

**ADDRESS: 18 WEDDERBURN ROAD, LONDON, NW3 5QG**

**PROPOSAL: CONVERSION OF A LOFT INTO A 3 BEDROOM SELF-CONTAINED FLAT**

## **DESIGN AND ACCESS STATEMENT**

### **Summary**

This Design and Access Statement has been prepared on behalf of the applicant, Adam Andrews whom owns the second floor flat at 18B Wedderburn Road. It proposes to convert the loft into a self-contained, 3 bedroom flat with three new dormers (two to the side and one to the rear of the property).

This application seeks the addition of three new dormers of similar height to the neighbouring properties, which will be constructed with lead facings to replicate those of the adjacent properties. The new flat will be accessed by the addition of a new private staircase in the existing stairwell. A second staircase will provide access via a new glass enclosure to the roof top terrace.

The existing loft has two floor levels with a difference of 823mm. This application proposes lowering the upper loft floor to the level of the lower floor. The flat roof above the new spiral staircase will also be lowered to facilitate access to the new amenity space.

Two conservation roof lights will be added to the front roof face of the property, of similar proportions as the neighbouring roof lights. A new glass enclosure will provide sufficient head height for the spiral staircase leading to the roof top terrace. Scale and heights have been carefully chosen to imitate those on properties no.16 and no.22 Wedderburn Road (Please see 476-PA.02 image no.6)

The redundant chimneystack that is currently located at the rear of the property in the proposed living area will be removed. Six other properties of similar style on Wedderburn Road have done this also.

Below summarises the principle points of the proposal in a structure that responds to the Design and Access Statement guidelines.

### **Context**

18 Wedderburn Road is located in Hampstead, London, NW3. The site lies 0.6 miles from Belsize Park Underground Station and is situated towards the end of Wedderburn Road where it meets Akenside Road, as illustrated on the Site Location Plan (Drawing 476-PA.01). The building is in the Fitzjohns conservation area and is noted to make a positive contribution to the quality of Fitzjohns/ Netherhall area (Conservation area Statement: Fitzjohns/ Netherhall).

The neighbouring properties are residential and follow similar style i.e detached with clay-tiled gable roofs. The property is closely located to two schools on Fitzjohns avenue (St Marys, 0.2 miles and Fitzjohns Primary 0.3 miles) and the Metropolitan Police Service, Rosslyn Hill, only 0.4 miles away, providing a sense of security and safety within a family friendly area.

Photos of the existing site are included as part of the application document. (Please see drawing 476-PA.02 for further information). A site map is also included (476-PA.01) as well as an existing block plan (476-PA.03).

## The Site

The newly converted loft will become the third floor at 18 Wedderburn Road, currently a three-storey detached house in red brick with a partially pebbledash rendered gable roof on the front elevation. As stated, the application relates solely to the conversion of the loft. It will be accessed via the communal stairwell shared with the residents of the first and second floor flat, which is accessed from Wedderburn road at the east side of the property. Only the ground floor flat is accessed via the original front entrance.

Part of the application involves the formation of two roof terraces. One at the loft entrance level off the kitchen/dining/living space and the other on the roof of the property. The rear garden is solely within the ownership of the lower ground floor flat only.

## Use

The property is used solely as a residential premise and no plans are proposed to alter this.

## Amount

The application relates only to the loft conversion with the addition of three new dormers, the formation of two roof top terraces to utilise the existing roof space and a new glazed roof enclosure, which will facilitate one of the two, new private staircases. No alterations to the second floor flat will be made apart from the closing up of the hatch in the second floor ceiling.

## Layout

The proposal centres on the addition of three new dormers, with heights to replicate those of neighbouring dormers. Positioned between the four external chimneystacks the dormers have no impact on the front façade. All dormers will provide sufficient head height to maximise the habitable floor area while bringing in natural light. The rear dormer will provide an aspect and views from the living area. The side dormers will have opaque glazing facing the neighbouring dormers in order to maintain privacy for each party.

The flat will contain a large kitchen/living/dining area to the rear of the property, which opens out onto the new terrace. The three bedrooms can be accessed along the hallway with sufficient storage and room layouts designed to meet the recommended space allowances as set out by the Mayor's London Housing Design Guide. Key structural partitions have been retained where possible.

	<b>Dwelling Type</b>	<b>Essential GIA m<sup>2</sup> (Floor area above 2m head height)</b>	<b>Existing GIA m<sup>2</sup> (Floor area above 2m head height)</b>	<b>Proposed GIA m<sup>2</sup> (Floor area above 2m head height)</b>
<b>Single Storey Dwelling</b>	3b 5p	86	80	103

## Scale

The internal habitable floor area of the existing property will increase by 23 m<sup>2</sup> from solely the conversion of the loft.

The flat has been designed to meet the Mayor's London Housing Design Guide dwelling space standards, the internal floor areas and flat type can be summarised as follows;

### **3-Bed 5 Person Dwelling**

**Source:** *London Plan, Housing Supplementary Planning Guidance, Mayor of London.*

Category	London Housing Design Guide Minimum	Proposed
Single Storey Dwelling 3 b 5p(m <sup>2</sup> )	86	103
Clear opening width of doorway /Minimum Corridor width (mm)	775 1050	775 1050
Combined kitchen/ living/ dining space (m <sup>2</sup> )	29	31
Minimum Double Bedroom (m <sup>2</sup> )	12	12
Minimum Single Bedroom (m <sup>2</sup> )	8	8.7
Bathrooms for 5 persons	1	2
Additional W.C(s) for 5 persons	1	1
Storage Space for 5 persons (m <sup>2</sup> )	2.4	4.7
Amenity Space for 5 persons (m <sup>2</sup> )	8	27

## Appearance

The proposed additions to the property comprise of one rear and two side dormers, two roof lights at the front of the property as well as new amenity space on the two roof terraces with 1100mm high partially glazed secure boundary.

Carefully chosen conservation roof lights on the front of the property will match the scale of those at no. 16 Wedderburn Road, to maintain the familiar appearance on the properties.

Lead faced dormers will be constructed with white timber casement windows intended to resemble those on the existing property. The rear dormer will not be visible from the streets surrounding and the front chimneystacks will conceal both side dormers. Therefore they will not have any visual impact on the street scene or streetscape.

A new glass enclosure will be installed to provide access to the roof top terrace. This intends to match the height of similar neighbouring roof top enclosures. Lowering the terrace floor will mean the enclosure will be concealed from the streets surrounding.

18 Wedderburn Road is positioned among 12 other properties of similar style, scale and side of the street. Generally the roofs on the surrounding buildings along this section of Wedderburn Road have previously been altered or converted. Of the 12 similar properties, 7 have side dormers, 5 rear dormers/extensions, 7 roof lights of which 2 properties have these on the front roof face. 2 have created a permanent access to the roof top terrace and created an additional internal space, 18

Wedderburn Road will keep this space external. 6/ 12 have also removed their redundant chimneystack at the rear of the properties.

### Landscaping

No alteration to existing front or rear garden. This is not in our demise. Solely the residents of the new flat will occupy both terraces as their primary external amenity space.

### Accessibility

The site is well served by public transport and is within easy walking distance of Hampstead and Belsize Park Underground Stations, Hampstead Heath Over Ground Station numerous bus routes.

Residents of the new flat will share access with residents of 18A and 18B via the main stairwell. They will also be car free as there is no off-street parking available.

### Lifetime Homes Assessment

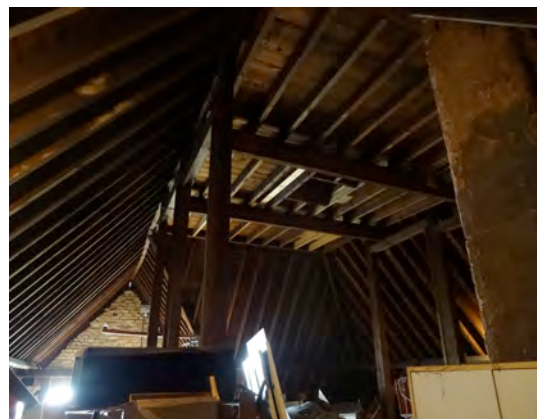
The table below illustrates how the proposed flat will meet the lifetime home criteria;

<b>Criteria</b>	<b>Pass / Fail</b>	<b>Comments</b>
1. Car parking width	NA	The site is situated in an accessible location close to public transport facilities. Hampstead Heath, Hampstead Under ground and Belsize Park Underground are all located under 0.6 miles away. Regular busses run from bus stops 0.5 miles away. For this reason, no car parking is proposed as part of the application.
2. Approach from car parking	NA	For the reasons outlined above, no car parking is proposed as part of the development.
3. Approach gradients	Fail	At present the site has a sloped approach to the East side entrance of the property, consistent with the character of neighbouring properties on the road. The access is shared with other residents who have no other access if disruption to the approach was to occur.  For these reasons, it is not possible to enable completely level access to the building from the street.
4. Entrances	Pass	The flat entrance has an effective clear opening width as specified by Lifetime Homes Criteria. This is due to an attempt to maintain the character with minimal impact in the communal stairwell.
5. Communal stairs and lifts	Fail	The proposal is for the conversion of a loft as a new flat and the only communal stairs are the entrance and extension steps, there is a single handrail to the inside of the entrance. Risers are closed and general dimensions conform however nosings are covered by carpet and therefore are not distinguishable to Lifetime Homes Criteria. Due to the character of the building, there is no existing lift and none proposed.

6. Doorways and hallways	Pass	All doors and hallways are fully compliant
7. Circulation space	Pass	All circulation space conforms to Lifetime Homes Criteria.
8. Living room	Pass	A living room is provided on the entrance level of the proposed dwelling.
9. Entrance level bed space	Pass	All units have either a bedroom or space that can be temporarily converted at entrance level.
10. Entrance level wc and shower	Pass	The family bathroom complies with Lifetime Homes Criteria.
11. Bathroom and wc walls	Pass	Wall reinforcements will be located between 300mm and 1500mm from the floor to allow for adaptations, such as handrails.
12. Stair lift / through floor lift	Fail	The majority of the units are single-storey. Because of the confines of the existing site, the landing area is considered to be of an inadequate size for the provision of a stair lift. Please consider the issues raised in 3) and 7).
13. Tracking hoist route	Pass	Reasonable clear routes are available between main bedrooms, bathrooms and en-suites.
14. Bathroom layout	Pass	The family bathroom is laid out for ease of access and use.
15. Window specification	Pass	Windows are fully compliant
16. Control, fixtures and fittings	Pass	The fit out of the building will involve the installation of new switches and controls which will be installed to comply with the requirements (450 – 1200mm height form FFL)



1. Front birds eye view of property on Wedderburn Rd
2. Street view with adjacent properties
3. East side access
4. Loft space showing existing hatch access to roof
5. Loft
6. Rear birds eye view of property on Wedderburn Rd



*(Ordered clockwise)*