

CHARLES BARCLAY

448P 070305 Dand A

Application for Planning and Conservation Area consents for re-modelling of top floor flat including new roof extension and terrace: Flat C, 26 Wedderburn Road, London NW3 5QG

Design and Access Statement 5 March 2007

26 Wedderburn Road was built as a substantial family home at the end of the 19th century. In the 1930s it was converted in to four flats; flat C is the top floor flat within the attic space. The original conversion carried out the bare minimum of works to this floor, formerly the servants' quarters to the house and the flat is now in great need of modernisation and refurbishment.

The proposal is for re-modelling the layout of the flat to provide a spacious, three/four bedroom family flat with an open plan living area and two bathrooms. As the existing flat is short of daylight, installing new rooflights to get light in and allow views out is a priority. The flat currently has no outside space, so the proposal includes replacing the existing flat roof in the centre of the roof pitches with a modest roof terrace, sunken down within the existing ridges. There is a small roof extension to allow access to this terrace but as this is set well back from the street frontage, it will not disrupt the appearance of the building from Wedderburn Road. There is precedent for a small roof extension/roof terrace in some of the other houses on this side of Wedderburn Road, for example at number twenty-two.

Additional rooflights are proposed, three in south-facing roof slopes and two in north-facing roof slopes. An existing, inadequate rooflight in a west-facing roof slope is to be replaced. Part of the east-facing roof slope is to be made in to a glazed roof, with etched glazing to preserve the privacy of the top-floor flat in 24 Wedderburn Road adjacent, which has a dormer window in its west roof slope giving light to a kitchen.

The alterations to the flat will include bringing it up to current standards for thermal and sound insulation. The existing gable windows will be replaced as they are in poor condition, but will be identical in appearance to the existing casements. The exterior of the building will be redecorated at the same time as the modernisation of Flat C, ensuring that it presents an improved appearance to Wedderburn and Akenside Roads.

Due to the nature of the building and the conversion, it is not practicable to provide disabled access to the flat without the massive disruption of adding a lift to the interior or exterior of the building. As this is an existing flat, Building Regulations due not require disabled access from street level.

Charles Barclay 5 March 2007

RECEIVED
- 6 MAR 2007