



## **DESIGN & ACCESS STATEMENT**

**Proposed Reconstruction of a Boundary Retaining wall**

**at**

**Stephenson House, York Rise NW5 1DP and  
Denyer House, College Lane, NW5 1BJ**



14, Cornard Road  
Sudbury  
Suffolk CO10 2XA

## **1.0 Introduction**

- 1.1 This statement is to accompany an application for Planning Permission for the partial demolition and rebuilding of a retaining boundary wall which forms the estate boundary separating Stephenson House from Denyer House. This statement is to be read in conjunction with Whymark and Moulton drawings 23/046 - 01 and 23/046 - 02.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms.
- 1.3 This statement is written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended), together with Section 3 of DCLG Circular 01/06.

## **2.0 Design Principles and Concepts**

- 2.1 The site lies within the boundaries of the Dartmouth Park Conservation Area.
- 2.2 The proposal involves the demolition and rebuilding of a structurally unstable 215mm thick boundary wall dividing the estates of Denyer House and Stephenson House.

## **3.0 Justification of Demolition**

- 3.1 The boundary wall is severely distorted, with excessive rotation and bowing noted. The degree of rotation recorded is beyond acceptable standards and has been classed as being structurally unstable. To the Stevenson House side the area has been hoarded off on Health and Safety grounds.
- 3.2 The wall fronts onto an area regularly frequented by members of the public, therefore it has been concluded that on the grounds of health and safety the wall should be demolished and rebuilt.



View from  
Stevenson House



Section of wall  
rotating towards  
amenity area.

3.3 The Method Statement for the demolition of the existing wall and salvaging bricks is as follows:

- The wall will be carefully taken down by hand.
- All bricks suitable for reuse will be cleaned using hand tools.
- The cleaned bricks will be stacked to one side for reuse.
- Any brick rendered unusable will be replaced in reclaimed London Stocks in matching size and colour.

#### **4.0 Design and Appearance**

- 4.1 The boundary wall will be rebuilt to match existing thickness.
- 4.2 The new wall will be rebuilt in salvaged bricks reclaimed from the existing wall. Any new stocks required will be sourced to match existing. The wall will be rebuilt in Flemish bond.
- 4.3 In respect of scale, the wall will be rebuilt in the same height as existing.
- 4.4 In terms of context, the wall is sited in the Dartmouth Park Conservation Area and that materials and detail are to match those of the existing structures.
- 4.5 In respect of landscaping the development, the amenity surface will be repaired on a like-for-like basis.
- 4.6 It is our opinion there will be no detrimental effect to the Dartmouth Park Conservation Area.

## **5.0    Access**

5.1    Access to the site will remain unaffected by the proposal.

2023/046