

18<sup>th</sup> October 2018  
18WR/610PL/SF01

**PROPERTY ADDRESS:** 18 Wedderburn Road,  
London, NW3 5QG.

**CLIENT:** Adam Andrews

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## DESIGN AND ACCESS STATEMENT

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### 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. The application submitted is identical to that of application ref: 2015/1346/P registered on 8<sup>th</sup> April 2015. We are re-submitting the previously approved plans, seeking an extension of the approval as Condition 1 of the decision notice has recently lapsed before the Section 106 details could be finalised.

This application seeks 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). The three new dormers proposed are of similar height to the neighbouring properties and 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 drawing 610-PL.012, 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 already done so.

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

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## 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 610-PL.010). 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 610-PL.102 for further information). A site map is also included (610-PL.101) as well as an existing block plan (610-PL.103).

## 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 use class solely C3 Residential and there are no proposed plans to alter.

## 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. There are some minor alterations proposed to the second floor flat that involve the relocation of some internal partition walls and closing the roof 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.

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The flat will contain a large kitchen/living/dining area (30.2 m<sup>2</sup>) to the rear of the property, which opens out onto the new terrace (6.1 m<sup>2</sup>). The three bedrooms can be accessed along the hallway with sufficient storage (6.5 m<sup>2</sup>) and room layouts designed to meet the recommended space standards as set out by the Technical Housing Standards – Nationally described space standard March 2015. All key structural partitions have been retained where possible.

	<b>Dwelling Type</b>	<b>Essential GIA m<sup>2</sup> (Area above 2m head height)</b>	<b>Existing GIA m<sup>2</sup> (Area above 2m head height)</b>	<b>Proposed GIA m<sup>2</sup> (Area above 2m head height)</b>
<b>Single Storey Dwelling</b>	3b 5p	86	80	111

### Scale

The internal habitable floor area of the existing property will increase by 31 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 2011 and Technical Housing Standards – Nationally described space standard March 2015. The internal floor areas and flat type can be summarised as follows;

### 3-Bed / 5-Person Dwelling

**Source:** Department for Communities and Local Government, Technical Housing Standards – Nationally described space standard, March 2015 (Notes added May 2016) and London Housing Design Guide, 2011.

<b>Category</b>	<b>London Housing Design Guide Minimum</b>	<b>Proposed</b>
Single Storey Dwelling 3 b 5p (m <sup>2</sup> )	86	111.1
Clear opening width of doorway / Minimum Corridor width (mm)	775 1050	775 1050
Combined kitchen/ living/ dining space (m <sup>2</sup> )	29	30.1
Minimum Double Bedroom (m <sup>2</sup> )	12	15.3
Minimum Single Bedroom (m <sup>2</sup> )	8	11.0
Bathrooms for 5 persons	1	2
Additional W.C(s) for 5 persons	1	1
Storage Space for 5 persons (m <sup>2</sup> )	3	6.5
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 selected Conservation roof lights on the front of the property will match the scale of those at no.16 Wedderburn Road, to maintain continuity in the appearance of 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 surrounding streets and the front chimneystacks will conceal both side dormers. Therefore the proposed dormers will not bare 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 view within the surrounding streets.

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 properties have created a permanent access to the roof top terrace and created additional internal space, 18 Wedderburn Road will keep this space external. 6 of 12 properties have removed their redundant chimneystack at the rear of the properties.

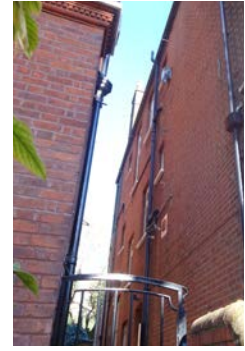
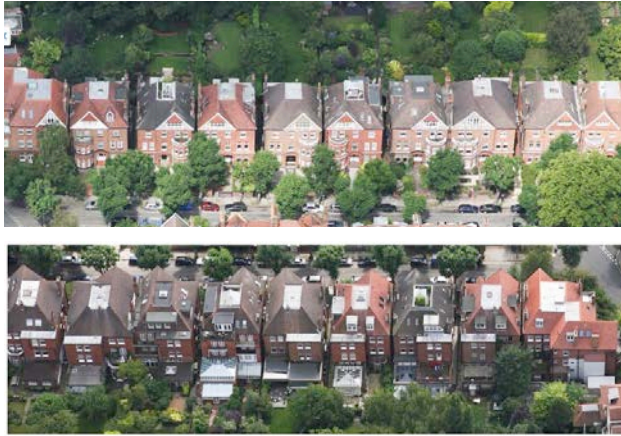
## Landscaping

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 with a Transport for London PTAL 5 rating, within easy walking distance of Hampstead and Belsize Park Underground Stations, Hampstead Heath Overground Station and bus routes 46, C11 268 and 168.

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



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)*



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