

# **Design and Access Statement**

3 Wedderburn Road

London NW3 5QS

1<sup>ST</sup> JULY 2015

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## **1 Introduction**

The planning and listed building application, to which this design and access statement relates, involve two new skylight installation to the garage roof.

This planning application is just a small addition to the GRANTED application dated 11<sup>th</sup> of December 2014 ref number 2014/5163/P.

The application property is located at 3 Wedderburn Road , NW3 5QS, within Fitzjohn's/Netherhall Conservation Area and is Grade II listed.

The design and access statement was written to provide LBC with sufficient information about the heritage significance of the building within the conservation area and to inform LBC in its determination of the application; so that LBC will be provided with an impact assessment of the proposed extension with reasoned justification why the development would be acceptable. The following chapters set out the site and context together with the history and character of the house; and how the design proposals have been generated and evolved from and within the background of this framework and context.

## **2 Site Context and Historical Background**

Please see Original Design and Access Statement from Granted application dated 11<sup>th</sup> of December 2014 ref number 2014/5163/P.

## **3 Assessment of the Property**

There is no evidence of date of establishment of the garage on the western side, which is a clear intervention. It makes no positive contribution to the conservation area.

## **4 Proposal**

To install two new flat skylights that sit flush with the roof, there will be no visual impact from the front of the house or rear garden.

New skylights are designed with sleek clean lines and with a low-profile installation kerb detail to minimise protrusion from the roofline.

## **5. Justification and Impact Statement**

The proposals have virtually no impact on the fabric of the existing building all proposed works are located outside the historic footprint of the property.