

WEST HILL COURT / FERN LODGE BOUNDARY WALL

Design and Access Statement

Document ref: 1605Asch01

DESIGN AND ACCESS STATEMENT

to accompany the

APPLICATION FOR FULL PLANNING PERMISSION & LISTED BUILDING CONSENT

PROJECT: WEST HILL COURT / 5 MILLFIELD LANE BOUNDARY WALL
ADDRESS: WEST HILL COURT, MILLFIELD LANE, N6 6JJ
DATE: APRIL 2018

WEST HILL COURT / FERN LODGE BOUNDARY WALL

Design and Access Statement

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared in support of a Full Planning Application and Listed Building Consent for the demolition and replacement of the masonry boundary wall between West Hill Court and Fern Lodge, 5 Millfield Lane. The application has been prepared by W-architects Ltd on behalf of the applicant Spiruline Ltd c/o Faraday Property Management.
- 1.2 West Hill Court is understood to be within a conservation area but not listed. The adjacent property, Fern Lodge, 5 Millfield Lane, is a Grade II listed building. Ownership of the wall cannot be established and assumed to be shared between 5 Millfield Lane and West Hill Court.
- 1.3 The boundary wall is constructed of brickwork with a retaining function between the two properties. On West Hill Court side, the existing wall is finished in render but the render is in poor condition. On Fern Lodge side, the wall is fairface brickwork.
- 1.4 The existing wall is approximately 2.8m in height relative to 5 Millfield Lane but varies relative to West Hill Court owing to the sloping landscape.
- 1.5 The wall is in extremely poor condition and has been repaired in the past and partially re-built with buttresses added in an effort to arrest its progressing instability. The wall is leaning and is at high risk of collapse. Howe Chartered Surveyors were commissioned back in 2015 by Faraday Property Management to report on the stability of the wall and this report is enclosed as part of the application. Since then, the wall has deteriorated further.

2.0 Proposals

- 2.1 The proposal is to demolish the brick wall and to rebuild this in brickwork and to a height to match the existing and brick boundary wall adjacent.
- 2.2 Brickwork will be in London stock to match existing.

3.0 Flood Risk Assessment

- 3.1 The property is not located in a flood risk zone, as identified by the Environment Agency.

4.0 Relevant Drawings and Supporting Documents

- 4.1 The following documents comprise the current planning application submission:
- 4.2 Drawings prepared by W-architects Ltd:
 - Existing and Proposed Plans, Site and Site Location Plan, 1605A/PL01
 - Existing and Proposed Elevations, 1605A/PL02
- 4.3 Application supporting documents:
 - Howe Chartered Surveyors Structural Report, ref: HCS Structural Report – 07.07.15