



DESIGN & ACCESS STATEMENT

for

**Proposed Reconstruction and repairs of Front Garden Walls
at
48 Downshire Hill,
London.
NW3 1NX**



14, Cornard Road
Sudbury
Suffolk CO10 2XA

1.0 Introduction

1.1 This Design and Access Statement accompanies a Planning and Listed Building application for the demolition of the existing defective front garden wall between Nos 47 & 48 Downshire Hill and reconstruction of a new wall above ground level for the entire length of the boundary, and repair of remaining frontage garden walls and is to be read in conjunction with Whymark and Moulton drawings 19/218 – 01, 02, & 03

2.0 Design Principles and Concepts

2.1 The Site

The proposal involves the demolition and rebuilding of the existing 1.3m high, 225mm thick wall dividing the front gardens of Nos 47 & 48 Downshire Hill.

They are a pair of adjoining properties, both Listed Buildings, Grade II. The site also resides in the Hampstead Conservation Area.

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

2.2 Design and Appearance

The wall 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.