

Design and Access Statement

This document is provided in support of the planning application for 9 Wedderburn Road, London, NW3 5QS, and is to be read in conjunction with the relevant drawing set. The property benefits from Listed Building Approvals for internal alterations. This application addresses external intervention, namely the introduction of a new bin store, replacement of timber fence, installation of a new timber gate, planting design.

The property in question is a grade II listed, semi-detached (pairs with no.7), 1880's built residential property, located along a tree lined, elegant road.



Amount and Use

Front garden of a residential property.

Layout (proposal in larger context and security)

The proposal does not affect the position of the site or layout. The works to the garden do not alter the current security levels of the house.

Scale (dimensional parameters)

The existing fence is 1.2m high and the proposed fence will match this height.

Appearance and Materiality

Timber fence - to match the existing (and the one at no. 7 Wedderburn Road). Gravel (with plastic grid reinforcement to stabilize surface). Existing herringbone brick paving to entrance path and stairs to be retained.

Access

Pedestrian and Inclusive Access, Main access from the street into the building remains unaltered.

Front Boundary Treatment

Pre-application advice (2023/3575/PRE) :

Requires historic evidence based analysis of the original front boundary. To remove the boarded fence will also detract from the uniformity that currently exists at the front of the two properties. Further research is therefore required to justify the removal of the fence and its replacement as currently proposed.

This submission proposes a like-for-like design to maintain uniformity between the paired properties. The fence height will remain at 1.2 meters, consistent with the existing design. A timber gate, matching the fence design, will also be introduced.

Bin Store

Pre-application advice (2023/3575/PRE) :

The proposal and location seems fine in principle, but more information needed, tailored to the site, especially in relation to the store's visibility from the street. This will inform on the acceptable bulk, height and materials.

The proposed design features a painted hardwood store with a green roof.

Tree and Landscaping Works

Refer to submitted layouts.

Neighbouring Amenity

The proposal would not have a harmful impact on neighboring properties.

Biodiversity

The proposal is limited in its extent and does not cause loss or impact on biodiversity.