

Design / Access / Planning and Heritage Statement

for

16 Wedderburn Road, London, NW3



Existing street view



Existing entrance



Existing bin storage

Design Statement

1.0 Location

16 Wedderburn Road is currently divided into 6 flats and is situated in the London borough of Camden. The property is not listed but is in the Fitzjohns/Netherhall conservation area.

2.0 Use

The existing building falls under planning use class C3. It is not intended that the proposed development would alter the current use of the property.

3.0 Design

The application seeks to create an appropriate storage solution for the waste bins of the dwellings at 16 Wedderburn Road, where they are currently stored in an unsightly manner. The proposed storage will be able to contain the appropriately sized bins for mixed waste, recycling and food waste.

Currently, the bins for each dwelling are inconveniently lined at the side of the property. In this location they are unprotected from passer-by, pose a risk of interfering with access to the rear of the property, and can appear unkempt when the bins are full. Provision has been made for each dwelling to have sufficient space to store each of the bins in a convenient and accessible location at the front of the property.

It is the intention to remove a section of raised patio at the front of the house and lower the ground level to match that at the property entrance, where the garden gate provides an entryway. A new drained area will be created here to accommodate the 240L bins comfortably, enclosed with a new retaining wall structure at the side and the rear of the new drained area. This location will enable the new 240 litre bins to be easily taken out onto the street on collection day.

New non slip tiles to match elsewhere will be the provided finish for the new bin store floor, and the new retaining walls will be built to match brickwork of the adjacent walls.

Access Statement

As existing situation with regards to the bins travelling from the front of the building to the street during rubbish collection.

Heritage Statement

The property is not listed but sits within the Fitzjohns/Netherhall conservation area, a short walk from the enchanting Hampstead Heath.

The conservation area was divided between three historic estates: Hampstead Manor, Belsize Estate and Greenhill. Their histories together with the growth of urban London during the 19th century largely account for the development of the residential area of Fitzjohns/Netherhall.

Wedderburn Road runs across a slope, with the north side higher. Replica period street lighting is found with lamp posts that have the coat of arms of the first Earl of Rosslyn, Alexander Wedderburn, on their door crests. The north side, on which no. 16 is situated, was built after 1894. It is elevated above street level so that the ground floor and view to the entrances is prominent.

No. 16 has the original brick front wall, the base of which is Staffordshire blue with red brick above and a saddleback coping. The entrance welcomes visitors with black-painted gate and railing of unusual and charming configuration.

Wedderburn Road was built in the 1880 and 1890s, to the west of Belsize Court, which was built around 1811 by George Todd. George Todd was one of eight lessees who accumulatively owned 234 acres of the Belsize Estate, and, in building Belsize Court, built one of the three large houses in the Fitzjohns/Netherhall conservation area that were on leases. Rosslyn House was another of these - which is where the aforementioned Earl of Rosslyn, and namesake of Wedderburn Road, Alexander Wedderburn, occupied at the end of the 18th century.