

Submission Statement in respect of Flat 1, 16 Wedderburn Road, NW3 3QG.

6 Wrotham Business Park
Barnet Herts EN5 4SB

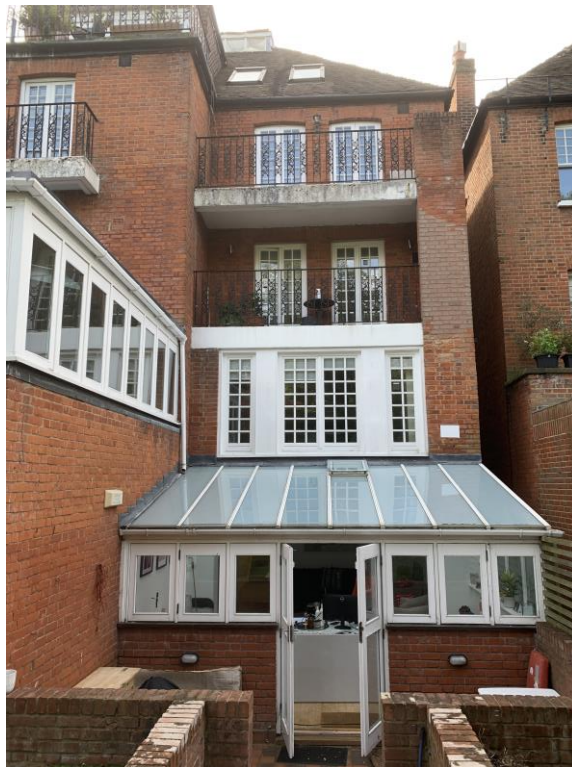
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- 1.0 16 Wedderburn Road is a five storey building (including roofspace) currently divided into 6no flats.
It is located in the London Borough of Camden.
The property is not listed but does lie within the Fitzjohns/Netherhall Conservation Area.
- 2.0 The application relates to Flat 1 which occupies part of the ground floor space and proposes the extension of the flat to the rear by way of a single storey extension.
- 3.0 The flat benefits from a small glazed lean-to extension and it is proposed to remove this and replace it with a part flat roof / part pitched roof design that responds to neighbouring building lines and design patterns.

The adjacent property (No 14) and the other half of the ground floor of No 16 (Flat 2) , both have large rearward extensions. These are both deeper and higher than the application site.



P 1: General rear elevation



P2: Extension of No 14 Wedderburn Road and relationship with existing building line of application site.



P3: Rear building line of Flat 2, 16 Wedderburn Road and context with application site.

The new extension will be brought out level with the two storey extension of Flat 2 No 16 within a flat roof design finished with brick parapets and then continue with a pitched roof

element that is similar in shape as the conservatory style roof also to the rear of flat 2.

The flat roof will accommodate 2no rooflights. These have been sited away from the first floor doors that serve the flat above therefore improving the situation for them concerning light pollution and potential for noise leakage from the existing glazed roof that runs right up to the cill of the doors.

The extension will be constructed in matching materials to compliment the host building and be in keeping with the conservation area design ethos.

To the rear of the extension the natural ground level rises slightly and as such there is a requirement for some steps to link the internal space with the garden. These exist within the current design but due to the proposed extension, need moved further into the garden.



P4: current stepped arrangement into the garden

4.0

In conclusion:

The extension proposed utilises space that is currently dominated by neighbouring extensions and as result will improve the external space for the application site. The current garden feels recessed with the building line on both sides being much further into the garden. The extension will bring that “recessed” space into the building using it for an enlarged kitchen / dining / living space with the garden space now free of buildings either side.

The extensions proposed match materials and the visual appearance of neighbouring building sand as such will not be out of character, nor will they affect the living conditions of neighbouring occupants.