**Design and Access Statement – 11 Leverton Street Party Wall**

10th November 2024

*Applicant: Beatrice Cooke, joint owner, 11 Leverton Street, NW5 2PH*

This Design and Access Statement has been prepared to support an application for the rebuilding of a party wall located at 11 Leverton Street. The existing wall, shared between number 11 and 13, requires structural improvements to ensure safety & longevity. The property is located in a residential area in Kentish Town with a mix of terraced and semi-detached properties. The existing party wall is a key boundary feature between the properties, with direct access to the back gardens of both homes.

We plan to reconstruct the party wall with materials and techniques that ensure:
1. Structural Integrity: Address any potential structural weaknesses in the existing wall, ensuring it complies with the latest building regulations.
2. Consistent design: Re-use existing materials where possible in re-construction (London Stock bricks) and re-build wall to exactly the same dimensions (5.8m x 1.2m) and pointing (bucket).

3. Durability: Improve the longevity of the wall by using high-quality, weather-resistant materials to reduce future maintenance needs.
The proposed wall will be constructed from London Stock bricks and mortar that match the style and colour of surrounding properties. These materials have been chosen to blend with the neighbouring properties while also providing robust, low-maintenance options that withstand the UK climate.

**Access** for the construction work will be arranged through 11 Leverton Street. During the rebuilding process, measures will be taken to minimize disruption to neighbours, ensure the safe and secure movement of materials and workers to and from the site, and prevent any temporary obstructions to pathways or shared spaces. Temporary fencing or barriers will be installed around the construction area for safety, and access arrangements will be discussed and agreed upon with both property owners.

We are committed to minimising **environmental impact** and plan to do so by re-using as many materials as possible. We will ensure careful disposal of any old materials in compliance with local waste regulations.