

**27.07.2021**

## **4 Meadowbank Third Floor Roof Extension & Internal Alteration : Design and Access Statement**

### **Introduction**

This statement intends to illustrate the design and access principles and processes when proposing extensions and alterations to existing buildings. The property is not in a conservation area, is not listed and is not in Camden's Article 4 schedule of streets.



Figure 1.1 Front elevation



Figure 1.2 Rear birds eye view



Figure 1.3 Site plan

### **Site Appraisal**

The proposal site is part of a small residential development next to Primrose Hill park, in the Royal Borough of Camden. The nearest thoroughfare is Regent's Park Road, which serves as the area's major access point; the area's main stores and cafes are on the road's northern end. The Meadowbank development is not in a conservation Area, and the structure is not on the National Register of Historic Places.

The property's intended use will not alter and will be the same as its current use which is a single dwelling house.

### **History**

4 Meadowbank is a single family house which forms part of a terrace of similar properties, built in the late 1970's. The building fronts onto the private road of Meadowbank and the rear looks over Primrose Hill. The composition of the facade is that of red brick, broken up with white painted double glazed windows and doors, areas of white render and concrete balconies.

### **Use**

The site is currently in private residential use and the proposal is for the same use. The proposal will provide a bright new utility space and bathroom for the appliance and their family.

### **Access**

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

## **Existing Situation, Proposal & Precedents On The Street**

No.4 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.

In addition to the gardens , most of the properties typically have roof terrace on third floor with exception of numbers 1, 15, 17,18, 19, 22, 23, 24 & 26.

We are proposing to enclose the roof terrace at 3rd floor level in order to provide additional facilities suited to the needs of the family. This will add an area of almost 12m<sup>2</sup>. The existing elevation of the third floor consists of a door way and fairly large window. The new proposed elevation will include three new windows and a door with the same colour, clean and minimal character of the existing ones.

To maximize light levels, 3 new rooflights will be incorporated which brings ample light and sense of openness into the space. The proposal will also retain a small external terrace of 5.1m by 0.6m which will maintain external access and view over the surrounding landscape.

The application for No. 4 intends to extend third floor by depth of 2.5m with height of 2.5m which is no higher than existing third floor roof . The new massing will be set back by 0.6m from the roof edge to minimize its visibility from the street, impact on the roofscape and be in line with neighbouring roof extension.

We believe that the addition to the third storey will not have an unreasonably negative impact on any neighbour's residential amenity in terms of loss of sunshine, sunlight, outlook, or privacy.

All developments, including alterations and extensions to existing buildings, must be of the highest standard of design,' according to DP24 of Camden's LDF. As a result, we've given the existing house a thoughtful and delicate touch. We believe that the new alterations will enhance the health and wellbeing of the occupants

## **Materiality**

All materials of the proposal have been carefully considered to be in keeping with the existing property. The extension at third floor level will be subservient to the original house. No alterations has been proposed to the front facade.

## **Landscape**

There are no proposed landscape changes to the property.

## **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 Councils approach to this type of work.