

82 Fitzjohn's NMA Design Statement

This Design Statement has been prepared by Charlton Brown Architecture & Interiors and is submitted in support of this Non-Material Amendment application. This application deals with the erection of a low height boundary wall along the south-eastern edge of the red-line boundary fronting the Royal Mail Depot and the minor extension of the existing hermitage. All works proposed are within the scope of the previous red-line boundary and the demise of the Applicant's ownership.

There is currently a low quality chain-link fence located along the south eastern edge of the red line boundary. Consequently it is proposed to remove this chain-link fence and replace it with a high quality low boundary wall. The proposed boundary wall will consist of 250mm wide Reinforced Concrete retaining wall with a minimum embedment of 450mm. It will be supported by piled king posts at regular intervals located within our side of the boundary. The height of the top of the retaining wall will be 325mm higher than the general finished ground level of our site and will be clad in clay brick where it is exposed to the Depot on the east side. The height of the wall when viewed from the internal Royal Mail car park varies between 1300mm -1700mm as the ground level here is quite irregular. Once the wall is erected, the existing steep and rocky soil on our side of the property will be moved and replaced with 500mm of high quality top soil over a minimum 500mm of imported subsoil, which will allow 8nr Betula pendula trees to be planted. They are all to be semi mature of 6-7m high and 35-40 girth. Access will be provided from our side of the property for regular maintenance of this area of land to ensure it is well kept and safe for all in the future.

The Non-Material Amendment proposal also includes a minor extension of the consented hermitage outbuilding to the North Eastern end of the property of approximately 1.6m². It will be within the red line boundary and will make use of the otherwise dead space behind it.

In order to facilitate these works, the design team have submitted a series of s211 applications (REF 2022/2546/T, 2022/2026/T and 2022/4657/T) to the Council to enable the removal of 7 no. trees within the site. A total of 6 no. Cat C / U trees are to be removed along the boundary wall and replaced with 8 no. mature Betula Pendula trees as set out above. The existing low-quality trees currently lean over towards the Depot and could cause harm to third party property if left in their current state. A total of 1 no. Cat C Ash tree is proposed to be removed behind the consented hermitage. The removal of this tree will be dealt with via the relevant s211 application.

The proposed changes under this Non Material Amendment seek to improve the otherwise irregular area of land along the boundary and provide a more stable levelled ground on which to plant more long term trees.