



PLANNING STATEMENT

**Proposed Reconstruction of lower retaining wall –
1- 44 Deyner House, College Lane, Highgate Road, London, NW5 1BN**



RICS

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 retaining wall at 1-44 Denyer House.

2.0 Design Principles and Concepts

2.1 The Site

The site lies within in the Dartmouth Park Conservation Area.

The proposal involves the demolition and rebuilding of an existing 225mm thick boundary wall and pier dividing an amenity area from the access footpath to North-West of Denyer House.





Existing metal railings.

Rotating section of retaining wall.

2.2 Justification of Demolition

The section of retaining wall is severely cracked and distorted. It is over 100mm out-of-plumb and unable to resist the hydrostatic pressure of the soil forming the grassed amenity area behind.

The wall has now become dangerous, and as the adjacent footpath is regularly frequented by members of the public it has been concluded that on the grounds of health and safety the wall should be demolished and rebuilt.

2.3 Design and Appearance

The boundary wall will be rebuilt to match existing.

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

The existing brick-on-edge coping will be carefully taken off and reinstated. Any new sections of 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 Dartmouth Park Conservation Area and the materials and detail are to match those of the existing structure.

In respect of landscaping 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 Dartmouth Park Conservation Area.

3.0 Access

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

13/172