

## Heritage Statement

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 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.

Our client has previously submitted planning proposals for the site. This excluded the works we are proposing within this application. The existing timber fence is in a bad state of repair, due partly to being overgrown and poorly maintained. We now feel that a brick wall to replace the timber fence, would greatly enhance the setting of the garden and house and contribute positively to the character of the Conservation Area.

The proposed wall would be 45m length and 2m in height. The proposed wall will match the existing wall on the site's north-east boundary in brick and bond and will be constructed with traditional materials, reflecting the red brick typology of the Arts and Crafts houses on Wedderburn Road.

JT-WE-1153-P-HERITAGE STATEMENT  
FOR PLANNING