

# Design and Access Statement

## PL 40

### 45 Broadhurst Gardens London NW6 3QT

#### Supporting documents with this application:

- Location plan PL 01
- Block plan PL 02
- Existing site plan PL 03
- Existing elevations and sections PL 04
- Proposed site plan PL10
- Proposed elevations and sections PL 11
- Schedule of materials S(00)01
- Arboricultural Survey by PJC Consultancy Ltd 3836B/15-01
- Arboricultural Method Statement by PJC Consultancy Ltd 4028/16-01
- Structural Report by Osborne Edwards consulting structural engineers 15312/JO

This Design and Access Statement has been prepared to support a Planning Application on behalf of Hergren Investments Ltd for external improvement works to the front garden of 45 Broadhurst Gardens.

45 Broadhurst Garden is part of the South Hampstead Conservation Area (formerly known as Swiss Cottage Conservation Area). Camden Council have introduced an Article 4 direction preventing permitted development rights within the conservation area and therefore planning permission is required for some minor works.

The applicant, Hergren Investments Ltd, manages a successful and sustainable property business with a portfolio of properties for the rental market. It is a family-run business that responds to Camden's housing needs by upgrading and improving its existing properties with design of the highest quality using an experienced team of consultants with a proven track record.

The applicant wishes to refurbish and upgrade the front of the property as follows:

- replacement of part of brick front garden boundary wall to match existing
- replacement of part of brick party garden boundary wall with neighbours at No. 47 Broadhurst Gardens, to match existing
- replacement of retaining wall to the lightwell in front of lower ground floor flat
- hard landscaping and paving
- new soft landscaping: planting in beds, hedges
- creation of new bin store area
- replacement of existing steps, with new steel stair to lower ground floor flat entrance

#### Pre-application Advice

A request for pre-application advice was sent to LB Camden by email on 25 February 2016. A response was received from Planning Officer Tessa Craig dated 11 March 2016 with Ref: 2016/1077/PRE.

A telephone conversation was held between Method Architects and Camden's Tree officer Jerry Oxford on Thursday 7 April 2016 to discuss the impact of the tree's roots on the garden boundary walls. The advice was confirmed in an email to Jerry Oxford dated 8 April 2016.

#### The Site

An existing lime tree on the site is protected with TPO ref H3. It is 18m tall and lies close to the boundary with No. 47.

A tree survey has been carried out and confirms that the buttress of the lime tree abuts the low brick wall that separates the front gardens of numbers 45 and 47. As a result, the wall has partially collapsed, as has the section of wall on the road frontage directly north of the buttress.

This application addresses the boundary garden wall issues with designs proposed in consultation with an arboriculturist and a structural engineer:

These are explained in more detail in the following section (1) with further notes on the garden improvement works shown in sections (2) - (4).

#### (1). Garden Walls

A structural engineer has advised that the existing front garden wall has been damaged over time as the lime tree grows - cracks are appearing - and it is evident that the wall is leaning quite severely towards the pavement, including the pier adjacent to the gate.

The boundary wall between 45 and 47 is also affected by the roots growth and has been previously repaired, but the buttress of the tree has since caused the rebuilt wall panel to detach from the wall. This panel will now have to be rebuilt (see Structural Engineer's report).

Tree Officer Jerry Oxford advised that the issue of trees growing close to garden walls is a common occurrence in London and that it is possible, in his experience, to re-build the front garden walls to match existing with, for example, careful location of foundations between the roots to give them space and using lintels to bridge across root locations. Once the existing wall is carefully removed by hand the tree roots can be exposed and possible solutions explored; this might involve some root pruning. A site visit will be arranged upon opening up to inspect the area and agree solutions.

The applicant therefore proposes to replace the existing garden front and party walls with new brick walls to match existing. As advised, the solutions for the re-building of the walls would allow the roots some space and should not result in the same cracking and failing issues occurring in the future provided the tree is maintained and managed every 3-5 years.



precedents in Broadhurst Gardens: front boundary walls replaced by fences etc due to proximity of tree causing issues with front garden walls

It is also proposed to rebuild the brick piers, as they are leaning and unstable, in a similar fashion to the brick walls.

Details of construction are shown in the Structural Engineer's report including method statements for the careful removal of the existing walls.

In line with the accompanying Arboricultural Method Statement, the LB of Camden Tree Officer and supervising Arboriculturist will be invited to visit site to review and carry out works to the tree roots as necessary during the works.

The applicant notes that this is not an isolated incident; other properties on the street have created boundary features adjacent to growing trees, see adjacent photos, although these are not considered to be of suitable quality by the planning officer (pre-apps 2016/1077/PRE).

(2). Garden retaining wall

The existing brick wall is in poor condition. To improve the appearance and to minimise the likelihood of ongoing damage from the tree. The wall is to be replaced with a new concrete wall with brick facing, steps at the furthest narrow location from the tree, will provide access to the lightwell for maintenance. See Structural Engineer's drawings and report.

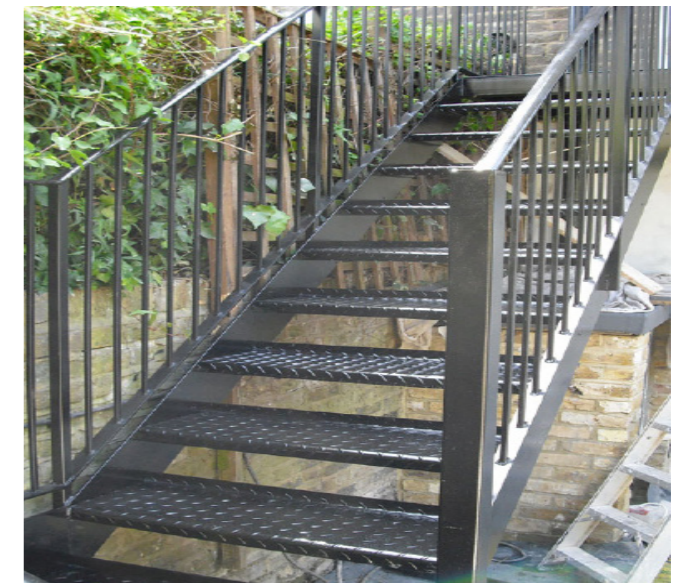
(3). New basement staircase

Replacement of existing external uneven stone steps from front paving to lower ground floor flat entrance with new polyester powder coated mild steel staircase; see images adjacent for similar. Please see Structural Engineer's drawings and report for more information including Method Statements

(4). Creation of new bin store area

Replace existing unsightly bins area in front garden area with purpose made timber enclosure.

See proposed site plan PL 10 for full details.



examples of steel staircase, railings and balustrading for reference

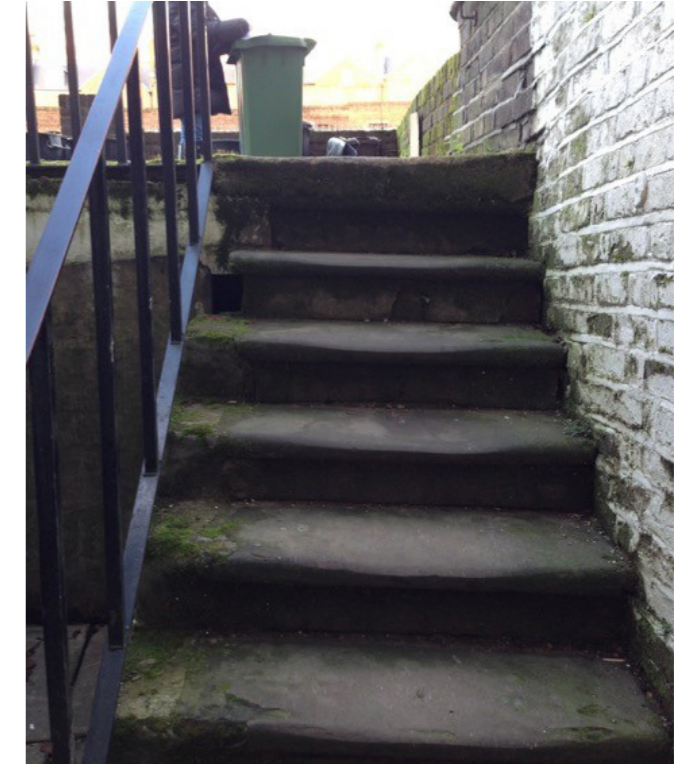
# Existing front garden images 1



Existing street elevation



Looking from the front door



Steps to basement entrance



Basement well in front of windows



Front garden



Bin store area in front garden



Street garden wall



Street garden wall showing crack



Crack in street garden wall



Basement stairs



Garden wall between 45 and 46



Steps to basement entrance