



PLANNING STATEMENT

**Proposed Reconstruction of side boundary wall including adjacent pier
at 10 Savernake Road, London NW5 2JP**



14, Cornard Road
Sudbury
Suffolk CO10 2XA

1.0 Introduction

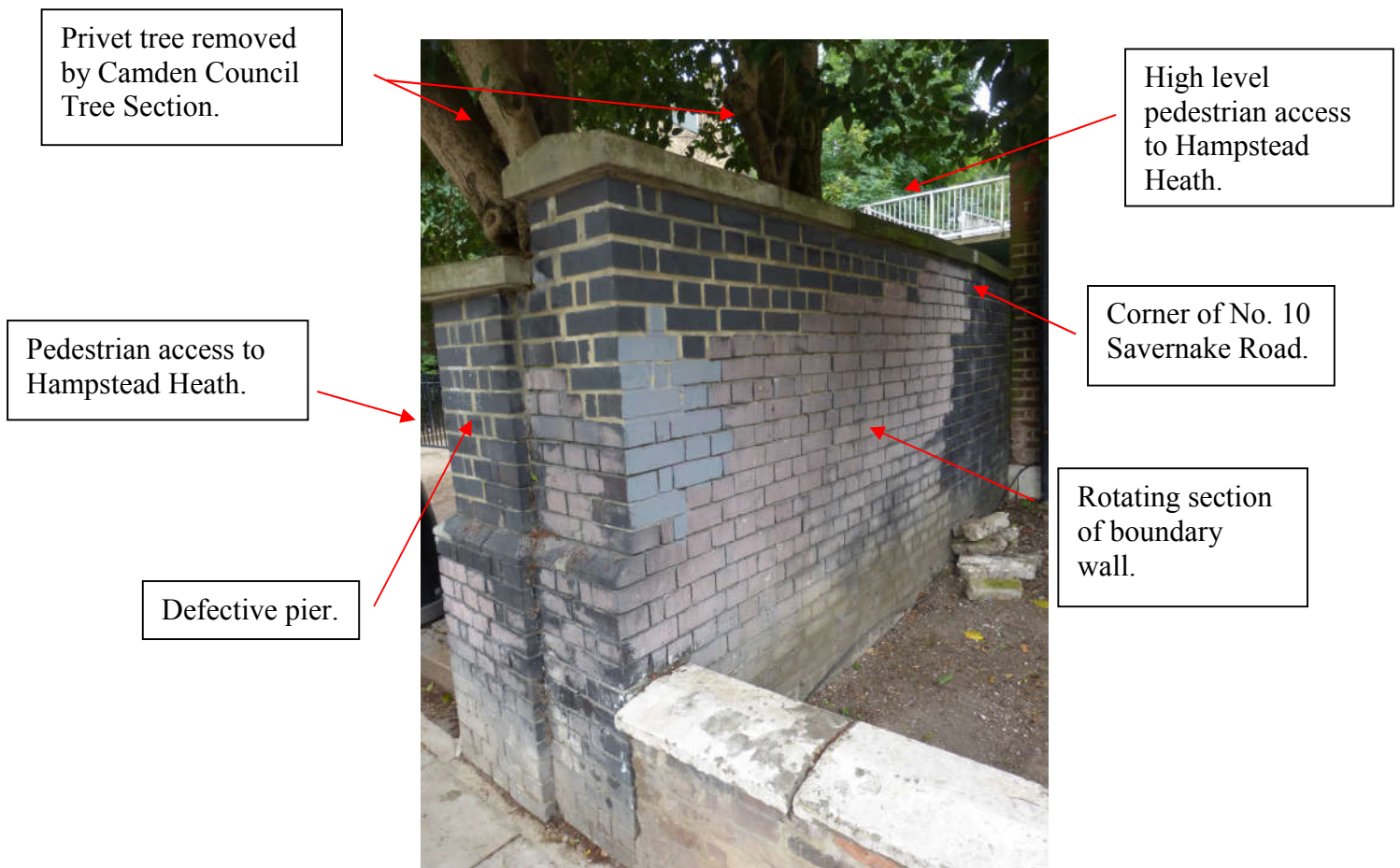
This Planning Statement accompanies an Application for Planning Permission made for the demolition and reconstruction of a side boundary wall and pier at No.10 Savernake Road.

2.0 Design Principles and Concepts

2.1 The Site

The site lies within in the Mansfield Conservation Area.

The proposal involves the demolition and rebuilding of an existing 328mm/575mm thick boundary wall and pier dividing a private domestic garden from the public footpath to the South-West of No.10 Savernake Road.



2.2 Justification of Demolition

The section of wall to the front left-hand side of No.10 is severely cracked and distorted.

The cause of the defects has been attributed to the Council owned Privet trees (now removed) which were growing in close proximity to the defective wall, the roots of which appear to have undermined the existing foundation and caused lateral pressure to the lower section of wall.

The existing wall is suffering from subsiding, cracking, rotation and bowing at mid-point.

The wall is in an area regularly frequented by members of the public, therefore it has been concluded that on the grounds of health and safety the wall and pier should be demolished and rebuilt.

2.3 Design and Appearance

The boundary wall and pier will be rebuilt to match existing.

The new wall and pier will be rebuilt in salvaged bricks from the existing wall. Any new stocks required will be sourced will match existing. The rebuilt wall's bond and pointing will match existing.

The existing concrete coping will be carefully taken off and reinstated. Any new sections of concrete coping will be matching in detail and section.

In respect of scale, the wall will be rebuilt in thickness and height to match existing.

In terms of context, the wall is sited in the Mansfield Conservation Area and that materials and detail are to match those of the existing structure.

In respect of landscaping the development, the existing planted area affected by the works will be reinstated by agreement with Camden Parks and Open Spaces Department.

Therefore overall, there will be no detrimental effect to the Mansfield Conservation Area.

3.0 Access

Access to the site and surrounding foot paths will remain unaffected by the proposed.