



DESIGN & ACCESS STATEMENT

**Proposed Repair of Part of the boundary Wall
To St Giles-in-the-fields Churchyard and installation of new railings
at
45 New Compton Street,
Camden, London.
WC2H 8DF**



RICS

14 Cornard Road
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1.0 Introduction

- 1.1 This Statement accompanies a planning application for the partial demolition and rebuilding of the existing defective walls between the eastern side of the Churchyard to St Giles-in-the-fields and 45 New Compton Street, and is to be read in conjunction with Whymark and Moulton drawings 13/160 –01&02
- 1.2 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).
- 1.3 In preparing this and associated statements consideration and weight has be given to Camdens Local Planning Policies and the Denmark Street Conservation Area Appraisal and Management Strategy, Adopted 16th March 2010.

2.0 Design Principles and Concepts

2.1 The Site

The proposal involves the demolition and rebuilding of part of the existing high retaining wall dividing the churchyard of St Giles in the fields and car park to the modern flats block, 45 New Compton Street.

The Church is Grade I Listed and the site lies within the Denmark Road Conservation Area.

2.2 Design and Appearance

The rebuilt and repaired parts of the remaining lower wall will be in 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 Listed Building or surrounding area.

The new railings, to replace the C20 brickwork wall above higher ground level, will be black painted steel railings with spear heads to match existing railings to the St Giles frontage.

In terms of context, the wall is adjacent and forms the boundary to a Listed Building, St Giles in The Fields Church, and within the Denmark Street Conservation area. Therefore great care has been taken in designing the reconstructed walls so that materials and detail reflect as close as possible those of the existing structure.

There is no facility for landscaping the development as it merely consists of a retaining wall dividing private rear garden areas of each property.

- 2.3 The existing wall is of mixed age and construction. The lower part, approximately 1.5m height, is a retaining wall and in poor repair. Above this is a C20 brickwork wall approximately 1.5m in height. This is divided into three panels with movement joints between each.
- 2.4 The southern end panel has moved significantly, leaning out approximately 150mm from vertical. The remaining parts also lean out by lesser amounts.
- 2.5 A structural assessment and monitoring regime has been conducted on the entire wall length over the past 18 months or so by Chelmer Investigations and their factual report is included with the application documents.
- 2.6 Essentially the design solution contained in the Structural Engineers design provides for reinforced cores to be cut vertically through the height of the wall and tied to a capping beam which will be hidden behind the rebuilt wall top.
- 2.7 The chosen design solution seeks to keep the churchyard side free from intrusive works and also avoid the need for projecting piers to the car park side of 45 New Compton Street as this would adversely affect car parking access to the existing building.

3.0 Access

- 3.1 Access to the site will remain unaffected by the proposed.

4.0 Amount and Scale

- 4.1 The existing wall forms the eastern boundary of the churchyard to 45 New Compton Street. It is approximately 36m in length and approximately 3 m in total height from the car park to No 45, the lower side.
- 4.2 To the Churchyard, high side, the wall is approximately 1.5m in height.
- 4.3 The section of wall, subject of this application contains a mix of phases of construction. The top section, approximately 1.5m high and 50% total wall height, is of late C20 construction of brick and a half thick face brickwork with movement joints at regular intervals. This is the total visible wall height to the higher ground level, churchyard side. Below this, the lower 1.5m height down car park, lower ground level acts as a retaining wall and is a patchy mix of C19 brickwork with isolated piers and thickening at lower levels. This C19 brickwork continues below ground level where the wall is built off earlier masonry below which is red brickwork of C17/18 century to a depth of approximately 2m below car park lower ground level.

4.4 From study of historical map information it is evident buildings existed abutting this wall/boundary line from the mid C18 to mid C20. It is therefore very likely the remaining lower section walls were enclosing structure to those buildings and built contemporaneously. This is dealt with in more detail in the accompanying Heritage Statement.

5.0 Layout

5.1 The position of the wall is shown on drawing 13/160-01

6.0 Summary

6.1 The existing wall is mixed age and condition and is suffering structural movement and distress which has potential to worsen.

6.2 The design solution is to remove the modern C20 top section of wall thereby reducing weight on the remaining historic wall beneath.

6.3 Painted black railings will replace the top wall section, to be in keeping with other churchyard boundary treatment.

6.4 The engineered solution is designed to strengthen and stabilize the wall without need to demolish completely or carry out invasive excavation works either side of the wall whilst retaining the visible external appearance of the wall.

6.5 No excavation of work will be required within the Churchyard itself.

6.6 By virtue of the design solution, installing cores within the wall structure there will be no risk of damage or interference with tree roots.



Wall from Car Park Side 45 New Compton Street



Wall from St Giles In The Fields Churchyard