



## **DESIGN & ACCESS STATEMENT**

(Amended Aug 2019)

**Proposed Reconstruction of Garden Walls  
at  
27a Mornington Terrace,  
Camden, London.  
NW1 7RS**



**RICS**

20, North Street  
Sudbury  
Suffolk CO10 1RB

## 1.0 Introduction

This Design and Access Statement accompanies Planning and Listed Building applications for the demolition of the existing defective walls between Nos 27 & 26 and 27 & 28 Mornington Terrace and reconstruction of a new walls for the entire length of those boundaries.

It is an amended proposal to that approved under reference 2018/2353/L and 2018/2354/P.

The statement has been written to comply with the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

## 2.0 Design Principles and Concepts

### 2.1 The Site

The proposal involves the demolition and rebuilding of the existing 1.35m high 225mm thick walls dividing the rear gardens of the two properties either side of No 27.

No 27 and the entire terrace of adjoining properties are Listed Buildings. The site also resides in the Camden Town Conservation Area.

The site lies within a principally residential area of similar properties.

### 2.2 Design and Appearance

The new walls will be rebuilt from brickwork salvaged from the demolition of the existing wall. Any new brickwork will be matching stock bricks laid Flemish bond in mortar mix to match the existing wall; therefore there will be no detrimental effect on the character or appearance of the Listed Building or surrounding area.

In terms of context, walls are attached to a Listed Building and great care has been taken in designing the reconstructed walls so that materials and detail reflect as close as possible those of the existing structure.

There is no facility for landscaping the development as it merely consists of a retaining wall dividing private rear garden areas of each property.

## 3.0 Access

Access to the site will remain unaffected by the proposed.

#### 4.0 Reason for Amended Proposals

The purpose for the proposed amended scheme is to allow the walls to be rebuilt as previously approved but with omission of the section of wall abutting the adjacent outbuilding.

The adjoining neighbour at No 26 has requested this revision on practical grounds over concerns of rebuilding the boundary wall against their existing building.

The proposed amendment replaces this section of wall with a timber close boarded fence to match that already existing on the boundary.

