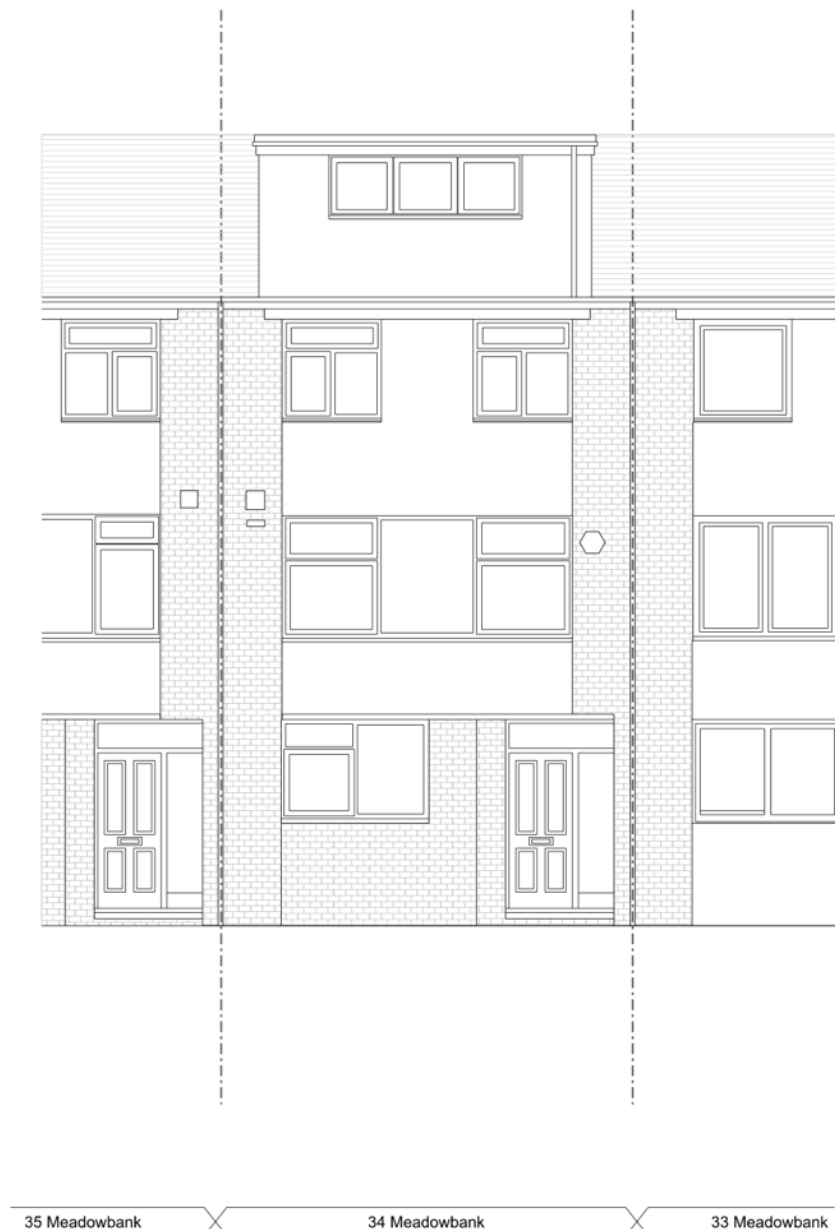




Design and Access Statement

34 Meadowbank, London NW3 3AY

Revision 02





1.0 Introduction

1.1. Purpose of this Document

1.1.1 This Design and Access Statement has been prepared on behalf of Daniel and Jessica Goldenberg in support of a residential development at 34 Meadowbank, London NW3 3AY.

1.2. Site

1.2.1 Located in Primrose Hill, London, the application site is located in the south-east side of the cul-de-sac Meadowbank, which is an area bounded by Ainger Road, Oppidans Road and Primrose Hill Road.

1.2.2 The property is a three-storey mid-terraced dwellinghouse with roof addition of front and rear full width dormers. The property is one of 63 properties built between 1969 and 1971.

1.2.3 There is access to a large communal garden to the rear

1.2.4 The property is neither listed, nor, in a conservation area



34 Meadowbank, viewed from the rear

1.3. Description of Proposal

1.3.1 Excavation of a single-storey basement, ground floor rear extension and replacement of windows and doors.

1.4. Relevant Planning History

Reference	Description	Decision	Date
2008/4876/P	Erection of roof extension with dormer windows to the front and rear of single-family dwelling house (Class C3). <u>Reason for refusal:</u> The proposed roof extension including front and rear dormers due to its height, bulk, detailed design and location within a terrace with a largely unimpaired roof line would result in an unacceptable impact on the appearance of the building and the terrace as a whole contrary to policies B1 (General Design Principles) and B3 (Alterations and extensions) and Camden Planning Guidance 2006.	Planning permission Refused	08/12/2008
2009/0520/P	Extension to the ground floor entrance and erection of a roof dormer window to the rear of a single-family dwelling house (Class C3).	Certificate of Lawful Development Granted	22/07/2009
2009/3691/P	Erection of dormer windows to front and rear elevations of single family dwelling house (Class C3).	Certificate of Lawful Development Granted	16/09/2009
2021/4142/P	Erection of an additional storey 2.8m in height above existing roof level of dwellinghouse.	Prior Approval Granted	28/09/2021

1.5. Relevant Neighbouring Planning Applications

Reference	Description	Decision	Date
2019/6344/P	38 Meadowbank: Excavation of basement with rear rooflights; replacement of French doors with windows at rear first floor; entrance extension, reduction in size of window and relocation of existing air conditioning unit to beneath window, all to ground floor front elevation. [basement]	Planning Permission Granted Subject to a Section 106 Legal Agreement	23.01.2020
2014/7097/P	29 Meadowbank: Erection of a single storey rear extension with glazed doors and roof light, raising boundary wall with no. 28 to form the flank wall of the new extension, extending current balcony to full width. [rear extension]	Planning Permission Granted	10.03.2015
2019/4515/P	31 Meadowbank: Installation of new first floor flank window; replacement entrance door and windows; and installation of two new rooflights [replacement windows, uPVC to metal frames]	Planning Permission Granted	22.11.2019

2.0 Pre-application Submission

2.1.1 In March 2021, pre-application advice was sought for external alterations to the host property in order to extend and enlarge the property, including:

- Excavation of a new basement level;
- Erection of a single storey full width ground floor rear extension;
- Raising the height of the existing dormers/replacement roof extension;
- Installation of a roof level terrace with glazed balustrade and roof top box; and
- Installation of comfort cooling / air conditioning units.

2.1.2 Feedback was received 3rd August 2021, reference 2021/1548/PRE

2.2. Basement:

2.2.1 The pre-application advice was supportive of basement development, where it meets Local Plan Policy A5 Criteria.

2.2.2 We were advised that in order to ensure the basement complies, the basement design should be modified to set back from the neighbouring properties where it extends beyond the footprint of the building, not exceed 50% of the garden, and not extend further than 50% of the depth of the garden (parts h, k and l of Policy A5).

2.2.3 We were further advised by email that a cinema room is an acceptable basement use, provided that a suitable living room was maintained on an existing floor.

2.2.4 An application for basement works must be accompanied by a Basement Impact Assessment which assesses the impact of the development on drainage, flooding, groundwater conditions and structural stability.

2.3. Rear Extension:

2.3.1 We proposed that the ground floor rear extension is to have a fully glazed rear facade and roof, and that extent and design is in keeping with similar extensions backing on to the communal garden. The size was 3m deep x 5m wide x 3m high.

2.3.2 The response acknowledges that although the properties along the terrace were originally built identically, the uniformity of some features to both front and rear elevations has been lost over time.

2.3.3 It is noted there is a similar full width and full depth extension at no, 29 Meadowbank; however, this was determined in 2015, prior to the current Local Plan and guidance.

2.3.4 This element of the proposal was considered unacceptable for the following reasons. While a rear extension would typically be considered subordinate; in the context of this site, it is out of keeping with the prevailing existing pattern of development to the rear of this side of the



terrace. Officers note that the rear garden areas of neighbouring properties sharing a boundary to the communal area remain largely free of development and provide a buffer between the communal garden and the rear elevations of the properties. As the proposal extends the full depth and width of the existing private garden, it would not retain a reasonably sized garden for current and future occupiers. It also would not retain the open character of existing garden amenity, including that of neighbouring properties. As the rear building line would sit on the boundary with the neighbours gardens and communal gardens. It is noted you state the current occupants have access to the communal garden; however, the complete removal of all private garden space would not be supported.

2.3.5 We were advised to reduce the depth and/or width of the proposed extension.

2.3.6 The advice further suggested that while permitted development rights may allow for a rear extension of 3m deep and 4m high for terraces (Class A.1 (f)), it would not allow for an extension more than 50% of the total area of the curtilage (Class A.1(b)).

2.4. Roof dormers /roof extension, Roof top balustrade/terrace:

2.4.1 The above was considered unacceptable and has not been taken further within this application

2.5. Air conditioning units:

2.5.1 Further information in an acoustic report would be require to fully assess the proposed AC condensing units.

2.5.2 Policy CC2 discourages active cooling (air conditioning). Air conditioning will only be permitted where its need is demonstrated and the steps in the cooling hierarchy are followed. The passive measures set out in Energy efficiency and adaptation CPG should be considered first.

2.5.3 Air conditioning has not been taken further within this application

3.0 Current Proposal

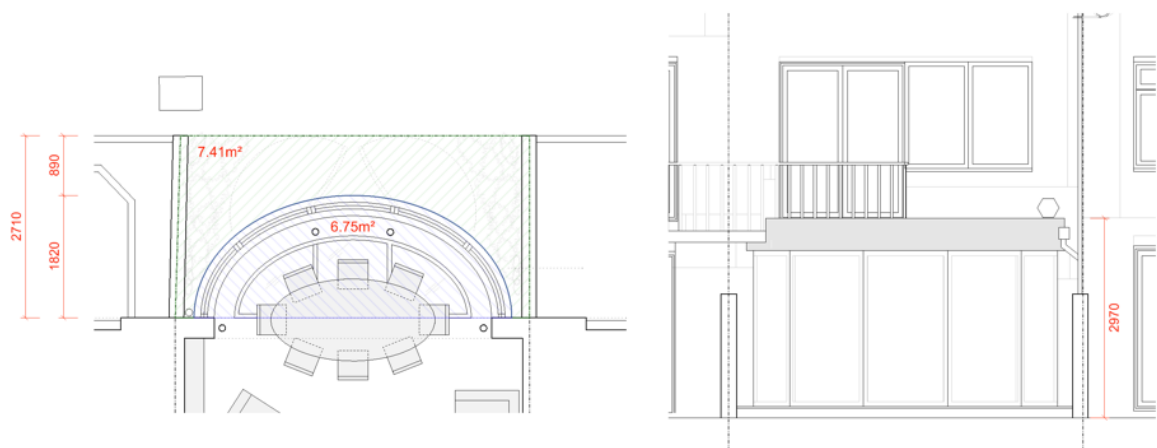
3.1.1 The application has been reduced in scope from the pre-application submission to encompass the excavation of a single-storey basement, ground floor rear extension and replacement of windows and doors.

3.2. Rear Extension

3.2.1 As suggested within the pre-application advice, the rear extension has been designed to fall within Class A permitted development rights.

3.2.2 The proposal is considered to be Class A permitted development because:

- it occupies less than 50% of the curtilage / rear garden (6.75m² of 14.16m²).
- it does not extend beyond the rear wall of the original house by more than 3m (1.82m)
- the extension is within 2m of a boundary, so the maximum eaves height has been designed to be no higher than 3m (2.97).



Ground floor plan & rear elevation (excerpts)

3.2.3 Although the proposed rear extension does not require planning permission, we have included it within this application because the size and extent of the basement is intrinsically linked to the design of the ground floor rear extension.

3.3. Basement

3.3.1 The proposed basement will accommodate a large cinema room, WC, storage, and utility / domestic plant room.

3.3.2 The basement will be located directly below the proposed ground floor extension, therefore ensuring no detrimental impact on the garden amenity or soil depth.

3.3.3 The only external feature is a small rooflight within the ground floor recessed porch area. The basement is otherwise completely concealed.

3.3.4 The cinema room is the only habitable basement room proposed, with natural light provided via an internal rooflight.

3.3.5 The additional cinema space is ancillary in use and will provide much needed break-out space from what is a very small but well-lit kitchen / dining / living room occupying the ground floor.

3.3.6 Continuous mechanical ventilation with heat recovery is proposed, in line with Approved Document F of the Building Regulations.

3.3.7 Compliance with Local Plan Policy A5 has been demonstrated below:

Policy A5 Criteria	Response	Complies
The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:		
a) neighbouring properties;	The basement will be located solely underneath the combined footprint of the existing building and rear extension. The only external feature is a small rooflight within the ground floor recessed porch area. The basement is otherwise completely concealed.	Yes
b) the structural, ground, or water conditions of the area;	The submitted Basement Impact Assessment (BIA) confirms that the proposal will not harm the structural, ground, or water conditions of the area;	Yes
c) the character and amenity of the area	The only external feature is a small rooflight within the ground floor recessed porch area. The basement is otherwise completely concealed. A similar basement was also approved in 2020, within the same terrace (ref: 2019/6344/P)	Yes
d) the architectural character of the building; and	The basement would not be visible from the street at the front of the property (save for a small rooflight) and so would have minimal impact on the character of the existing terrace.	Yes
e) the significance of heritage assets.	There are no identified heritage assets nearby.	Yes

Policy A5 Criteria	Response	Complies
Policy A5 also states that the siting, 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 would be single-storey in depth.	Yes
g) not be built under an existing basement;	The proposed basement would be single-storey in depth beneath ground floor level.	Yes
h) not exceed 50% of each garden within the property;	The proposed basement would occupy 7.0m ² of the 14.2m ² garden (less than 50%). Furthermore, sufficient margins have not been left between the site boundaries and basement construction to sustain growth of vegetation and trees.	Yes
i) be less than 1.5 times the footprint of the host building in area;	The proposed basement excavation would have a total area of approximately 62.6m ² . The existing footprint of site 55.6m ² (x1.5 = 83.4m ²)	Yes



	Therefore the extent of the basement is less than 1.5 times the footprint of the host building.	
j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;	The depth of the host building measured from the principal rear elevation is 10m, 50% of which is 5m. The proposed basement would extend into the rear garden to a depth of approximately 1.8m.	Yes
k) not extend into or underneath the garden further than 50% of the depth of the garden;	<p>The half-elliptical basement extends approximately 1.8m into the existing rear garden at it's furthest point. The existing rear garden is 2.7m, which would mean extending greater than half the depth of the existing garden, however, this approach has been taken to directly reflect the proposed ground floor extension above.</p> <p>The proposed ground floor extension has been designed to fall within permitted development and will be built regardless of whether or not the basement is approved. The presence of the proposed basement will therefore not reduce the potential garden area, and the garden either side of the ground floor extension retains deep soil for planting.</p> <p>There is no garden to the front of the house (only a recessed porch area), so the basement will be built out to align with the footprint established by the upper levels. Refer to section 03, drawing A3500 (Policy A5 Criteria).</p> <p>This same approach was acceptable with approved application 2019/6344/P granted in 2020 for No. 38 Meadowbank, located further along this terrace (refer to approved section drawing MBK-LGA-ZA-XX-DR-A-020-01 Proposed Section AA), which proposed to build out to align with the upper levels.</p>	Yes
l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and	The proposed basement is set back from neighbouring boundaries of Nos. 33 & 35 Meadowbank, and the communal gardens.	Yes
m) avoid the loss of garden space or trees of townscape or amenity value.	The existing garden has no trees or soft landscaping and comprises a tiled area with planters, and the occupiers have access to the communal garden. Just over 50% of the garden space is retained and is proposed to be soft-landscaped, improving upon the existing condition.	Yes

3.4. Windows and Doors

3.4.1 The estate comprises a mixture of uPVC and aluminium framed windows, with a diverse range of divisions.

3.4.2 The aluminium framed windows on the estate are by far the higher quality, and so we propose aluminium frames and divisions similar to Nos. 29 & 30 Meadowbank, directly opposite to the rear.



Existing uPVC rear windows



Aluminium window frames of Nos. 29 & 30 Meadowbank (opposite)



4.0 Access Statement

4.1.1 Access to the house will remain unchanged.

4.1.2 A new stair will be built to serve the basement, designed to meet Building Regulations.