

Stiff + Trevillion

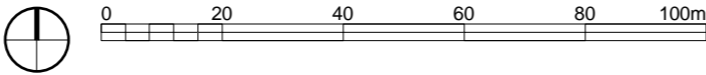
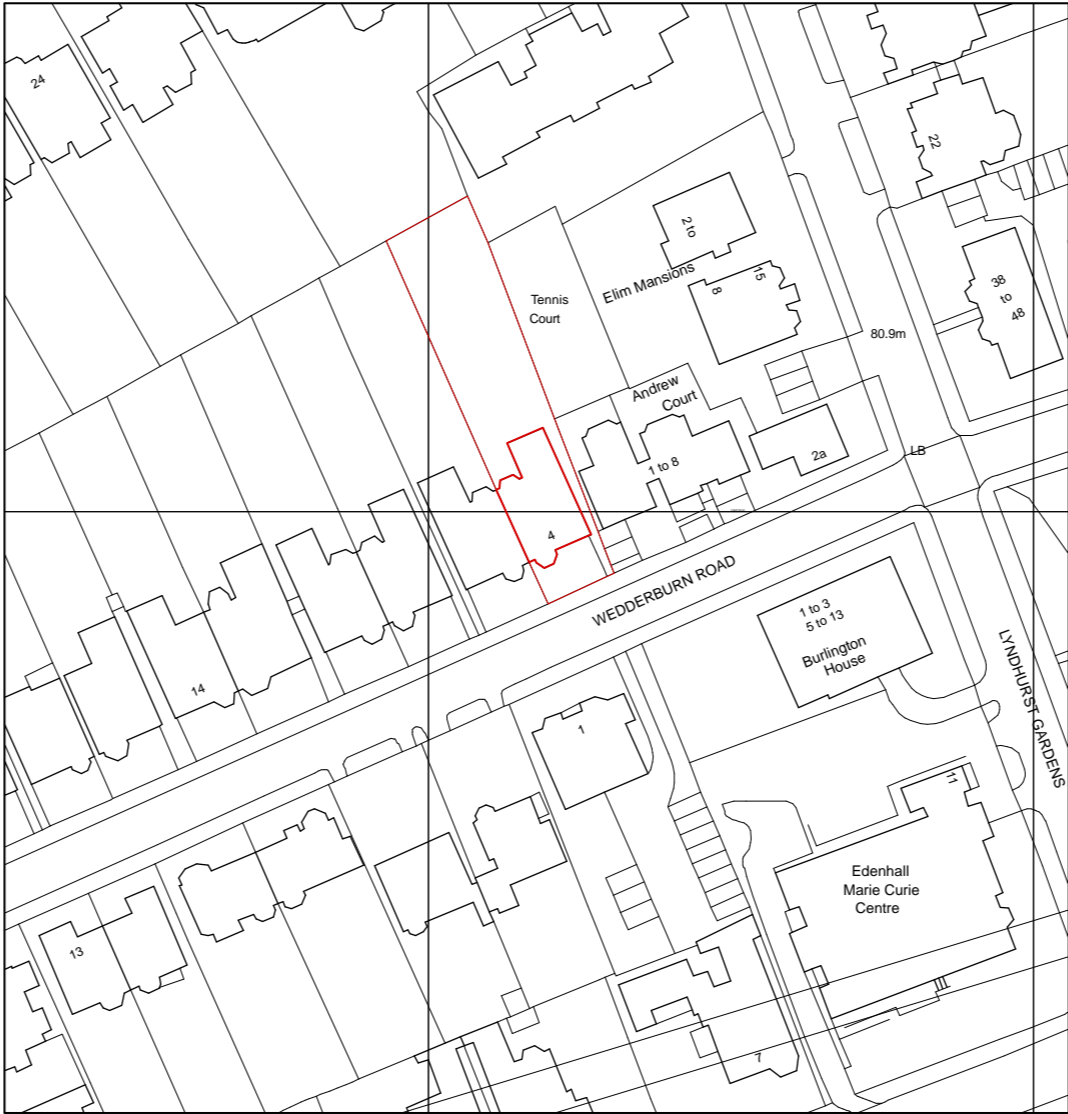
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**3786
4 WEDDERBURN ROAD
LONDON NW3 5QE**

STATEMENT IN SUPPORT OF STREET BOUNDARY IMPROVEMENTS
& INSTALLATION OF GARAGE DOOR



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No.	Date	Revision Notes
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Project 4 WEDDERBURN ROAD LONDON NW3		
Drawing LOCATION PLAN		
Project No 3786	Drawing No P1000	Revision -
Scale 1:1250 @ A1 NTS @ -	Date JULY 2014	Revised -

CONTEXT

The property is located on the north side of Wedderburn Road. No.4 and its neighbours to the west are a set of semi-detached Arts and Crafts dwelling houses. c. 1894

- The north side of this tree lined road is characterised by:
- Well proportioned Arts and Crafts houses c. 1894
 - Garden boundary walls, largely of consistent appearance
 - Modest sized openings from the street

The house is not listed, but the site falls within the Fitzjohn and Netherhall Conservation Area. The Conservation Area Statement (CAS) provides a detailed description of the area, and the site, as well as the rest of the properties on the north side of Wedderburn Road; which are considered to make a positive contribution to the area. However, the hardstanding to the front of the site is listed in the CAS as a negative feature.

The boundary walls to the west of the pedestrian gate of No.4 have a common detail of Staffordshire Blue brick plinth below red brick. The boundary to No.4 to the east of the pedestrian gate is constructed in entirety from red brick. The large break in the wall as access to the hardstanding for two vehicles is open for views to the house facade. To the right of the break the boundary wall is detailed as part of the wall to 2 Wedderburn Road (Andrew Court Flats) rather than the Arts and Crafts set of properties.

The aerial & street level photographs to the right show the general variation of the front boundaries to the north of Wedderburn Road, with the exception of the two tone masonry detail mentioned above, which No.4 seems to have lost from previous developments.

No.4 is currently the only original property on the north side of the road with a driveway, however the neighbouring flats (No 2 - Andrew Court) and properties on the south side of the road (Nos 3 & 5) have larger existing driveways. A property at the far west end of the road (No. 15) provides a large single storey garage separate to the main property.



1 Aerial view of front of no.4 Wedderburn Road



2 Aerial view of front of no.4 Wedderburn Road



3 2 Wedderburn Rd (Andrew Court) Driveway



4 2 Wedderburn Rd (Andrew Court) Driveway



5 Front drive of 4 Wedderburn Road



6 6 Wedderburn Road



7 8 Wedderburn Road



8 10 Wedderburn Road



9 12 Wedderburn Road



10 14 Wedderburn Road



11 3 Wedderburn Road Front Drive



12 5 Wedderburn Road Front Drive Gates



13 15 Wedderburn Road Garage

DESCRIPTION OF PROPOSED WORKS

Following approval of a new enlarged basement under the original existing property (Approved Application 2014/7292), we are proposing improvements to the street boundary. This comprises of the demolition of the front garden entrance wall (that doesn't match the established two tone masonry detail common to the street), together with the reconstruction of a masonry wall both sides of the hardstanding which reduce the width of the existing break in the wall and serve to restore the common street line. New timber gates will screen the view from the street back to the house, reinforcing the boundary but also concealing the hardstanding from the street.

A new garage is proposed to be integrated into the approved basement with the doors proposed at a level below the garden boundary gates and so will be largely concealed from view. Detailed in painted timber to match the style of the gates and the original house the doors are 'in keeping with the original'. The reduction in width of the hardstanding means that only one vehicle can be parked externally off street - this is a reduction compared to the existing. The drive will be slightly dropped towards the house to accommodate a garage beneath the existing ground floor, the garage level is proposed to be higher than basement floor level so as to minimise the excavation required.

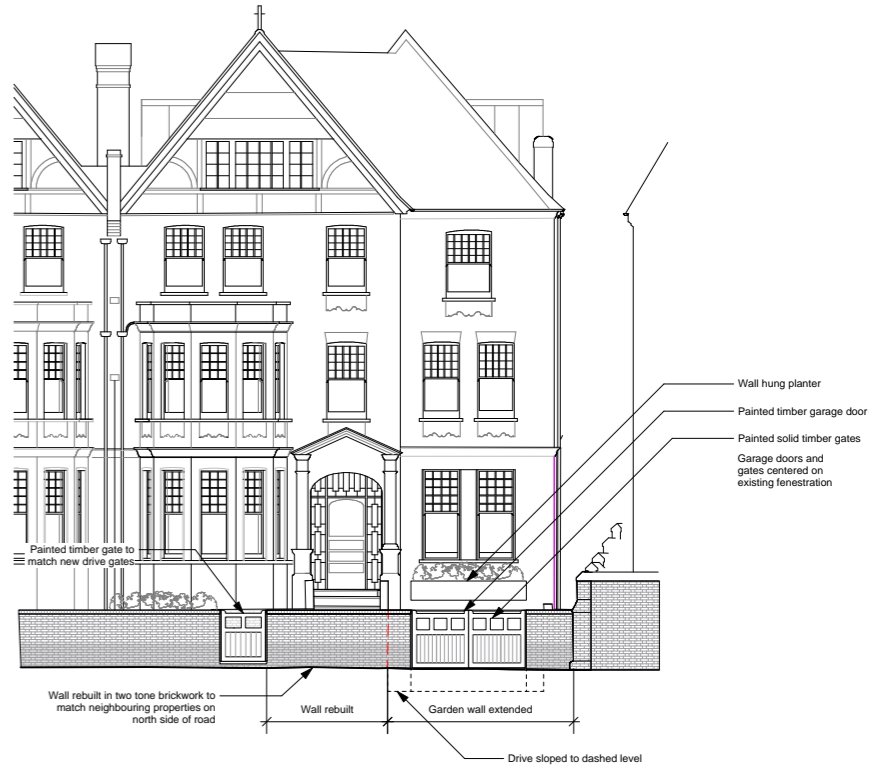
The addition of an external planter above the garage door and below the ground floor window will, from the street, reference the raised house set behind a verdant garden character of the Arts and Crafts set of properties.

The proposal will reinstate the street boundary of No.4 to match the character of the terrace, being an elevated property set behind a garden & front boundary wall. These changes will make a positive contribution to the streetscape of Wedderburn Road & will improve & enhance the Conservation Area.

In accordance with Camden's Development Policies DP18 and DP19 the number of off-street parking spaces are being maintained as existing. The current drive allows for two parking spaces side-by-side (see figure 16 & 17) whereas our proposal provides one space inside the property & one outside on the altered driveway (see proposed plan extract, figure 18).



14 4 Wedderburn Road Pedestrian Entrance



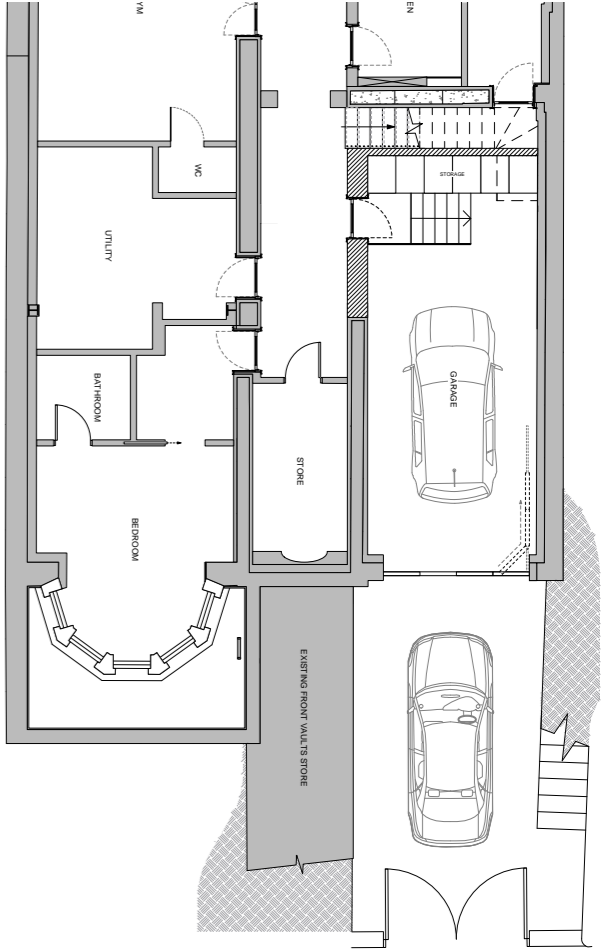
15 4 Wedderburn Road Proposed Front Elevation



16 4 Wedderburn Road Existing Parking



17 4 Wedderburn Road Existing Driveway & Crossover



18 4 Wedderburn Road Proposed Parking Plan



19 4 Wedderburn Road Existing Photo 20 4 Wedderburn Road Proposal Sketch (right)



Front wall rebuilt and extended in matching materials to adjacent properties - Staffordshire Blue brick plinth below red brick.

Crossover width reduced to match new driveway opening.

Rebuilt brick wall extended beyond existing - (existing line shown dashed)

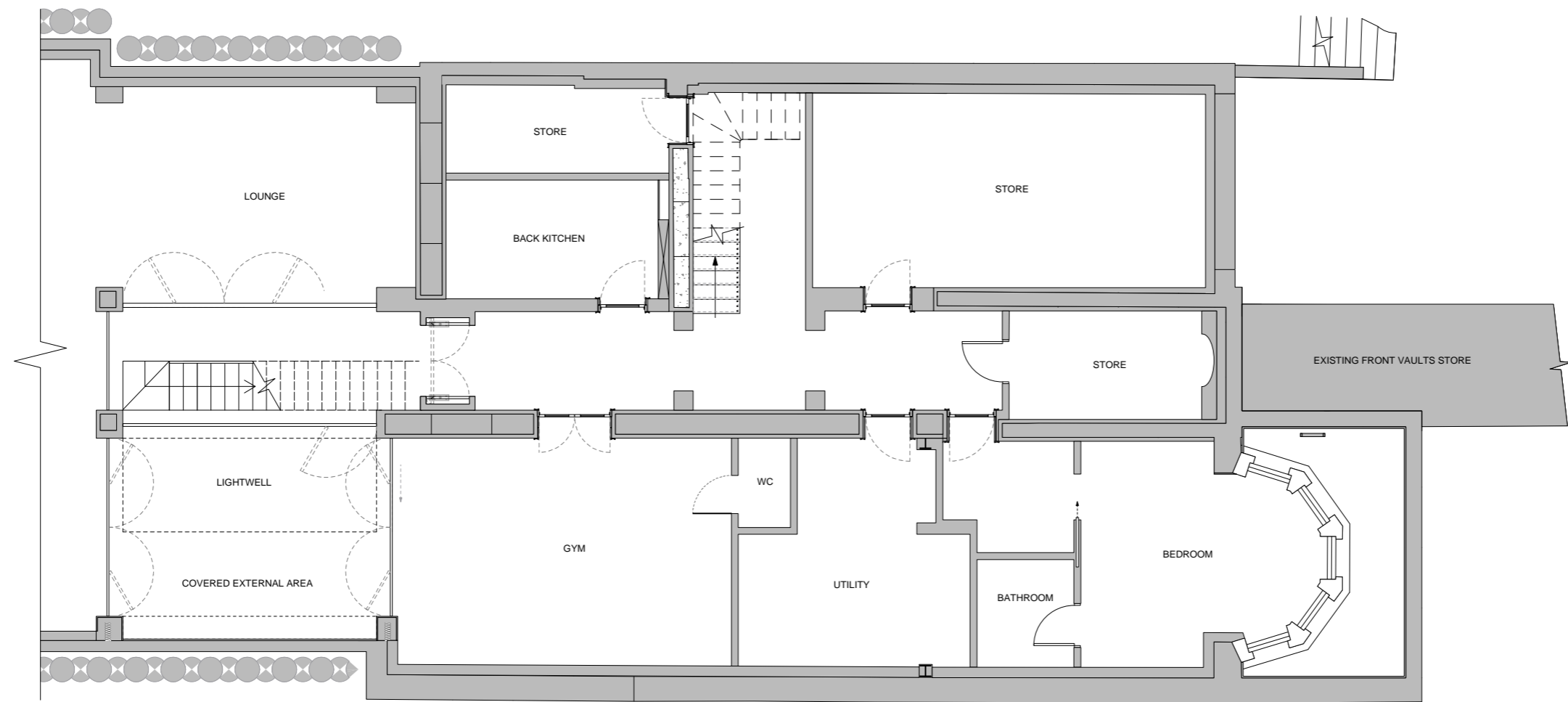
New solid timber painted gates

New wall hung planter unit

Proposed sliding timber (painted) garage doors

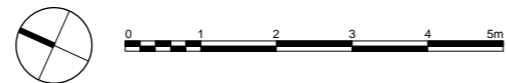
Reinstated front brick wall in matching two-tone bricks

Crossover width reduced to match new opening (existing shown dashed)



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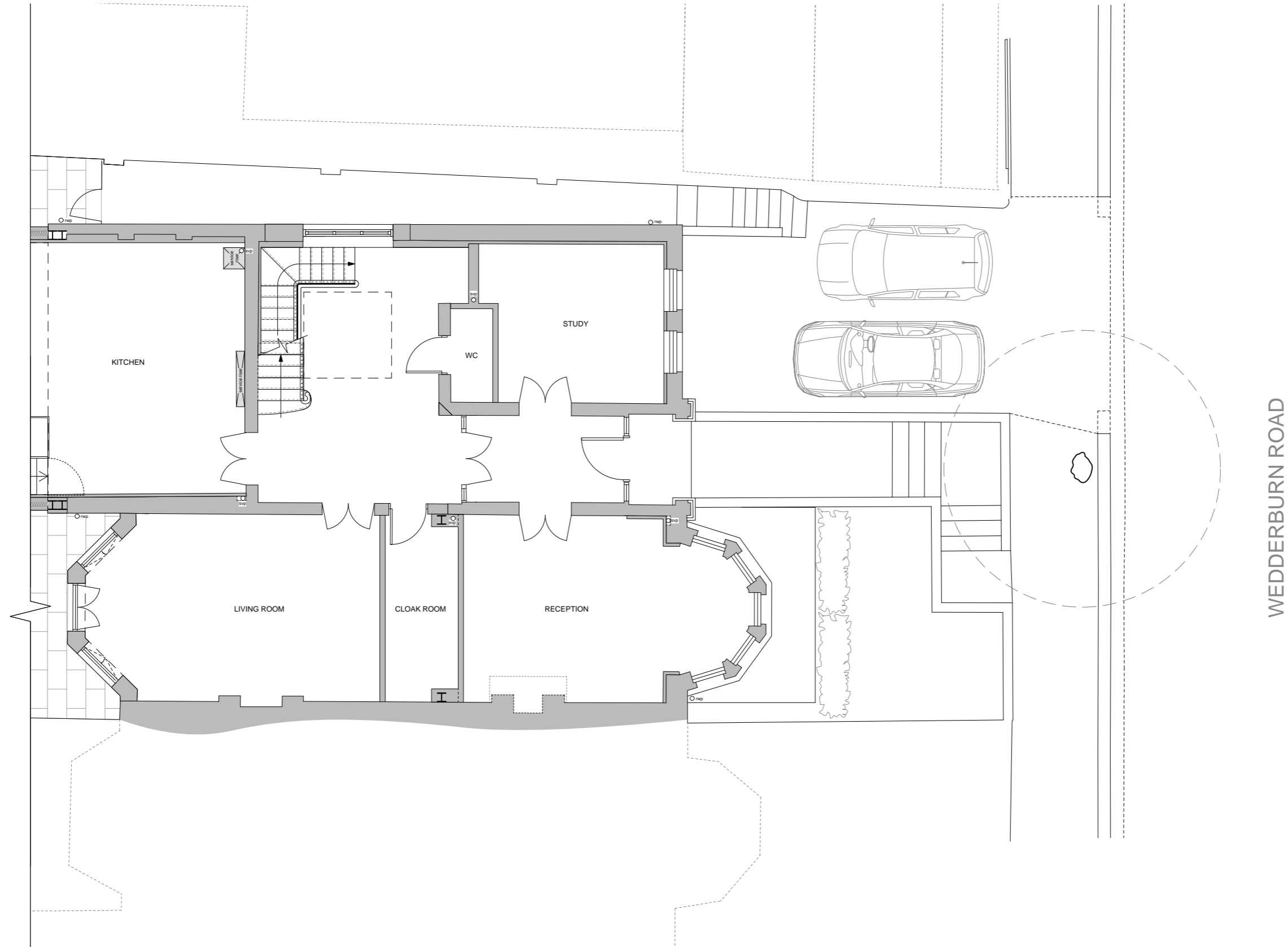


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Project	4 WEDDERBURN ROAD LONDON NW3		
Drawing	LOWER GROUND AS APPROVED (APPLICATION REF: 2014/7292)		
Project No	3786	Drawing No	1 005 01
Scale	1:50 @ A1 1:100 @ A3	Date	JULY 2014
		Revised	-



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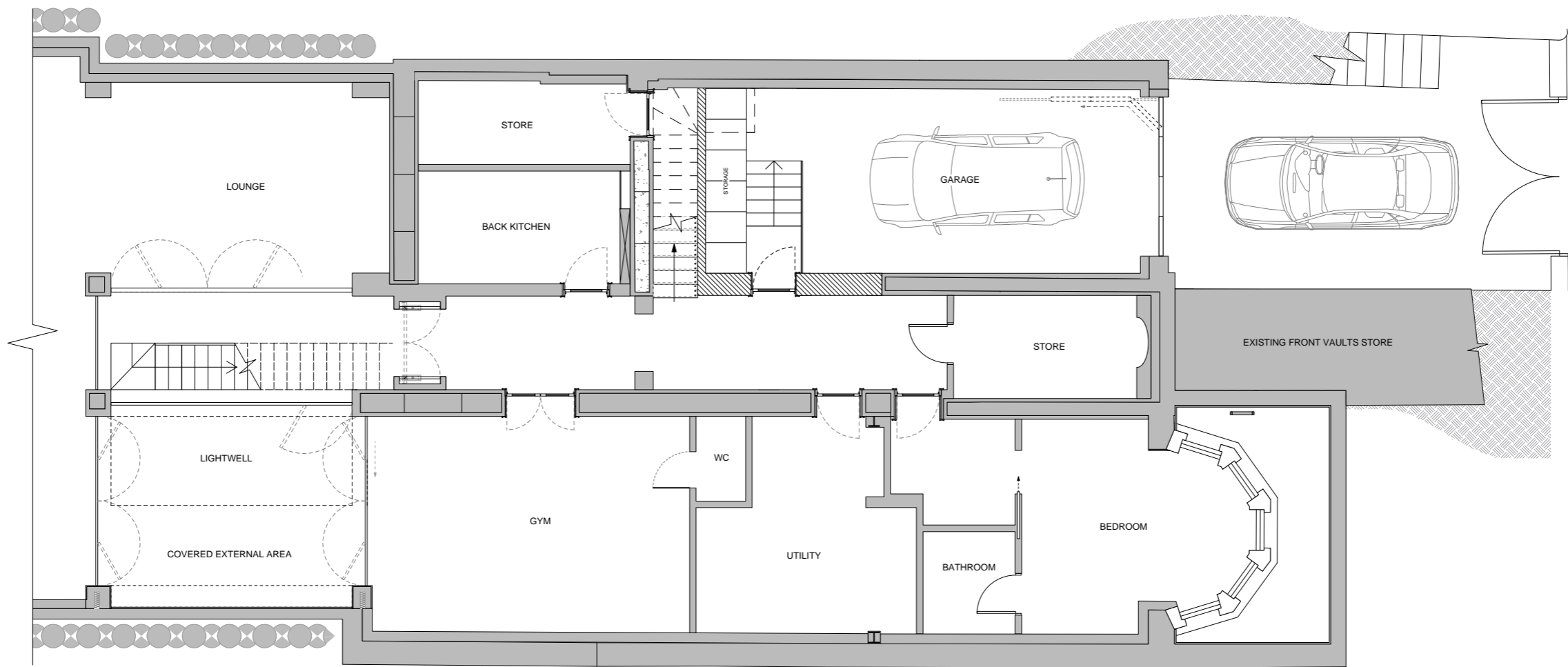


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Project	4 WEDDERBURN ROAD LONDON NW3		
Drawing	STREET LEVEL PLAN AS APPROVED (APPLICATION REF: 2014/7292)		
Project No	3786	Drawing No	1 005 02
Scale	1:50 @ A1 1:100 @ A3	Date	JULY 2015
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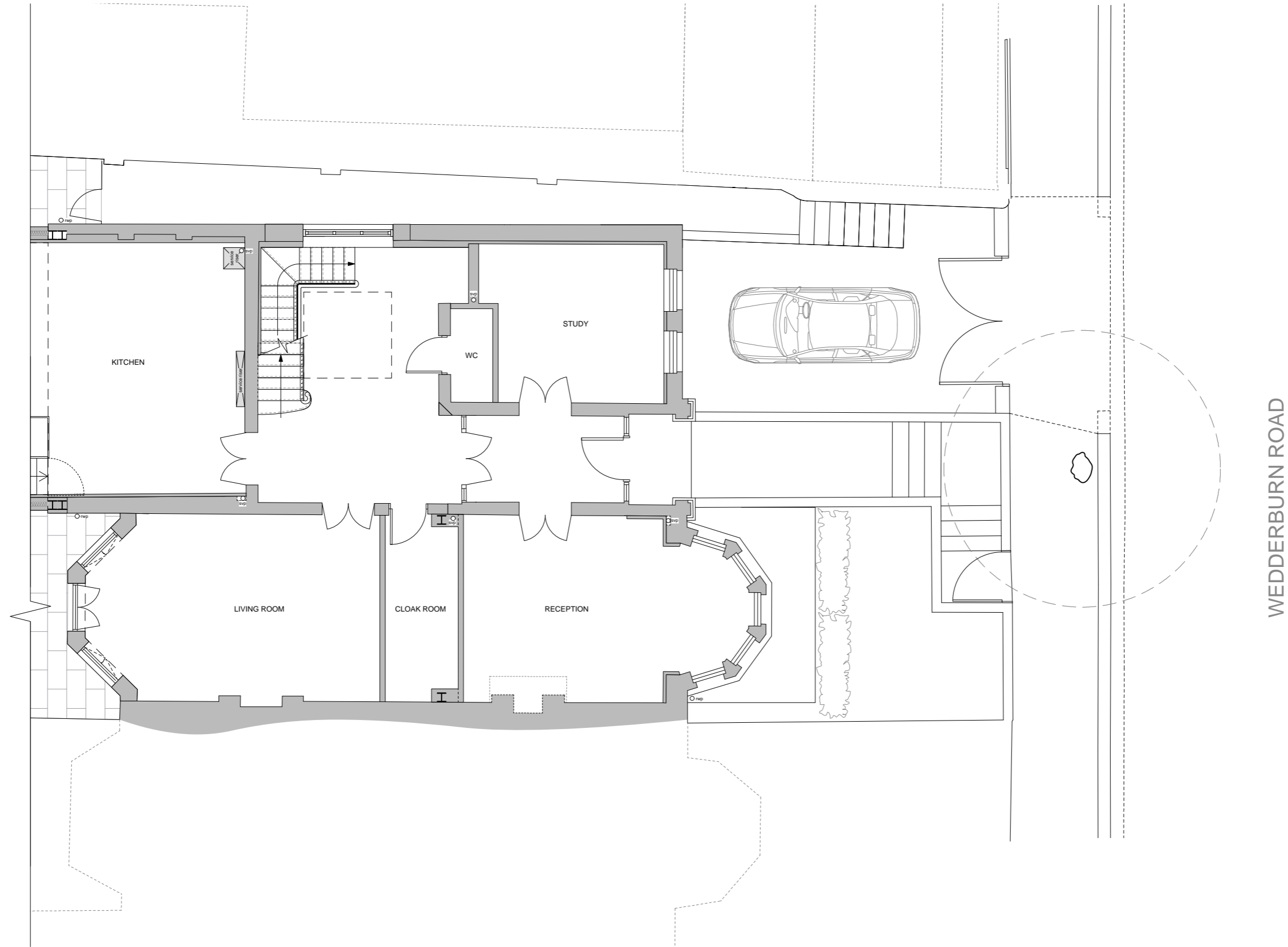
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Drawing	LOWER GROUND LEVEL AS PROPOSED		
Project No	3786	Drawing No	2 005 01
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WEDDERBURN ROAD

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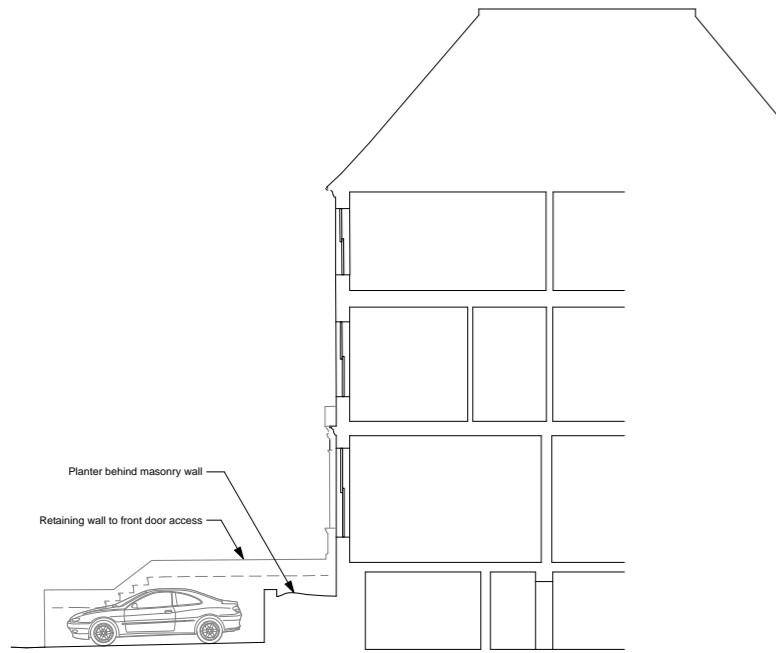


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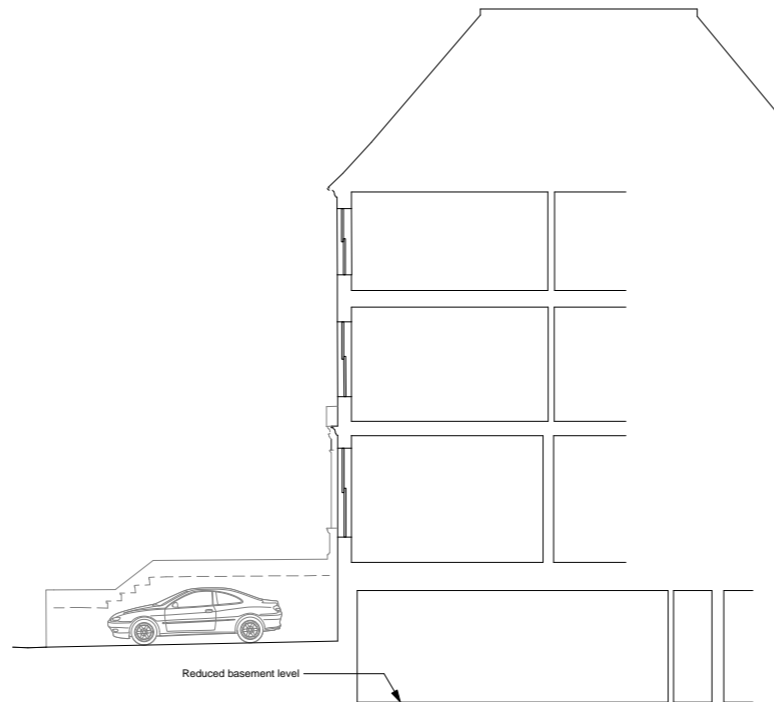
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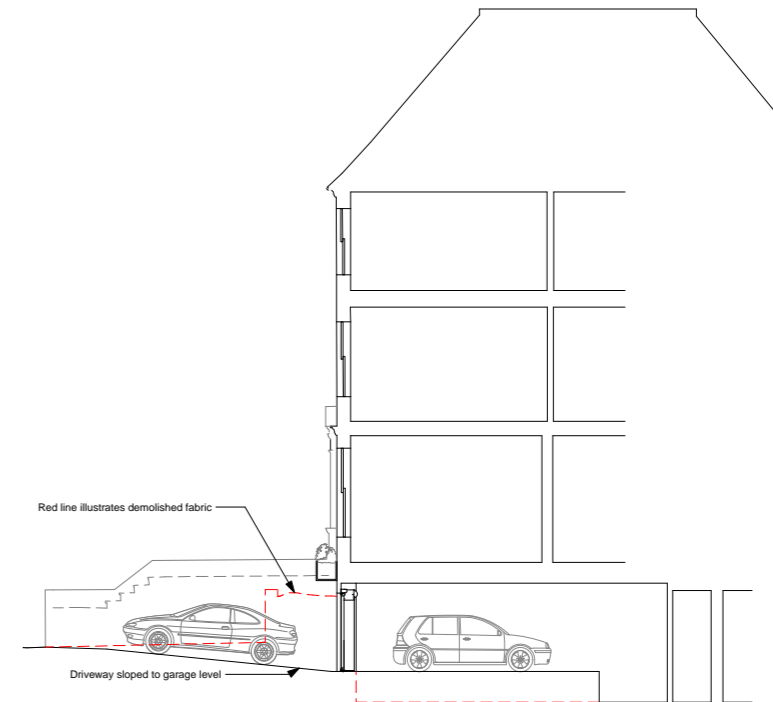
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Drawing	STREET LEVEL PLAN AS PROPOSED		
Project No	3786	Drawing No	2 005 02
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1 EXISTING SECTION



2 APPROVED SECTION (APPLICATION 2014/7292)



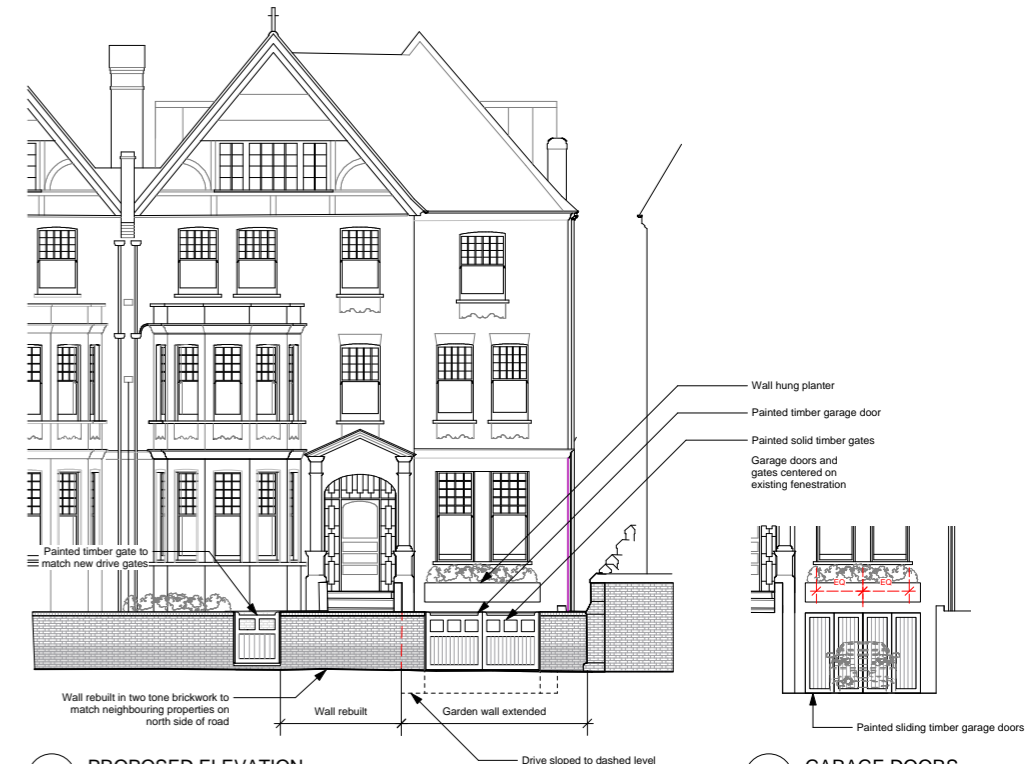
3 PROPOSED SECTION



4 EXISTING ELEVATION



5 APPROVED ELEVATION (APPLICATION 2014/7292)



6 PROPOSED ELEVATION

7 GARAGE DOORS

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Project **4 WEDDERBURN ROAD
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Drawing **ELEVATIONS AS EXISTING,
APPROVED & PROPOSED**

Project No	Drawing No	Revision
3786	2 085 01	

Scale	Date	Revised
1:50 @ A1 1:100 @ A3	JULY 2015	-