



DESIGN & ACCESS STATEMENT

**Proposed Reconstruction of Garden Walls
Rear of
3 and 5 Priory Road,
Camden, London.
NW6 4NN**



RICS

20, North Street
Sudbury
Suffolk CO10 1RB

1.0 Introduction

This Statement accompanies a planning application for the demolition and rebuilding of the existing defective walls to the rear boundaries of nos 3 & 5 Priory Road to Farndale 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 proposal involves the demolition and rebuilding of the defective length of existing wall dividing the rear gardens of the two properties and open space area to Farndale House.

The wall forms the rear boundaries of nos 3&5 Priory Road which are situated in the Priory Road Conservation Area. It also forms the boundary of the Conservation Area.

The site lies within a principally residential area of similar properties.

2.2 Design and Appearance

The new walls will be rebuilt from brickwork salvaged from the demolition of the existing wall. Any new brickwork will be matching stock bricks laid Flemish bond in mortar mix to match the existing wall; therefore there will be no detrimental effect on the character or appearance of the Conservation Area.

There is no facility for landscaping the development as it merely consists of a retaining wall dividing private rear garden areas of each property from the public open space at Farndale House.

3.0 Access

Access to the site will remain unaffected by the proposed.

4.0 Design Process

4.1 The existing wall is of traditional design, 215mm thick in Flemish bond. There are isolated original piers at intervals.

4.2 Brick buttressing piers have been added although these have failed to arrest the overturning of the wall.

- 4.3 The wall remains structurally unstable and liable to collapse and therefore requires re-building incorporating suitably designed retaining wall sections.
- 4.4 Fixed to the top of the existing wall is a chainlink fence. This is rusting and posts are corroded. This will be replaced with the new wall.
- 4.5 To the rear garden of No 5 is a timber panel fence. This will remain.
- 4.6 The replacement walls will be re-built reusing as many salvaged original bricks as practical. The walls will have matching height, bond, joint and capping detail.
- 4.7 The scheme has been designed to provide a structurally stable wall of sympathetic appearance to ensure no adverse effect on the character of the Conservation Area.

5. **PLANNING POLICY**

- 5.1 The Camden Local Development framework, adopted 8th November 2010 has a number of well-defined policies covering built heritage and work within Conservation Areas.

The overall aim being protection from unsympathetic work and maintain character and significance.

- 5.2 The new National Planning Policy Framework, March 2012, at Section 12 *Conserving and enhancing the historic environment* provides general guidance and advice centred on the principle of conserving and enhancing significance.

6. **CONCLUSION**

- 6.1 The garden walls divides the rear garden areas from the public open space area of Farndale House.
- 6.2 The garden walls form the rear boundaries of the residential gardens and border of the Priory Road Conservation Area and as such are not publically visible from within the Conservation Area.
- 6.3 Rebuilding the walls is essential as the existing wall is structurally unstable and at risk of collapse.
- 6.4 The approach taken to the rebuilding works are considered sympathetic, in keeping with and enhance the Conservation Area, and therefore in compliance with both National and Local planning guidance.

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