

DESIGN & ACCESS STATEMENT CONSTRUCTION METHOD STATEMENT

Flint Wall Repairs

2, Emsworth Road,
Havant, Hampshire, PO9 2SR

1.0 Generally

- 1.1 This Design Report is in support of a Planning Application, and Listed Buildings Application to the Havant Borough Council to repair and partly rebuild the existing west boundary flint wall.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:-

1126	-	201	Location Plan
		202	Block Plan
		303	Proposal Plan + Elevation
		Meth.01	Sequential construction diagrams
		Meth.02	“ “
		Meth.03	“ “
		Meth.04	“ “

2.0 Physical Context

- 2.1 The subject site is a corner plot at the junction of Emsworth Road and Lymbourne Road.
- 2.2 The adjacent house is listed, and as such the subject wall is covered by the listing.
- 2.3 The lime tree immediately adjacent to the wall is subject to a Tree Preservation Order. No.1995.

- 2.4 The subject wall is the 'side' boundary wall to the plot, fronting Lymbourne Road. There is a tapering footpath in front of the wall.
- 2.5 The wall was originally coursed flints with brick string courses for the full length, of approximately 32.0 metres. The middle sections of the wall, approximately 12.0 metres in length have been replaced with plain brick wall panels in the 1970's.
- 2.6 The preserved lime tree is very close to the wall, and has contributed to the current wall collapse by root lifting action.
- 2.7 The ground level inside the plot is approximately 600mm higher than the external ground level.

3.0 **Social / Economic Context**

- 3.1 Emsworth Road is a busy distributor road. Lymbourne Road is a quiet residential cul-de-sac.
- 3.2 The site is within 5 minutes walking distance of Havant town centre.
- 3.3 No.2. Emsworth Road is a house of Georgian origins with various Victorian additions.

4.0 **Involvement of local interests**

- 4.1 A planning application to fell the lime tree – APP/11/00117 was refused.
- 4.2 Site meeting with Rachael McMurray and Stephen Cantwell on 2nd March 2011.
- 4.3 email from Stephen Cantwell 14th June 2011.
- 4.4 Planning Application APP/11/01254 to replace the wall with railings was refused, and a subsequent appeal dismissed.
- 4.5 Listed Building Application APP/11/01257 to replace the wall with railings was refused, and a subsequent appeal dismissed.

4.6 Planning Application APP/12/01235 to fell the tree was refused, and a subsequent appeal dismissed.

4.7 email from Stephen Cantwell 3rd November 2014.

5.0 **Amount**

5.1 Approximately 8.0 metres run of the original wall has collapsed.

5.2 It is proposed to rebuild the adjacent wall panels, and to substitute a length of 2.0 metres of railings in the vicinity of the tree.

6.0 **Layout**

6.1 The proposal is to rebuild the wall on the existing alignment.

7.0 **Evaluation**

7.1 The site lies within an established Settlement Policy Area.

7.2 The existing residential use is established on the site.

7.3 The lime tree has been instrumental in the collapse of the wall, having undermined the wall footings and the trunk exerting lateral pressure on the wall. The tree is preserved, therefore, its effect can not be mitigated.

7.4 The tree is, and will continue to grow. Simply rebuilding the wall will lead to a further failure in the near future.

7.5 The proposed railings offer a 'soft' option, with growth tolerances in the vicinity of the tree and its root systems.

7.6 The wall has a retaining function for the elevated ground level (600mm) which is exacerbated by the tree growth. The proposed section of railings will allow future deformation of the ground from the tree roots, and expansion of the trunk, to be accommodated.

7.7 The railings are proposed to be supported on the adjacent sections of rebuilt wall. this will cause the minimum disturbance to the existing root

systems. Any form of new foundation trench will be more invasive and detrimental to the roots.

8.0 **Design Principles**

8.1 To make good the collapsed wall.

8.2 To provide a wall and railings appropriate to the location.

8.3 To provide a boundary treatment which allows for future growth of the tree.

9.0 **Scale**

9.1 The proposed wall and railings are the same height as the former collapsed wall.

10.0 **Landscaping**

10.1 The existing boundary arrangements and hedge planting will remain in place.

11.0 **Appearance**

11.1 It is proposed that the materials for the new construction shall match as closely as possible the existing materials. See 8.0 above, and 13.0 below.

11.2 Sufficient flints are available from salvage to complete the repairs to the wall.

11.3 Replacement bricks will be imperial clampstocks to match existing.

11.4 The railings will be fabricated steel 'wrought iron' finished with micaceous iron oxide paint.

12.0 **Access**

- 12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.
- 12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.
- 12.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.
- 12.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.
- 12.5 Pedestrian access to the site is currently from Emsworth Road.
- 12.6 Emergency access is fully available from the public highway.
- 12.7 The existing refuse collection arrangements remain unaffected.

13.0 **Method Statement**

13.1 **Preparation**

- 13.1.1 Note Appendix 2 of Arboricultural Report as 1.4 above.
- 13.1.2 Provide temporary protection measures as Appendix 2 – 2.0 of Arborists report.
- 13.1.3 Messers Beechdown (Jonathan Rodwell NCH Arb) will be retained to supervise the works.
- 13.1.4 Clear wall rubble from collapse. Sort salvaged bricks and flints. Stack outside root protection area. (RPA). Cart away spoil.

13.2 **Method Statement – Demolitions.**

- 13.2.1 Note preparatory works 2.0 above. Retain temporary protection measures.
- 13.2.2 No demolition to be undertaken in windy weather.
- 13.2.3 Demolition works to be 'damped down' to prevent dust.

- 13.2.4 Demolition works to be undertaken **by hand**.
- 13.2.5 Demolition spoil to be cleared from the site as it arises.
- 13.2.6 No bonfires or on-site burning of waste.
- 13.2.7 Demolish damaged wall sections to extent of new opening. Sort arisings as 2.4 above.
- 13.2.8 Provide temporary fencing to footpath.
- 13.2.9 All construction chemicals, compounds and fuels to be stored in safes or stores, as appropriate, remote from the lime tree.
- 13.2.10 All staff to be instructed on the importance of preserving the lime tree and its root systems.
- 13.3. **Method Statement – Construction.**
 - 13.3.1 Carefully remove existing wall materials to approximately 150mm below roadside ground level. No foundation works adjacent tree to extent of new railings.
 - 13.3.2 Construct temporary ply wood shuttering to form retaining wall and footing as 1126-Meth 02, to rebuilt wall sections.
 - 13.3.3 Lay 16mm reinforcing bars with 50mm spacers, in bottom of wall trench.
 - 13.3.4 Pour concrete retaining wall with C 21 mix concrete, well vibrated.
 - 13.3.5 Build up external face, 3 courses of bricks, set in sand cement mortar, laid garden wall bond, rubbed joints.
 - 13.3.6 Rebuild wall, working up from footing as 13.3.5 above. Do not include a damp course in the wall construction. Provide and fix 'Bricktor' stainless steel mesh reinforcement in bed joints as shown. Salvaged flints to be laid in courses, set in lime mortar. Mortar matrix to be pre-mixed natural hydraulic lime and coarse sand, as W.T. Lambs – NH 3.5 L, AM mortar, or similar.

- 13.3.7 Build up wall panels laid in even courses, and with quoined dressings of salvaged bricks. Reset coping course of salvaged bricks.
- 13.3.8 Fit prefabricated railing panel, between 'butt' ends of wall, adjacent tree, as Drg. 1126-303.
- 13.3.9 Backfill any voids behind retaining foundation with pea shingle.
- 13.3.10 **Report** any findings or variations to the above to Havant Borough council before proceeding.

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