

20 March 2020

## Design and Access Statement

**Re Property:** 35 Upper Park Road

**Proposed Works:** Front garden landscaping and extend driveway

The current house was built in c1950 and placed in a conservation area however the house has no important significance nor does the garden as planning permission was granted in the past for a new development and flattening the garden area completely.

The current landscaping works proposed are to improve the driveway into the house as currently a parked vehicle blocks the entrance into the building and does not allow any person with disability to get out of the vehicle or enter the premises.

The works have started without planning as it was deemed to be minor. This application is in response to a misunderstanding about planning guidelines. Hence the current planning application.

As the works progressed and the retaining wall and slab were removed, the existing retaining wall has collapsed as it had no foundation and was simply built from concrete clinkers. This was obviously not known at the time and it was inconceivable to expect it to be so. The new design by the engineer which is being undertaken, is to stabilise the ground by doing a concrete floor and retaining walls from hollow concrete block filled with reinforced concrete. This design was made with Camden's Building Control.

The engineer has emailed the case officer the following.

“The concrete base was specifically agreed with Camden's Building Control Officer in order to make safe the excavation and to provide stability for the new retaining walls which will restrain the surrounding house structures. We would not recommend removing this slab and we would suggest that the final structure be progressed at the fastest rate while the weather is still good. I would have no doubt that the HSE would also agree with this approach.”



The proposal also includes works to the front garden wall as it is in a very poor state. We intend to use red bricks similar to 37 Upper Park Road which was recently done.

The overall works are to improve the current drive into the house with new landscaping features to improve the overall the current appearance of the front garden.

