

## Application 2015/2795 – Additional Information

### Document purpose

This information is provided to clarify the original application, and to answer queries raised during the approval process.

### Overview

The bulk of the work under discussion is repair work to the garden walls and driveway retaining wall, following undermining of the walls caused by a leaking water main. Some emergency repair work has already been carried out.

It is intended to carry out this with as little change to the appearance of the walls as practicable. The height, profile and shape of the walls will be unchanged, with bricks matching as closely as possible the existing brickwork, where existing bricks cannot be re-used.

Two walls require reinforcement in order to reliably sustain the incident loads. The proposed reinforcement is concealed either within or behind the walls, to ensure that the existing design and character of the walls is maintained.

Two changes are proposed to the appearance of the walls and tiled walkway. The proposed change to the walls is the replacement of the existing concrete pier caps with cast sandstone caps, in line with neighbouring properties. The other is to replace the existing walkway tiles with a lighter-coloured replacement.

It is also proposed to install low-level “eyelid” lights in the garden walls to provide better illumination to the walkway and driveway.

It should be noted that the main building itself will be untouched.

### Details

#### Listing of building and previous works

The building was listed on the 31<sup>st</sup> December 1999. This seems to have been completely unknown to the residents until 2007.

The garden and driveway walls appear to be an addition at some point after the erection of the original building, as the brickwork differs noticeably from the building itself. The current grey tiles on the walkway date (anecdotally) from the late 1990’s.

The only works known to the current residents to be carried out since the Listing were the replacement of windows to the rear lower ground floor flat in 2007, in order to bring these more in line with the rest of the building.

## Repair work

### *Tiled front walkway*

The tiles on the walkway at the front of the building need to be lifted in order to replace the damaged waterproof membrane underneath, in order to prevent further seepage into the kitchen of the lower ground floor flat below, which extends out underneath the walkway. The garden walls to the sides of the walkway may also need to be rebuilt as part of this repair work, dependent on the layout of the waterproof membrane.



Current tiles to be replaced

While these tiles are lifted, it is proposed to replace the tiles with a lighter colour – please refer to “Tile Changes” below.

### *Garden walls*

The garden walls to the front of the building have been undermined and require repair. One section of the garden wall adjoining the footpath has already been repaired, as has the lower-level wall behind it, as part of emergency works.



Repaired wall

The lower-level wall has been rebuilt with a concealed concrete core, in order to sustain the forces incident on the wall. Engineers' calculations of incident loads are attached. This has not affected the outward appearance or profile of the wall. This can be seen in comparison with the remaining original wall in the picture below.





Rebuilt lower-level wall

The garden wall on the left-hand side of the walkway also need to be repaired. Again, this will not change the height, profile and shape of the wall, and using bricks matching as closely as practicable to the existing, where existing bricks cannot be re-used.

The existing iron fence panels will be removed, safely stored, and replaced after the wall repairs are complete.

The yew hedge along the outer wall will be retained, with the bushes removed and cared for during the works, then replanted after the repairs. Any bushes that die during this process will be replaced with bushes of the same size, in order to maintain the hedge.



Left-hand wall to be repaired

### *Driveway wall*

The retaining wall to the driveway runs alongside the building on the left side, with a void of approximately 1 metre between the retaining wall and the building itself. The front half of the wall varies in height from 42cm to 21cm, due to the slightly uneven pitch of the driveway. The rear half is generally 10cm (single brick height). There is a single pillar, 90cm in height.

This wall needs to be rebuilt and reinforced in order to prevent collapse, as it has already separated from the driveway. As the wall is separate from the main building, the retaining wall takes the entire weight of the driveway. According to the attached engineer's report, the current wall construction is not suitable to withstand the loads incident on it in the long term, even without the additional damage from the leaking water main.

Therefore, the proposed solution is to take down the wall, insert a concealed concrete wall recessed into the side of the driveway, then rebuild the brick wall in front of the concrete reinforcement. This will mean that the wall will be (as closely as possible) identical with the existing wall, but the concealed reinforcement will protect from future collapses. The concrete wall will be completely invisible to any viewer as it will be hidden underneath the driveway and behind the brick wall, and the height, profile, position etc of the brick wall will remain unchanged from the present.





Driveway wall upper section



Upper section showing void behind



Driveway wall lower section



Lower section showing void behind



## Proposed Appearance Changes

### Walkway Tile Changes

As the existing 1990's grey tiles need to be lifted as part of the repair works, this presents an opportunity to improve the overall appearance of the building and to bring it more in line with the buildings in the surrounding area, none of which have dark-coloured slate tiles in the entry walkway. Therefore, it is proposed to replace the tiles with a sandstone/limestone amalgam instead. A sample of the proposed tile has already been provided. These tiles are formed from reconstituted crushed limestone and sandstone.

This will provide a light-coloured entryway, much more in keeping with surrounding properties.



Sample of proposed walkway tiles

### Pier Cap Changes

The existing pier caps on the garden walls are poor-quality concrete, and some are damaged. It is not known at what stage they were fitted to the walls, but they do not match any other element of the building. As with the walkway tiles, the repair of the walls provides an opportunity to replace these with something more in line with the neighbouring Horace Field buildings.





Existing pier caps

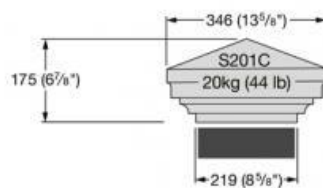
No.5 Wedderburn Rd, one of the neighbouring Horace Field buildings, has recently installed new pier caps in reconstituted sandstone. This material is crushed sandstone, which has then been reconstituted and cast into the required profiles.



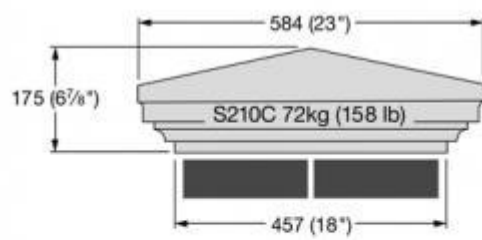
Pier caps at No.5

It is proposed to use exactly this same stone for replacement pier caps on the garden walls. This will provide visual continuity along the street.

The proposed profiles are:  
Small



Large





## Low-level lights

The repair of the walls also provides an opportunity to install low-level lighting beside the walkway and driveway, to improve safety at night. The positions of these are marked on the attached plan.

Fifteen lights are proposed: nine on the driveway on the eastern side of the building, and six at the entryway. The lights are 8.8cm diameter, and will be installed at a height of approximately 10cm. Power output is 3-4 Watts per light (LED). The lights at the entryway will illuminate the three steps, and so will be set immediately above each tread. The lights on the driveway will be at approximately 1.8m intervals.

Please note that, in light of the emergency repair work on the right-hand garden wall having already been completed, it is no longer proposed to install the lights initially proposed to the walkway on that side, as were included in the original proposal.



Proposed light style



Driveway showing locations of low-level lights



Facing driveway wall. No repairs to be done to this wall. Lights to be installed to match driveway wall opposite.