DESIGN AND ACCESS STATEMENT FOR WALL REPAIRS AT 11 HIGHATE WEST HILL

The front wall of the front garden is currently cracking and collapsing. It has clearly been replaced and repaired in different areas over the years in a haphazard fashion. The gate no longer fits between the collapsing piers. The weight of the earth is pushing the wall out and at some point it may collapse onto the pavement.

I propose mending the wall properly. Having consulted a builder and a structural engineer I understand it needs rebuilding with a proper supporting structure and proper drainage. I would like to rebuild it at a height that matches the other walls stepping down the road.

As you walk in through the gateway I would like to allow a small area for bins. Currently the bins have to be kept on the lawn which is unsightly – and my partner has to drag them down the steps on the bin days. This was impossible when she was pregnant and is difficult now with small children. It also leads to the bins breaking.

I wish to retain and reuse all the original brickwork and original piers. Where I have to use new materials they ill match the old London stock.

11 is the only house on the road without a car port or a driveway – I wish to keep it that way and make the front appear as it would have originally looked.