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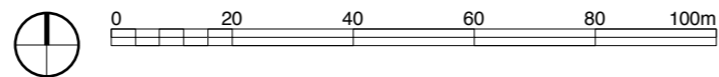
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3786
4 WEDDERBURN ROAD
LONDON NW3 5QE

DESIGN ACCESS AND HERITAGE STATEMENT

STATEMENT IN SUPPORT OF STREET BOUNDARY IMPROVEMENTS





GENERAL NOTES:
 Do not scale from this drawing.
 Check drawing on receipt and immediately report any discrepancies to the Architect.
 Verify all dimensions and levels on site prior to construction.
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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.

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, in boundary wall, 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.

Our client's recent planning consent application sought to go some way to improve on the current detail.

However, to avoid the need to demolish part of the existing wall a masonry detail not conforming with the rest of the street was consented.

This application seeks to make a revision to the masonry detail given consent in the previous application. For the avoidance of doubt this application concerns only change in material and not any further ammendment.

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 wall to the east of the pedestrian gate is constructed entirely from red brick.

The consent previously granted permits construction of a wall, to reduce the driveway opening, entirely in red brick; this application seeks permission to have a blue brick plinth and unify the masonry detail with the other houses in the Arts and Crafts set.



1 Aerial view of front of no.4 Wedderburn Road



2 Aerial view of front of no.4 Wedderburn Road



9 12 Wedderburn Road



8 10 Wedderburn Road



7 8 Wedderburn Road



6 6 Wedderburn Road



5 Front drive of 4 Wedderburn Road

The aerial & street level photographs above show the limited variation of the front boundaries to the north of Wedderburn Road, with the exception of the eastern side of no.4 the two tone masonry detailing is consistent.

It is felt that the red brick wall is non original and it's demolition and reconstruction in a wall detailed to match the two tone will unify the street detail and make a positive contribution to the Conservation Area.