

14 WOOD STREET BARNET

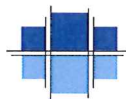
Replacement Roof Finish to Rear Single Storey Roof



Design, Access & Heritage Statement

Revision A

RADLEY HOUSE PARTNERSHIP



March 2016

DESIGN & HERITAGE STATEMENTMARCH 2014

1.00 INTRODUCTION

- 1.01 This Statement provides background information in support of a listed building application for the replacement roof finish to the rear single storey roof at 14 Wood Street, Barnet.

The Statement should be read in conjunction with the following:

- 5852/L01 – Location Plan
- 5852/D70 – Site Plan, Floor Plans & Elevations: Existing & Proposed
- Photographs included in this document

- 1.02 The applicants are Stephen Sloan and Nick Osborne, who are the owners of the building and are partners in Derrick Bridges and Co. a firm of solicitors who occupy 12 Wood Street.
- 1.03 Reference should be made to the previous listed building consent, B/00928/14, issued on 8 April 2014, for change of use and new partitions.

2.00 PLANNING HISTORY

- 2.01 There are nine applications relating to 14 (&12) Wood Street as follows.
- April 1973, ref. N/03762 – Change of use of ground floor to solicitors office
 - October 1977, ref. N/03762/A – two storey rear extension.
 - October 1977, ref. N/03762/B – two storey rear extension.
 - October 1996, ref: TREN03762C – tree pruning.
 - November 2002, ref. No3762D/02/TRE- tree removal.
 - October 2009, ref. B/03575/09 – replacement rear windows.
 - July 2012, ref. B/01814/12 – conversion into two self-contained units etc.
 - April 2014, ref. B00928/14 – change of use and new partitions.
 - March 2016, ref. 16/0414/HSE – first floor rear extension, which was refused.

3.00 DESCRIPTION

- 3.01 The property is located on the north side of Wood Street at National Grid ref. TQ 24461 96468.
- 3.02 The house is a Statutorily Listed Building dating from the early 18th Century, listed Grade II in September 1957 (listing reference 1192601). Internally the building is mainly timber framed with masonry walls. Externally the rear elevation is in painted brickwork and the front elevation is in painted render/stucco. All external doors and windows are in timber and are single glazed. The building is roofed with plain clay tiles with overhanging eaves to the rear and a parapet back gutter to the front. Chimneys are in brickwork.
- 3.03 Derrick Bridges & Co, Solicitors purchased the property in 1972 as a single dwelling and obtained permission for a change of use to offices in 1973. The property has retained this use up to the present day (see Use of Premises 4.00).
14 Wood Street was in use as a single residential dwelling up to at 1973. The attached Conveyance document dated March 1972 confirms the purchase of the property by the Applicants in March 1972 at which time it remained a single residential dwelling until 1973.

4.00 USE OF PREMISES (Statements below provided by Derrick Bridges & Co., Solicitors)

- 4.01 The solicitors' practice of Derrick Bridges & Co was established in 1945 by Mr Derrick Bridges. We set out below (i) the history of the firm's office arrangements since 1945 and (ii) the reasons underlying the firm's partners' decision to run the firm from one building only (12 Wood Street) as from 2014.
- 4.02 The practice operated from 12 Wood Street from 1945 until 1973. By 1972 the business had grown from a sole practice to a three partner concern which also employed a legal executive, salaried solicitors, trainee solicitors, an accounts executive, a receptionist and a number of secretaries.

- 4.03 The growth in the firm created the need for more office space and on 10th March 1972 the three then partners purchased the adjacent terraced property at 14 Wood Street from the Executors of Mrs Dorothy Bath. Until her death in 1971 Mrs Bath had for many years occupied both 14 and 16 Wood Street as one residential property. Prior to her occupancy, 14/16 had been occupied as a residential property for many years. We hold old pre-Land Registry title documents showing the previous ownership and believe these show residential occupation going back to at least 1900.
- 4.04 16 Wood Street was bought by a Barnet GP, Dr. Hollington in 1972 who at that time was running her GP practice from 18 Wood Street.
- 4.05 Builders divided 14 and 16 Wood Street, number 16 being taken into 18 Wood Street to form a part of that property. Numbers 16 and 18 were subsequently converted from a GP's surgery into residential use-which is still the current use.
- 4.06 In April 1973 the then owners of 14 Wood Street applied for planning permission to run a solicitors office from the ground floor of 14 Wood Street. Planning permission was granted in 1973.
- 4.07 Following the grant of planning permission, internal doorways were formed in the party wall between 12 and 14 Wood Street at ground floor and first floor level.
- 4.08 Initially only the ground floor of 14 Wood Street was used for office purposes but within a relatively short period the firm's operation extended to the first floor as well. The property was substantially damaged by fire in 1977. Building Regulation approval was granted on 4th August 1977 for roof re-construction and internal re-instatement. Building Regulation approval was also granted in December 1977 for a rear extension.
- 4.09 By the mid-1980s the firm had a consultant, five partners, a Legal Executive, two or three trainee solicitors, two part-time accounts executives as well as a secretarial staff whose numbers more or less equalled the solicitors in the firm. The practice broadly then was for each fee earner to have their own dedicated secretary.
- 4.10 In 1986 the number of partners reduced to four and this continued until 2000 when Gerard Disbrey retired as a partner and the firm became a three partner practice.
- 4.11 Since the grant of planning consent in 2014 the property has been cleared of office equipment and furniture in order to facilitate residential use. The proposals relating to this application seek to improve and enhance the residential accommodation.

5.00 THE PROPOSALS

- 5.01 The owners are keen to retain the character of the building both internally and externally.

The application mainly relates to the replacement roof finish at the rear which will significantly improve the external appearance and be more in keeping with the style and period of the house.

- 5.02 External alterations are as follows.

- Removal of the existing corrugated iron and felt roofing materials. The underlying timber boarding and supporting timber purlins are to remain. There are three 75x50mm purlins over the main corrugated iron roof.
- Additional purlins to be inserted mid-way between the existing purlins to provide support for the increased weight of the slates.
- Counterbattens to be fixed to the surface of the boarding followed by roofing battens and a breathable underlay.
- Natural slate roof.
- New lead soakers and flashings. All lead to be treated with a patination oil.
- The existing rooflight is to be retained and refurbished and provided with new upstand lead flashings.

6.00 ACCESS

- 6.01 Pedestrian access to the site will remain as existing via a private garden path directly off the public pavement.
- 6.03 There is currently no vehicular access or parking on the property and this will remain unchanged.



PHOTOGRAPH 1

REAR ELEVATION

Showing the single storey roof coverings of corrugated iron sheeting and felt.



PHOTOGRAPH 2

REAR ROOF