

# HERITAGE STATEMENT

**Prepared by Jon McElroy on 25<sup>th</sup> February 2025**

**1. Introduction**

I am not sure if I need to complete a Heritage Statement as the works are minor however I believe this may be required.

**2. Site Address**

Garden House, 1E Ellerdale Road, London NW3 6BA

**3. About the development**

The development is in a conservation area.

**4. Nature of the heritage asset.**

The property is a new build completed in 2021 with no listed aspects or anything of heritage.

**5. Proposed Works**

The owner has recently purchased an adjacent area of garden land from a neighbouring property at 85A Fitzjohns Avenue. This will be used to create a garden area for 1E Ellerdale Road. The proposed works include the careful deconstruction of the brick boundary wall constructed as part of the build of 1E Ellerdale and reconstructed on the new boundary wall line between 1E Ellerdale and 85A Fitzjohns Avenue. Reusing the existing bricks will ensure the new wall is in keeping with the local bricks used in the area. There is currently a temporary wooden fence in place showing the demarcation of the two pieces of garden. The addition of new planting areas and new trees and shrubs will add to the greenery of the area. The selection of clay pavers is in keeping with the London stock brick used in the area to create a more traditional feel but laid in a more contemporary style in keeping with the modern property.

**6. Planning History**

Full Planning permission was granted for the Erection of new single storey dwelling house with two storey basements. The planning reference is 2020/5207/P.

**7. Impact on the Asset**

Not applicable

**8. Preserving or Enhancing the Asset**

The proposed works will significantly enhance the appearance of the garden area and the views for any overlooking properties.