



DESIGN & ACCESS STATEMENT

**Proposed Reconstruction of Retaining Walls
at Denyer House, College Lane, NW5 1BJ**



RICS

20, North Street
Sudbury
Suffolk CO10 1RB

1.0 Introduction

This Design and Access Statement accompanies an Application Planning Permission made for the reconstruction of retaining walls at Denyer House.

The statement has been written to comply with the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

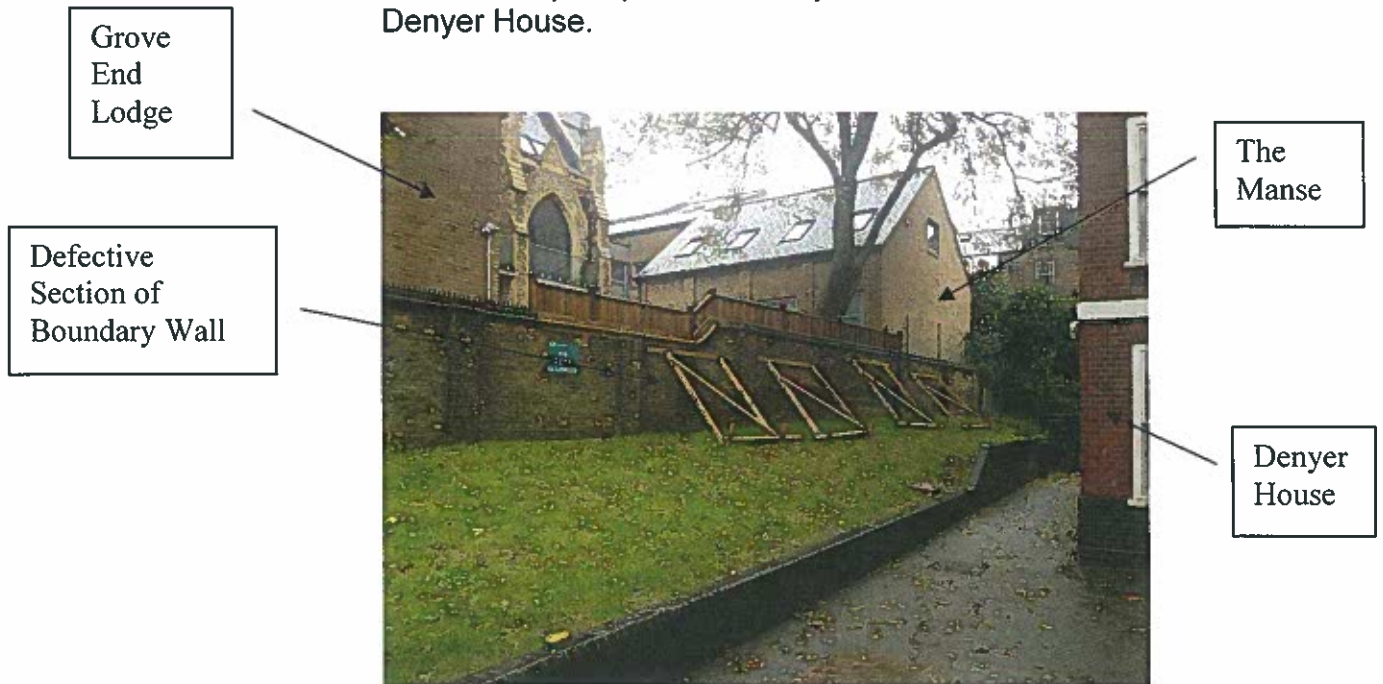
2.0 Design Principles and Concepts

2.1 The Site

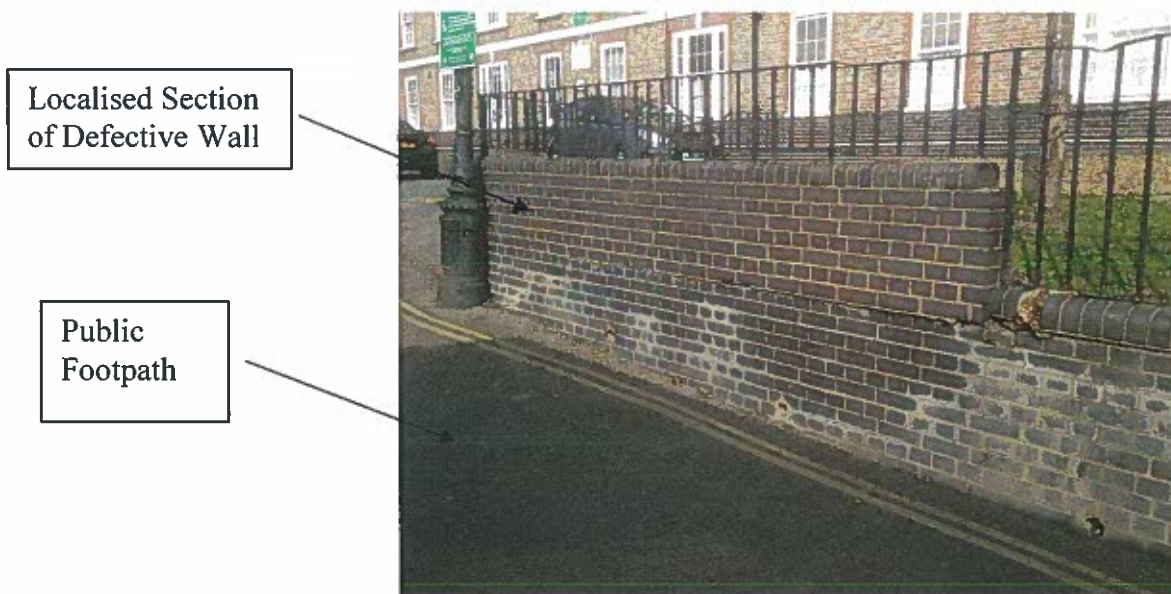
The site lies within in the Dartmouth Park Conservation Area.

The proposal involves two phases:

- Firstly the localised demolition and rebuilding of an existing 230mm thick retaining wall dividing a private domestic garden from the carpark/public amenity area to the North-West of Denyer House.



- The second is the localised demolition and rebuilding of a section of existing 230mm thick retaining wall dividing the carpark/public amenity area from the Public Footpath to the South-West of Denyer House.



2.2 Design and Appearance

The retaining boundary wall shared between Denyer House and Grove End Lodge will be rebuilt in salvaged bricks from the existing wall. Any new stocks will be reclaimed brickwork sourced to match existing.

The retaining wall adjacent to the public footpath will be rebuilt in new engineering stocks to match existing.

Both new sections of wall will be laid in Flemish bond to blend in to the remaining sections unaffected by our proposals; therefore there will be no detrimental effect on the Conservation Area.

In respect of scale, during the design stage it was requested that in the interests of security and safety of the residents of Grove End Lodge the wall was subject to a very minor increase in height. The amount of height increase has received careful consideration with various heights considered before selection due to the walls setting in a Conservation Area.

In terms of context, wall is sited in the Dartmouth Park Area and great care has been taken in designing the reconstructed wall so that materials and detail reflect as close as possible those of the existing structure.

In respect of landscaping the development, the existing grassed areas affected by the works will be reinstated to match.

3.0 Access

Access to the site will remain unaffected by the proposed.

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