

First Floor Flat A, 6 Wedderburn Road, London NW3 5QE **Design and Access Statement: Ref: 1125-DandA-3**

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1.0 Introduction

This document supports and justifies a planning application submitted to The London Borough of Camden Planning Authority for replacement windows to the first floor flat.



Rear Elevation



Front Elevation

The proposed works are described in the following supporting documents:

Drawings:

1. 1125-AP03-01 Site Plan
2. 1125-AP03-02 First Floor
3. 1125-AP03-03 Front Elevation
4. 1125-AP03-04 Rear + East Side Elevations
5. 1125-AP03-05 West Side Elevation
6. 1125-AP03-06 Section A
7. 1125-AP03-07 Existing Windows
8. 1125-AP03-08 Proposed Replacement Windows
9. 1125-AP03-09 Location Plan

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2.0 Description of Existing Building

The application site comprises the basement and ground floor of no. 6 Wedderburn Road: a late Victorian three-storey + roof and basement accommodation, semi-detached property situated on the north side of Wedderburn Road within the London Borough of Camden. At present, the host building features 3 no. self-contained flats. The Ground/Basement floor has access to/ownership of the rear garden and has its entrance as the principal entrance at the front.

The upper-level flats A and B, share a separate and dedicated entrance at the side of the building.

The building is not listed but is located within the Fitzjohns and Netherhall Conservation Area and is noted as making a positive contribution to the character and appearance of the Conservation Area.



Google Satellite Views (NTS)

3.0 Proposals

3.1 The proposal is for replacement windows to the first floor level.

4.0 Appearance and Materials

4.1 The existing windows to the first floor are a mixture of white painted vertical sliding timber sashes and casements. These are proposed as being replaced to matching style double glazed windows.

5.0 Amenities

5.1 The neighbours' privacy is unaffected by these proposals.

6.0 Impact on the Street Scene

6.1 The proposed windows will match the existing so the impact on the street scene will be neutral.

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7.0 Access

7.1 Access to, from, and within the property is unaffected by the proposals.

8.0 Sustainability

8.1 The new windows will be thermally efficient in full accordance with current Building Regulation requirements and so will represent a significant improvement on the existing.

9.0 Refuse & Recycling

9.1 The existing arrangement will remain unaltered.

10.0 Conclusion

The application proposals are in full compliance with the aims and objectives of the relevant The London Borough of Camden Planning Guidance. For these reasons we consider Planning Permission should be granted accordingly.