

Design and Access Statement

66a Fortress Road, NW5 2HG
Garden wall rebuild on Grade II listed property

Adam Crymble



Section of wall cracked / crumbling due to tree roots nearby.

1. What are the features on the existing site?

The feature is a brick garden wall 9 courses tall. It appears to be at least 100 years old, made of red brick. It sits on the boundary line on the north side of the property. The affected section is approximately 4-5m in length. The wall has begun to crack and tilt due to the roots of an adjacent set of trees. One section (see photo) has fallen in. It would not be safe to leave it as it is.

The gardens in this Grade II listed terrace all have similar brick walls as boundary walls. My plan is to take down, reinforce, and replace the affected section in the same style as the existing wall, and a specialist has been found to conduct the work. No buildings are adjacent to the walls.

2. Please provide details of how access issues have been addressed

The site is in the back garden of the property. Access to the site is through the private entrance of the maisonette (66a). Parking for site workers is available through the local council. Apart from accessing the site via the house, all work is outdoors. WC for workers is available in the property.

3. Please provide details of the layout of proposed development

The development is a like-for-like replacement of a damaged garden wall in a Grade II listed property. The wall is low (approximately 1m) and not next to any buildings.

4. Please provide details of the scale/appearance of the proposed development

The wall can be seen in the Figure above. It is a red brick garden wall, single skin, 9 courses tall, along the northern boundary of the property. Only the low section (approximately 4-5m long), which is in the middle of the garden next to the trees, needs repair. The existing design as seen in the photo will be replicated in the replacement, with appropriate reinforcement to ensure future safety.

5. Please provide details of the landscaping in the proposed development

The site is already landscaped with a small grove of trees. The property is in a tree conservation area. No new planting is planned.

6. Please provide details of how Heritage Assets issues have been addressed

The wall is of a common design of all properties in the listed terrace of which this property is a part. Hence, we have opted for a like-for-like rebuilding of the wall in the existing style. The fix is a safety fix, not a cosmetic one.