

# **Boundary Garden Wall Repairs**

## **Design and Access Statement**

58 Argyle Street  
London WC1H 8ER



## 1. Introduction

58 Argyle Street is a mid-terraced Grade II listed house located in the Bloomsbury Conservation Area.

## 2. Planning History

There are three recent planning cases linked to the address:

Case Number	Application Details	Permission Granted
2010/2465/T	Notification of Intended Works to Tree(s) in a Conservation Area	14/06/2010
2020/2298/T	Notification of Intended Works to Tree(s) in a Conservation Area	25/06/2020
2022/2549/L	The refurbishment of the existing basement kitchen and cellar. Remedial works to the existing timber garden door and boundary fence	18/08/2022

## 3. Current Use

No changes; a single family dwelling.

## 4. Planning Proposal

The granted Listed Building Consent relates to the replacement of the garden gate and remedial works to the cracked render on the internal face of the brick wall.

However, after closer inspection of the wall, there was evidence of spalling in areas of the wall that has exposed brickwork. To resolve the issue, the proposal is to remove or partially demolish the area of brickwork affected by spalling.

The garden wall will be rebuilt using the existing London yellow stock bricks mixed with reclaimed bricks to create an even blend. This will restore the structural integrity of the wall making it unsafe for the residents and the public as it is adjacent to a public footpath.

## 5. Heritage Impact Assessments

The proposed works does affect the 'yellow stock brick' listing element of the external façade. The proposed works will enhance and restore the brick wall to its original form and as such will not have detrimental impact on building's heritage assets.

Grade II according to Historic England listing following external façade elements apply:

- Yellow stock brick.
- Round-arched ground floor openings.
- Doorways with stucco surrounds; pilaster-jambs, cornice-heads, fanlights, and panelled doors.
- Ground floor windows with intersecting tracery.
- Upper floors with gauged brick flat arches to recessed sashes.
- Parapets.

## 6. Scale and Size

There are no proposed changes to the height or depth of the boundary wall; the wall will match the existing height and depth.

## 7. Access

No changes.