

**Design & Access Statement Planning Application**  
**47 Eton Avenue, W9**  
**Rebuilding of Garden Wall**

This statement is written to accompany an application for Planning Consent as required by the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (amendment) (England) Order 2006 - Town and Country Planning (General Development Procedure) Order 1995 Article 4C.

Reference is made to the guidance on changes to the development control system dated 12<sup>th</sup> June 2006 and in particular section 3 – the requirement for Design and Access statements. Planning Policy Statement 1 (PPS1) refers to the delivery of sustainable development through the Planning system and in particular good design.

Guidance is also taken from Policy RA3 – Rural Areas Policies for extensions within the countryside. Reference is made to the CABE Guide for Design and Access statements.

Policy ENV2 (Development Affecting a Listed Building should be within keeping with its scale, character and surroundings) and Policy H8 (scale, design and external materials and affect on neighbouring properties) have also been referred to.

**Design**

**AMOUNT**

Approval is sought for the rebuilding of the existing rear garden wall separating the property from No. 45 Eton Avenue.

The property is detached with access to the rear garden via both flanks.

**LAYOUT**

The rebuilding of the wall is to replace the existing wall which has collapsed due to lack of effective foundations and tree root growth, with a wall that has adequate footings and piers in order to make it stable.

**SCALE**

The new wall will be the same width and height as the existing.

**LANDSCAPING**

Once works are complete the gardens will be reinstated to their original conditions.

**APPEARANCE**

The wall will be constructed using the existing London Stock bricks, reds and copings salvaged from the original wall. Any missing bricks will be sought to match the existing.

**Access**

Existing pedestrian access remain unchanged and vehicle access is via on street parking.

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