

## **Design & Access Statement 29 Estelle Road London NW3 2 JX**

### **Use**

Number 29 Estelle Road is a terraced four floor Edwardian house that has been modernised since built to form two maisonette flats.

This proposal is for alteration to the front boundary wall that is cracked from tree roots and is of a different period of construction from the rest of the original front boundary walls in the Street. The application is for the partial taking down of the wall and rebuilding of the wall to Match existing and adjacent front walls and to provide screening for bicycle storage and new pier caps.

### **Amount**

The proposals will provide no additional space

### **Layout**

The proposal would have no effect on the layout of the property.

### **Scale**

The proposed rebuilt front wall would screen the existing dustbins and provide cover for bicycle storage, the raising of the wall would match the opposite and adjacent boundary walls see photos.

### **Landscaping**

The proposals would require no additional landscaping to the front area. The existing large shrub in the front of the property is to be kept and maintained.

### **Appearance**

The proposed alterations to the wall would provide a matching red brick string course and matching pier caps to those originally on the houses in the road. Trouble has been taken to continue the red brick string coursing on this side of the road. See enclosed elevations and photos. The original wall was built in flettons and was cracked in the middle from tree roots see photos.

### **Access**

The House access is at street level there is street parking a path leading to the main front door.

Wheelchair access to the front door and ground floor is all at the same level as existing . Parking for up to four bikes is provided behind the new wall on paved hard standing with lockable bike racks.