

DESIGN AND ACCESS STATEMENT
FOR
PROPOSED PATIO WALLS AND STEPS TO
THE REAR GARDEN
AT
FLAT 1, 39 ETON ROAD
LONDON NW3 3EP

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Design and Access Statement

Patio walls and steps to the rear garden

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1.0 Introduction

The detached block of flats at 39 Eton Road is Grade 2 listed.

The existing 1.1m high retaining walls and steps in the rear garden form a small patio area, with access from the rear of Flat 1. It is thought that the walls were constructed circa 1980's.

These walls have failed and are badly cracked (refer to the structural report).

It is proposed to demolish the existing walls and steps and re-build them on a like-for like basis, with the exception that the long side wall is going to be moved towards the boundary with No. 37 so as to form a slightly larger patio (refer to drawings 9185/ 01, 04 and 09).

2.0 Scale and appearance

The new 1.1m high retaining walls are going to be reconfigured to give a slightly larger patio area.

The new retaining walls are to be re-built in red facing bricks, to closely match the existing patio walls. The steps are to be removed and re-built, but with even risers. The walls either side of the steps are to have precast concrete coping stones, to closely match the existing.

The existing concrete paving slabs are going to be extended to suit the slightly larger patio.

The existing retaining walls and steps were constructed circa 1980's, using modern plain red bricks with sand/cement pointing, and so have no historical merit in terms of the Grade 2 listing for the building.

3.0 Landscaping

There are no landscaping works as part of these proposals. The existing planter to the side of the patio will be re-planted to suit the slightly smaller area.

4.0 Local context

The demolition and re-building of the patio retaining walls and steps to the rear garden will have no appreciable effect on the appearance of the block of flats. There will also be no change to the existing Streetscene, as the patio cannot be seen from the road.

The slightly larger patio will mean that the external space will be used more frequently, and so will be a great benefit to the Owners.