

REPLACEMENT OF RETAINING WALL AT BARN FIELD, UPPER PARK ROAD

DESIGN & ACCESS STATEMENT FOR REPLACEMENT OF WALL AT BARN FIELD, UPPER PARK ROAD, LONDON, NW13

Barn Field comprise of 6 blocks of flats and maisonettes built around 1947-9 by Donald Hanks McMorran of Farquharson and McMorran for Hampstead MB and is grade II listed. The listing indicates the blocks are constructed from brown Leicestershire brick, with concrete floors, tiled and asphalted roofs and brick stacks.

The blocks are arranged in two tripartite terraces of three and four storeys (plus basement) set in public gardens with mature trees on a sloping site. To the west, south and east the site is surrounded by a low level boundary wall adjacent to the public highway. To the north the site is adjacent to adjoining properties.

This Design and Access statement is for the replacement of part of the existing boundary wall on the north-eastern corner of the site. The boundary wall acts as a retaining wall to the higher garden area to its east from the access stairs to its south and access road to the north. The wall also acts as a boundary retaining wall between to Upper Park Road public highway to its west.

The works are required due to severe dilapidation of the existing boundary wall which, following historic repairs, has partially collapsed and subsequently needed further temporary propping. Due to its poor structural condition there is a requirement to take down an approximate 18 metre length of wall and rebuild using existing, new or reclaimed bricks to match remaining parts of the original wall.

Mature trees are located in close proximity behind the retaining wall so to minimise damaged to the existing root system and allow for future growth of the trees it is proposed to install a hit and miss wall supported on screwed piled footings and pinned back with ground anchors. Where the tree is obstructing the new wall, a single skin wall will be adopted locally to the tree.

As well as the pre-planning consultations undertaken the proposed works have also been discussed with the local conservation officer and tree preservation officer.