

## DESIGN & ACCESS STATEMENT

### 10 DUNOLLIE PLACE ADJOINING 61 & 63 FALKLAND ROAD, CAMDEN, LONDON – DEMOLISHING EXISTING RETAINING BRICK WALL AND RE-BUILD TO MATCH EXISTING

**FOR:**

**one housing group**

Suttons Wharf South  
44 Palmers Road  
London E2 0TA

| Version | Description of Change(s) | Reason for Change | Author | Date |
|---------|--------------------------|-------------------|--------|------|
| 1       | None                     |                   | OD     |      |
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|         |                          |                   |        |      |

| Department | Consulted | Approved |
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### Caveat

The report has been completed on the basis of a defined piece of work and terms and conditions agreed with the Client. We confirm that in preparing this '**suitable and sufficient**' report, we have exercised all reasonable skill and care, taking into account the project objectives, the agreed scope of work, prevailing sit conditions and the degree of manpower and resources allocated to the project.

The author accepts no responsibility to any parties whatsoever, following the issue of the Report, for any matters arising outside the agreed scope of the work.

This report has been issued in confidence. The author have no responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

A thorough inspection has not been undertaken to enable an accurate assessment to be made. We have not inspected ductwork due to access restrictions.

## **Introduction**

The Design & Access Statement has been generated to support an application for carefully demolishing the existing brick retaining wall and low level wall. Then re-construct a new retaining wall, including the existing low level wall to match existing.

In our opinion, the proposed development meets the three dimensions for meeting sustainable development: economic, social and environmental outlined within Section 7 of the National Planning Policy Framework. These dimensions are as follows:

- **an economic role** – The development will contribute to building a strong local competitive economy and improving the local economic demographic rating.
- **a social role** – The development will improve the social role, by allowing the existing property occupants to meet the needs of present and future generations; and by creating a high quality built environment.
- **an environmental role** – The development will contribute with enhancing the natural built environment; minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The proposed development will not impede on the adjacent properties and requires demolishing the existing boundary fixture and replacing to match existing.

In our opinion we believe our proposed design meets the requirements set within National Planning Policy Framework ***'requiring good design'*** by incorporating key architectural features of the local area and promoting sustainable design.

## **Design**

The existing brick wall comprises of a circa 320mm thick and ranging from 3000mm to 1500mm in height. The existing wall is a solid London stock brick wall in an English bond. The adjacent fauna and flora has established the existing wall, which poses a danger to adjacent properties and neighbours.

The proposed new wall will match existing heights and finishes to ensure it's in keeping with the local conservation area requirements. A new concrete footing will be installed to ensure the high ground at 10 Dunollie Place can be retained. This element will be positioned under the ground, with the top concrete section enclosed in brickwork to match existing.

The new wall will have new expansion joints installed along the length of the boundary structure, to allow for substrata movement. Movement joints will be installed at each end of the wall connecting the new wall into the existing wall.

## **Layout**

The proposed brick wall will match the existing boundary line location.

## **Scale**

The proposed works will not reduce the overall brick wall height across the wall. The existing length of the wall will be maintained to close the curtilage of the existing perimeter wall.

## **Appearance**

The proposed new brick wall will be constructed in a London stock or similar to match existing. The brick wall design will be finished in either an English or Flemish bond.

## **Access**

The proposed wall will not cause any existing access issues and will following the existing wall line.

## **Landscaping**

The existing landscape and trees will be maintained. Some minor pruning will take place on existing trees.