

7 Hampstead Hill Gardens, London NW3 2PH

12th July 2017

SOA Ref: 1718_pl_2.8

Design and Access Statement

1.0 SITE LOCATION

- 1.1 7 Hampstead Hill Gardens is located in Hampstead in the London Borough of Camden. The site falls within the Hampstead conservation area.

2.0 BUILDING FEATURES AND HISTORY

- 2.1 The property is grade II listed. It is facing Hampstead Hill Gardens to the front and has a garden to the rear. The building is detached and was erected in the 1879.
- 2.2 The property relates visually with the other developments along Hampstead Hill Gardens, mostly late nineteenth Century detached houses.

3.0 THE PROPOSED DEVELOPMENT AND DESIGN APPROACH

- 3.1 It is proposed to replace an existing non-original retaining wall that flanks the external steps of the property. This wall has been gradually leaning over the years and is in urgent need of replacing.
- 3.2 The proposals involve underpinning of the existing party structure of No.5 Hampstead Hill Gardens and rebuilding of the existing retaining wall with new adequate foundations and bricks in keeping with the existing property.
- 3.3 For the reasons above, the new retaining wall will not have any detrimental effect on the existing property which will not be subject to any alteration.
- 3.4 The existing access to the rear garden will not be altered.