Listed Building Consent Application
532_Alexandra Road Park

Design and access statement

January 2015

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During site works at Alexandra Road Park a low concrete wall/kerb has been discovered. The listing relates to the whole Alexandra Road Estate of which the landscape wall within the park is part of the designation - List Entry Number: 1130403. The park is 1.7ha and the volume of the dwarf landscape wall is: 0.1152m3.

The wall formerly provided a retaining structure to a decommissioned sand pit in a play area and has in part been subsequently covered by layers of asphalt, rubber crumb and planting obscuring the full extent of the wall. During preparation of the soft landscape works in adjacent areas the full extent of the wall was revealed.

As a result of the wall not being fully visible it was not fully covered by the topographic survey and the adjacent existing levels gave the appearance of a kerb rather a wall and as such was not fully considered in the subsequent planning application.

The approved plans in this areas are to create a DDA compliant access into the site from the western end of the site at Abbey Road into the park.
The proposals submitted in the original application (Reference: Planning Consent 2012/5883/P) illustrate the intent prior to discovery of the wall.
The proposal for a footpath in this location can clearly be seen on drawing 532_PL_07, Proposed Illustrative Landscape Plan.

Currently this wall prohibits construction of this accessible route.

The wall has been inspected by a structural engineer who has confirmed, as seen in photo 4 on drawing 532_SK_150115_6, that 'the low concrete walls have failed in several locations and would be very difficult to reinstate to their original position and condition.'

The existing fence post which is to be removed also provides some of the structural support at present.
The wall would need substantial rebuilding and repair work to be made safe and would subsequently prevent delivery of the approved plans and the DDA compliant access path.