

# Design and Access Statement

In support of Planning and Listed Building Application Reference:  
**PP-12956045**, submitted to Camden Council on 5th April 2024

Address: 11, Montpelier Grove, London, NW5 2XD

The Property is a 4 storey, ( including basement), Grade 2 listed, terraced house, from the late 19th century, with large garden at the rear.



Photograph of Front elevation, April 2024

## Status of the Building and Works Proposed:

The existing rear garden wall is made up of Timber fencing with concrete post, 1800 high on the North side and brick grade wall on the South side. (Approx. 17 courses high, capped with soldier course on edge brickwork). The garden wall at the East side has collapsed and is temporarily filled in with bamboo fencing positioned against chain linked fencing on the boundary with Montpelier Children's nursery . There is a tree growing on the boundary which has to be protected and acknowledged in the proposed rebuild of the end wall.



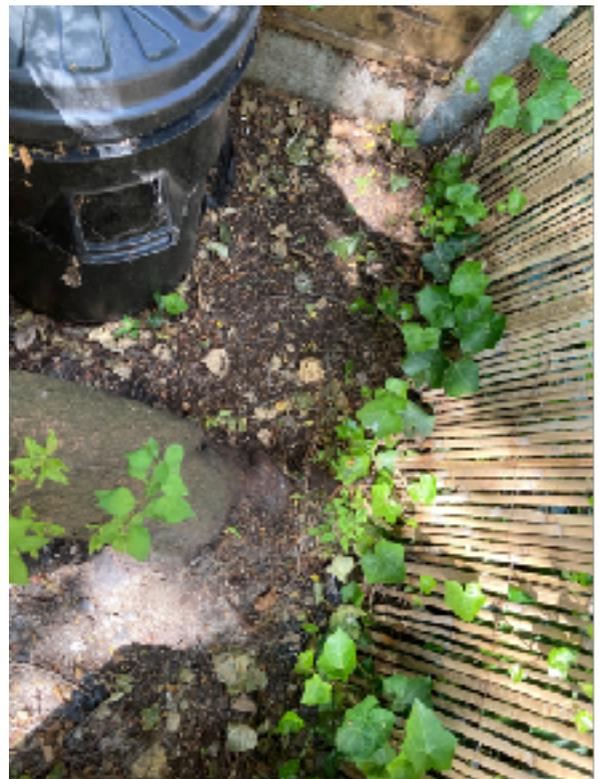
Photo 1



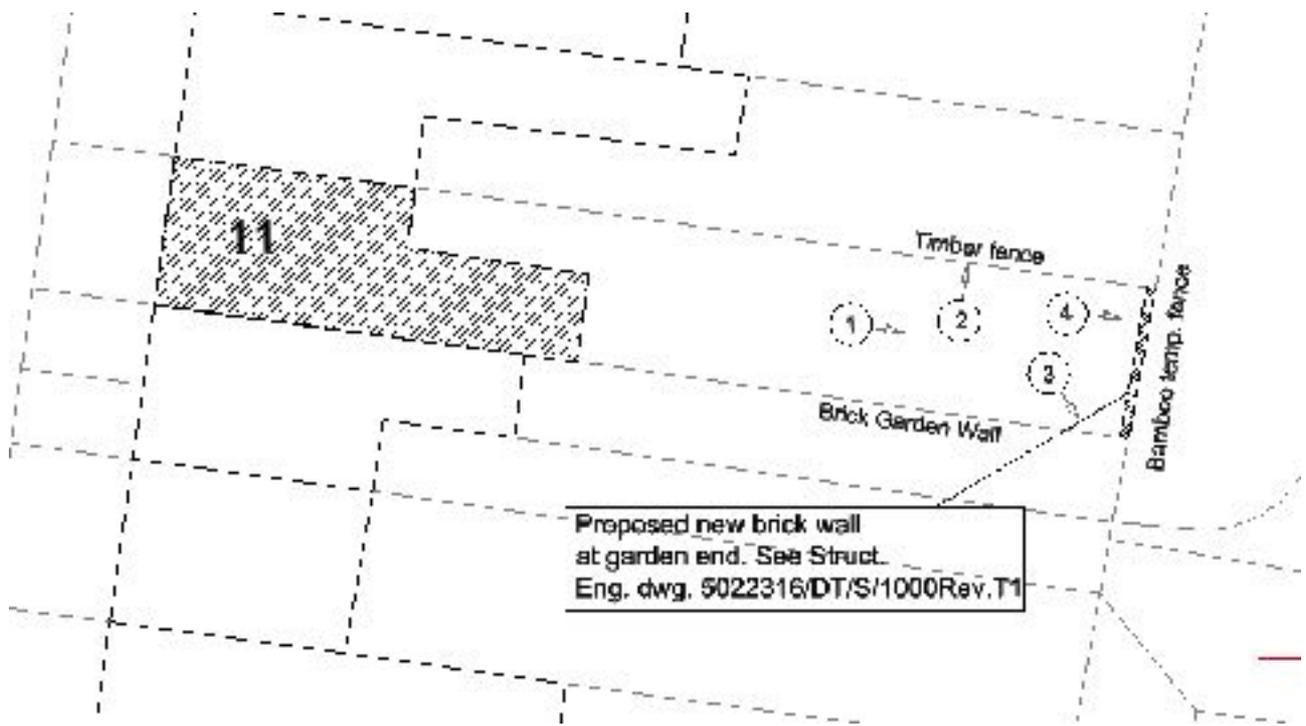
Photo 2 Tree Growing on Boundary.



Existing brickwork is in good condition.  
Photo 3



Tree growing on boundary.  
Photo 4



Key plan to Photographs

The proposal is to remove the temporary bamboo fence. Build a new foundation and a new brick wall, in heritage approved materials and style to match the existing Brickwork garden wall. The existing tree to be protected accordingly for the duration of the works.

All work to be carried out in accordance with structural engineers (Ridge), drawing no. 5022316/DT/S/1000Rev.T1

All new work to be carried out to the approval of the conservation officer.

List of Drawings accompanying this design statement:

JGPS/MONTG/11/01: Site Location and Block Plan

JGPS/MONTG/11/02: Site Plan: Location of New Brick Wall (Proposed).

5022316/DT/S/1000Rev.T1: Proposed Rear Boundary Wall