to Regents Park Road which is the main through-fare for the area; core local shops and cafes are located toward the north end of the road. The Meadowbank development is not within the Conservation Area nor is the building listed.

No.6 Meadowbank 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; all properties contain rear garden lightwells and alterations have been granted in the past, most notably applications 2015/1088/P & 2012/6454/P.

Design

The proposal seeks to improve the front façade and internal areas of the existing lower ground. The new front door will be set forward, in line with those at No7 & No8, and a new fixed frosted panel will be added to the side to maximise natural light gain into the entrance foyer.

The existing garage will accommodate a well-needed home office space as well as extra storage. The proposed sliding window has been designed to match the front door, and the

related double glazed panel (fixed) will mimic the balance/composition of the main entrance.

Works to the rear lightwell are connected to the refurbishment of the internal areas. Currently, the rear room is utilised primarily as a gym/workout area to which the small current window can only provide a small amount of natural daylight and air circulation. It is proposed to increase the opening - vertically - allowing for a set of sliding doors to maximise not only natural light and air gains but also to grant an efficient and easy to reach fire-exit to the rear lower ground floor.

In summary, the property has been renovated using a palette of material and finishes that are sensitive to and enhance the building's character by making similar modest alterations already in-situ in the adjoining properties.

Use

The proposed changes will be for the sole enjoyment & use of the current occupier. It is also important to note the rear elevation will remain unchanged.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Conclusion

For all reasons detailed above, it is felt that the proposed scheme would be harmonious with the building and not be out of keeping with the visual amenity of the area. The design has taken into consideration many of the UDP policies that are central to the Council's approach to this type of work.

Atte:

Abraham Sandoval
Director
M 07446 954579
E abraham@sandoval.dk