

Front Wall  
59 Lancaster Grove  
London NW3 4HD

## **Integrated Design Access and Heritage Statement**

### Design:

The design of the new wall matches the existing in all respects

### Access:

There are no access issues; the existing openings, including the existing gates which are to be retained, are level and wide enough for a wheelchair

### Heritage:

Years ago, the front wall at 59 Lancaster Grove suffered damage and subsided, since when it has been out of true. This has made it susceptible to movement cracking and water ingress. The bricks are now spalling and very friable; the projecting plinth stretchers at the base have been particularly effected and many are now split or crumbling and beginning to fail to support the brickwork above

The property has just undergone a programme of refurbishment, as permitted by Planning and Conservation Area consent 2011/3840/P, which included repair of the front wall. But to achieve a lasting outcome, it is now recommended that the wall is demolished and rebuilt on a new level footing with replacement stretchers at its base - or else the current problems will recur.

A lot of time has been spent trying to find secondhand bricks. Although plains were sourced, no reclamation yard had any red saddleback copings or plinth stretchers or end closers to match. So in order to ensure a consistent appearance and texture across all the brickwork, this application seeks permission to rebuild the wall like for like using new traditional handmade bricks: the chosen range is W.T.Lamb Imperial Smooth Medium Dark Red (see photo 3). The saddleback copings, plinth stretchers and special end closers are all to be made specially for the project. The mortar will be a dark beige. These will weather sympathetically with the adjacent southerly properties with the same design of front wall; on the northerly side of no. 59, there are different designs and brickwork in place.