



SIMON LEVY ASSOCIATES



Chartered Building Surveyors

RICS

LINK HOUSE, 49 THEOBALD STREET,
BOREHAMWOOD HERTFORDSHIRE, WD6 4RT

Telephone: 0208 207 6100 Fax: 0208 207 6313

Email: sl@simonlevy.net

Principal: Simon Levy FRICS MAE
Associate: Raphael Saltman BSc (Hons) MSc MRICS
Regulated by the RICS

DESIGN & ACCESS STATEMENT

IN RESPECT OF:

**8 Chamberlain Street
London
NW1 8XB**

PREPARED FOR:

MR J Bucknell

PREPARED BY:

**SIMON LEVY ASSOCIATES
LINK HOUSE, 49 THEOBALD STREET
BOREHAMWOOD, HERTS. WD6 4RT
TEL: 0208 207 6100 FAX: 0208 207 6313**

DATE:

August 2020

1.0 INTRODUCTION

1.01 This statement has been prepared to describe the proposed demolition and reconstruction of the external shared party fence wall between:

- 8 Chamberlain Street, London, NW1 8XB
- 9 Chamberlain Street, London, NW1 8XB
- 15 Ainger Road, Hampstead London, NW3 3AS
- 16 Ainger Road, Hampstead London, NW3 3AS

and is submitted in support of the Listed Building Consent and Planning application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Party Fence Wall is currently registered as Grade II listed (English Heritage Building ID 1258106) and also located within the Primrose Hill Conservation Area.

2.0 PROPOSAL

2.01 The Party Fence wall shared between the aforementioned properties is in a very dangerous and structurally unstable condition leaning eastwards towards Chamberlain Street by approximately 400mm. This project will allow for the careful and controlled deconstruction of the existing wall and allow for a reinforced wall to be reconstructed in its place keeping in with the original aesthetics. During the works, the contractors will provide site security whilst keeping in line with all Local Authority guidelines.

2.00 SITE LOCATION

2.01 The street is a dead end with no thoroughfare and is accessible from off of Regents Park Road. The main body of the wall has a flowerbed located at its base as seen in the provided images.

3.00 DESIGN PRINCIPLES

3.01 Improve quality whilst maintaining the aesthetics and appearance of the existing wall.

3.02 Design in keeping with the character of the street, its environment and the Primrose Hill conservation area.

3.03 Make sure the design is in line with current Building Regulations

3.04 Use materials in keeping with the surrounding area whilst ensuring the exposed facing materials are replaced like for like.

3.05 As illustrated in the appended drawings, the height of the new wall shall match existing and shall be constructed using reclaimed materials. This will ensure no change to both the aesthetic and visual appearance.

3.06 As stated in the arboricultural report carried out by R. Howath & Co Ltd, the roots to the Hawthorn tree will have undoubtedly grown up to the party fence wall and as such will have to be removed to allow the works to proceed. If this tree is not removed, the boundary wall cannot be rebuilt in its current position as the wall close to the tree is bowed, leaning and unstable and the roots are likely to have grown into the soil as the wall has bowed and moved.

3.07 As per the supplied arboricultural report carried out by R. Howath & Co Ltd, the root system of the Sycamore tree is expected to be within close proximity to the Party Fence Wall and will require sections to be cut back. It is recommended the tree is pollarded at the same time to ensure the health and longevity of the tree whilst reducing the weight.

4.00 **DESIGN**

4.01 The proposed installation of a steel-reinforced piled foundation is in order to reinforce the Party Fence Wall reducing the risk of re-occurrence. The rebuilt wall be taller than the existing to allow for the reinforced foundations to provide protection against the root system from the trees on the Ainger Road side of the Party Fence Wall. Existing brickwork to be re-salvaged where possible, any and all additional brickwork to match the exiting. The contractors will ensure the walkways and public roads are not blocked from use and cleaned appropriately.

5.0 **ACCESS**

5.01 The main vehicular access to 8 Chamberlain Street is off Regents Park Road where pay and display parking bays are available.

5.02 Pedestrian access to 8 Chamberlain Street is via the paths which run along each side of Chamberlain Street. Safe access to be provided at all times.

5.03 There is access to Chamberlain Street via public transport. In particular Chalk Farm Tube Station, which is an 8-minute walk away and is located on Chalk Farm Road.

5.04 There is parking to the property on the street in the resident allocated parking bays.

5.05 The location of the party fence wall provides no thoroughfare for pedestrians and only serves as use by 8 and 9 Chamberlain Street whilst serving as 15 and 16 Ainger Road's rear garden wall.

5.06 Delivery and waste collection from works will be at a set time to reduce the risk of blocking access or egress to the local residents.

6.00 **CONCLUSION**

6.01 The proposed reconstruction of the existing party fence wall, is in keeping with the character of the surrounding areas and properties. The design will significantly enhance and improve the structural stability of the party fence wall.

6.02 The proposed Party Fence wall will eliminate any Health and Safety concerns from local residents, regarding the risk of the wall collapsing and damaging nearby property.

6.03 Urgent work will be required to remove the risk of slippage to the gardens within Ainger Road.

6.04 The design of the proposed Party Fence Wall has been sympathetically designed using reclaimed materials, to ensure consistency with the character of the street and the adjoining properties