

## **DESIGN & ACCESS STATEMENT - 1107-D&AS-03**

### **1 REGENT'S PARK TERRACE, NW1 1EE - Garden Wall at the private road at North East**

The proposal is to reinstate the height of the garden wall in accordance with the 1906 photograph, in order to enhance the amenity of the listed house and garden.

Due to its location, this is the only house in the terrace of 22 units that has no private rear garden.

At present the height of the wall is approximately 940mm above pavement level. This means that there is little or no visual privacy from passers by that can look directly into the garden. The reduced height enables the wall to be used as a seat. Unfortunately the empty take-away packages and cans that are being consumed at the time, end up in the front garden of the property.

The proposed reinstatement of this section of the wall to the original height will provide the privacy and amenity to the occupants that are lacking at present, but existed in pre 1906.

An image of the original wall is attached as Drwg No 1107-GW-28, replicated from a Camden Council publication "Hampstead to Primrose Hill" by Malcolm J Holmes (Britain in old Photographs).

The reinstated wall will be stepped down in Gloucester Crescent to meet the existing wall, prior to the gate, as indicated on drawing 1107-GW-26GC.